

REPORT TO COUNCIL DEVELOPMENT PERMIT



Date: November 25, 2024
To: Council
From: City Manager
Address: 1355 St Paul St
File No.: DP24-0027
Zone: UC1r – Downtown Urban Centre Rental Only

1.0 Recommendation

THAT Council authorizes the issuance of Development Permit No. DP24-0027 for Lot 2 District Lot 139 ODYD PLAN EPP123577, located at 1355 St Paul St, Kelowna, BC, subject to the following:

1. The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A";
2. The exterior design and finish of the building to be constructed on the land be in accordance with Schedule "B";
3. Landscaping to be provided on the land be in accordance with Schedule "C";
4. The applicant be required to post with the City a Landscape Performance Security deposit in the amount of 125% of the estimated value of the Landscape Plan, as determined by a Registered Landscape Architect;
5. The applicant be required to make a payment into the Public Amenity & Streetscape Capital Reserve Fund as established by Bylaw No. 12386 in accordance with Table 6.8.a. in Zoning Bylaw No. 12375;

AND THAT the applicant be required to complete the above noted conditions of Council's approval of the Development Permit Application in order for the permits to be issued;

AND FURTHER THAT this Development Permit is valid for two (2) years from the date of Council approval, with no opportunity to extend.

Purpose

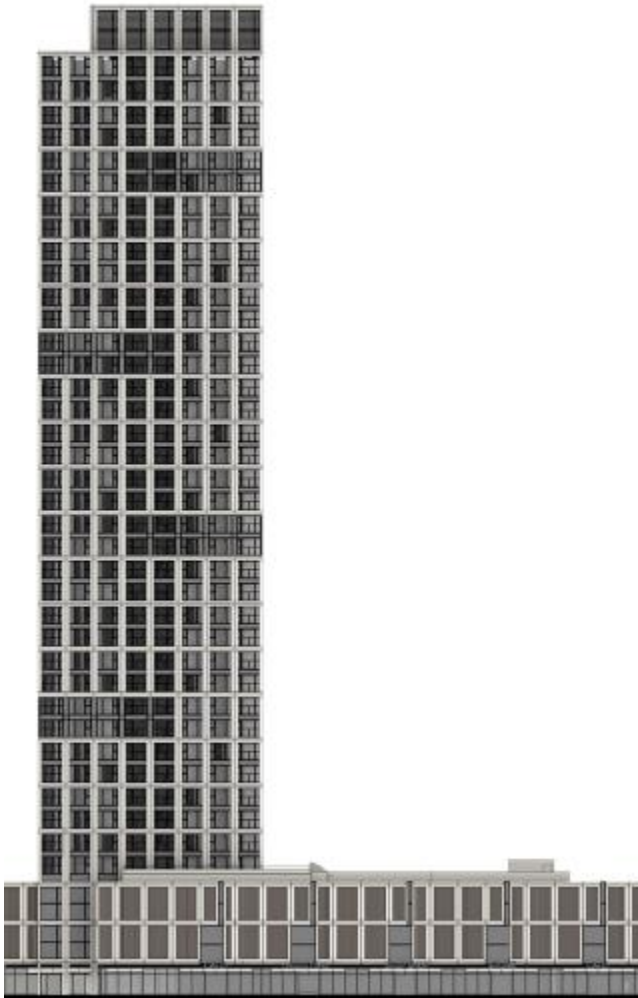
To issue a Development Permit for the form and character of a high-rise mixed-use rental only building.

2.0 Development Planning

Staff recommend support for the proposed Development Permit to facilitate the development of a 40-storey high-rise mixed-use rental only building with 384 residential units and 625 m² of commercial space. The proposed tower aligns with the Official Community Plan (OCP) [Policy 4.4.3. Taller Downtown Buildings](#), and meets the majority of OCP [Chapter 18 Design Guidelines](#). In addition, the proposal of long-term rental only residential units meets OCP [Policy 4.12.3](#). to encourage diverse housing tenures.

OCP Policy 4.4.3. provides guidance to consider support for development that is higher than the heights outlined in [OCP Map 4.1](#) (26 storeys for the subject property) where the proposal contains significant benefit to Kelowna citizens, including some or a combination of the following:

Policy Requirement	Proposal	Evaluation
An affordable, supportive and/or rental housing component that further advances Urban Centre Housing objectives.	<i>The proposed tower includes 384 residential units in a mix of micro-suite, one and two-bedroom units of long-term rental only tenure secured through the "r" rental only subzone.</i>	✓
A significant public amenity that supports the fostering of more inclusive and socially connected Urban Centres, such as parks, public spaces, schools, post-secondary institutions or childcare facilities.	<i>The proposed tower includes an oversized entry plaza with landscaping and seating, which is considered a public amenity but may not achieve the intent of the policy to foster a more inclusive and socially connected Urban Centre.</i>	✗
Off-site considerations, including enhanced streetscapes.	<i>Off-site considerations in this location include an enhanced streetscape with building canopies for weather protection, street tree plantings, and wider sidewalks.</i>	✓
Smaller tower floorplates to mitigate the impact on views and shadowing.	<i>The floor plates for the tower are proposed to be 703.8 m² when 750 m² is the bylaw maximum. This creates a slender tower that will have a more positive contribution to the skyline compared to a wider tower.</i>	✓
Outstanding and extraordinary architectural design.	<i>The architecture proposed is context sensitive to the flagship UBC Downtown Campus tower under construction adjacent to the subject property, by providing simplicity in design and a suitable height transition for the downtown skyline. The applicant's design rationale is included as Attachment C.</i>	✓



Podium:

The tower podium features over-height commercial units at grade that will contribute to “eyes on the street” and include weather protection canopies above the commercial entrances. The materials proposed reduce the vertical impact of the tower by utilizing a grid pattern with strong horizontal lines. The total height of the podium is 14.12 m which is lower than the bylaw maximum of 16.0 m and is higher than the adjacent podium under construction to the south which is 10.0 m tall plus a parapet wall. Rather than provide a transition in height as per OCP [Design Guideline 5.1.2.d](#), the applicants have proposed variations in colour and texture on the upper portion of the south facing podium wall to mitigate the impact on the neighbour’s outdoor amenity space. A podium height stepback would result in a loss of parking stalls.

The proposed common outdoor amenity space is located on top of the parkade podium and features landscaping, furniture, shade structures, and trees.

Middle Tower:

The tower features an elegant and simple design that is compatible with the surrounding context. Staff suggested the applicants propose a design and tower height that would be subordinate and complimentary to the UBC Tower which will be Kelowna’s tallest building. By providing an appropriate height transition for the tower portion of

the project, the applicants have avoided creating a “height cliff” where the height of one building is significantly taller than an adjacent building. The grid pattern on the exterior of the tower mimics the internal structural grid of high-rise construction in a form-follows-function design. At strategic locations on the tower, breaks in the grid pattern are proposed which relate to the breaks in the grid pattern of the UBC Tower. The tower portion of the project has been sited to the north of the podium rather than in the middle, which will restrict the property to the north from being constructed taller than 12 storeys due to the minimum tower separation of 30.0 m. OCP [Design Guideline 5.1.6.d](#) recommends that towers be placed away from neighbouring properties to reduce visual and physical impacts of the tower. This tower is placed for maximum separation from the UBC tower to the south.

The proposed private balcony amenity spaces are inset on all four sides of the tower providing weather and sun protection for the residential units.

Tower Top:

The top of the tower follows the simple form of the floors below, and the mechanical equipment is screened with metal panels and spandrels.

The fortieth level of the tower is proposed to be common indoor amenity space to allow all tenants of the building to enjoy the tallest views from the tower.

3.0 Subject Property & Background

3.1 Subject Property Map



The subject property is located within 400 m of Queensway Transit Exchange and is immediately to the north of the UBC Downtown Campus Tower currently under construction. It is within walking distance to Stuart Park and Safeway grocery and cycling distance to the Cawston Ave Recreation Corridor and the Rail Trail. Most day-to-day activities can occur without the use of a vehicle as various amenities, recreation, employment, and services are located within walking distance.

3.2 Background

The subject property is currently vacant and is being used as construction staging. The property was rezoned in November 2024 to apply the “r” rental only subzone, requiring all residential units to be long-term rental tenure only.

4.0 Zoning Bylaw Regulations Summary

AREA & UNIT STATISTICS	
Gross Lot Area	3,605.6 m ²
Total Number of Units	384
Studio	68*
1-bed	141
2-bed	175
Net Commercial Floor Area	624.6 m ²
* 68 Studio units are micro-suites	

DEVELOPMENT REGULATIONS		
CRITERIA	UC ₁ ZONE	PROPOSAL
Total Maximum Floor Area Ratio	10.7	5.76
Base FAR	7.2	
"r" Rental Subzone Bonus	2.0	
Public Amenity Bonus	1.5	
Max. Site Coverage (buildings)	100%	95.3%
Max. Site Coverage (buildings, parking, driveways)	100%	95.3%
Max. Height	147 m / 40 storeys	117.4 m / 40 storeys
Base Height	95.0 m / 26 storeys	
Public Amenity Bonus Height	52.0 m / 14 storeys	
Max. Podium Height	16.0 m	14.12 m
Setbacks		
Min. Front Yard (north)	0.0 m	0.0 m
Min. Side Yard (east)	0.0 m	0.0 m
Min. Flanking Side Yard (west)	0.0 m	0.0 m
Min. Rear Yard (south)	0.0 m	0.0 m
Stepbacks		
Min. Fronting Street (St Paul St)	3.0 m	5.6 m
Min. Rear Yard (east lane)	3.0 m	11.5 m
Min. Interior Lot Line (south)	4.0 m	47.8 m
Min. Interior Lot Line (north)	4.0 m	4.5 m
Urban Centre & Tall Building Regulations		
Max. Floor Plate L6-L40	750.0 m ²	703.8 m ²
Min. Depth of Commercial Units	6.0 m	9.14 m
Amenity Space		
Total Required Amenity Space	4,443.0 m²	4,444.4 m²
Common Outdoor	1,536.0 m ²	2,013.6 m ²

PARKING REGULATIONS		
CRITERIA	UC1 ZONE REQUIREMENTS	PROPOSAL
Total Required Vehicle Parking	323	323
Residential	280	280
Visitor/Commercial	43 (incl. 6 commercial)	43 (incl. 6 commercial)
Bicycle Bonus Reduction	-5	
20% Rental Reduction	-82	
Ratio of Regular to Small Stalls	Min. 50% Regular Max. 50% Small	51.1% 48.9%
Bicycle Stalls Short-Term Residential	6	6
Bicycle Stalls Long-Term Residential	524	524
Bicycle Stalls Short-Term Commercial	12	12
Bicycle Stalls Long-Term Commercial	2	2
Bike Wash & Repair	Yes	Yes

5.0 Application Chronology

Application Accepted: February 5, 2024
 Adoption of Zone Amending Bylaw: November 4, 2024

Report prepared by: Trisa Atwood, Development Planning Manager - Central
Reviewed by: Nola Kilmartin, Development Planning Department Manager
Approved for Inclusion: Ryan Smith, Divisional Director, Planning & Development Services

Attachments:

- Attachment A: Draft Development Permit DP24-0027
 - Schedule A: Site Plan & Floor Plans
 - Schedule B: Materials & Elevations & Sections
 - Schedule C: Landscape Plan
- Attachment B: OCP Form and Character Development Permit Guidelines
- Attachment C: Applicant’s Design Rationale Booklet

For additional information, please visit our Current Developments online at www.kelowna.ca/currentdevelopments.