



City of
Kelowna

DP24-0027
1355 St Paul St

Development Permit

Purpose

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

Development Process



Feb 5, 2024

Development Application Submitted



Staff Review & Circulation



Sept 18, 2024

Public Notification Received



Nov 4, 2024

"r" Rental Only subzone adopted



Nov 25, 2024

Development Permit



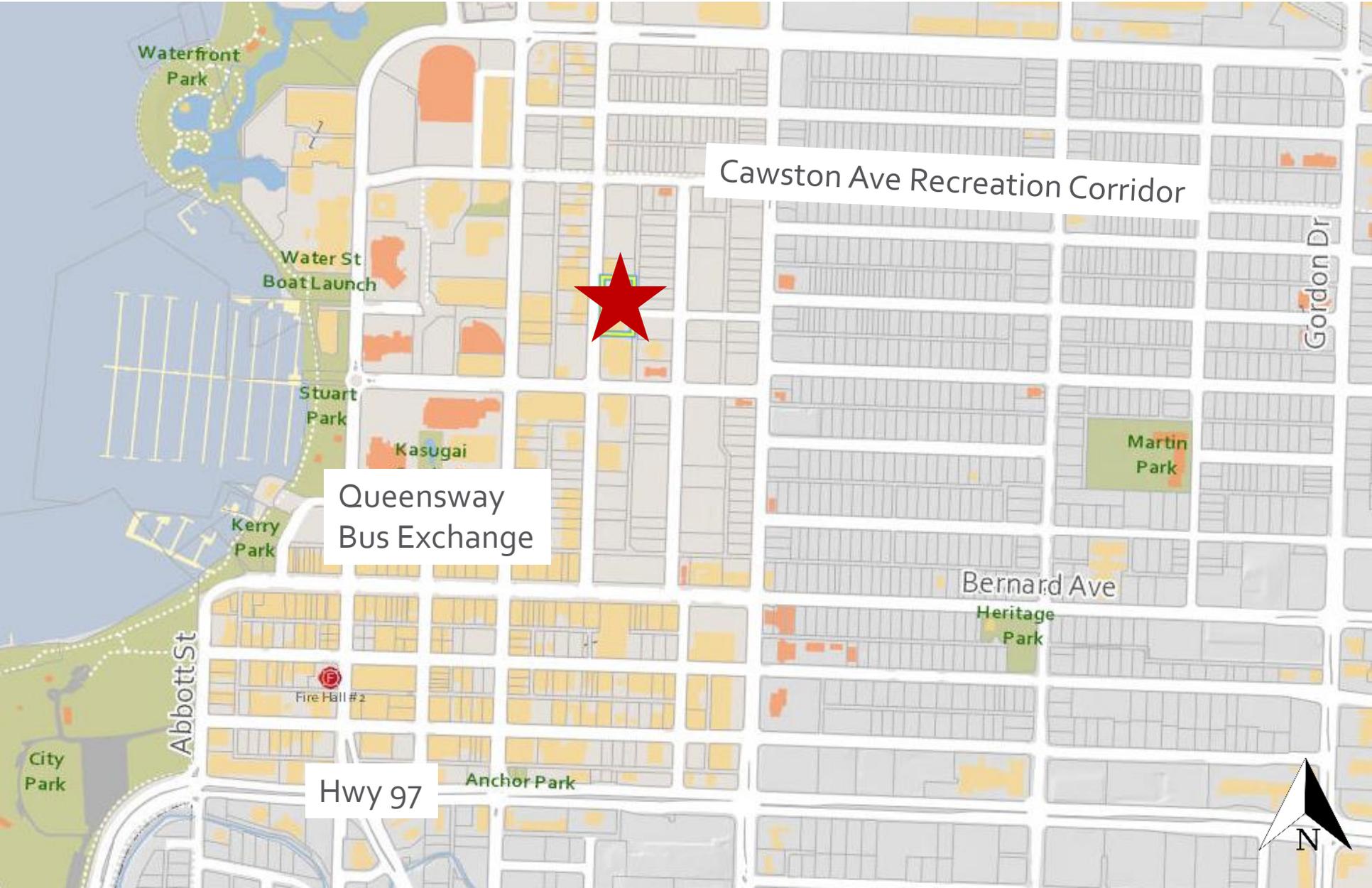
Building Permit



Council Approvals



Context Map



Walkability Map

- Convenience Store
- Park Spaces
- Schools / Education
- Groceries
- Cultural Amenities
- Medical Centres
- Transit Exchange
- Bernard Block



Site Photos



1. View facing South along St.Paul ST

Site Photos



3. View facing North from the parking lot across UBCO downtown development

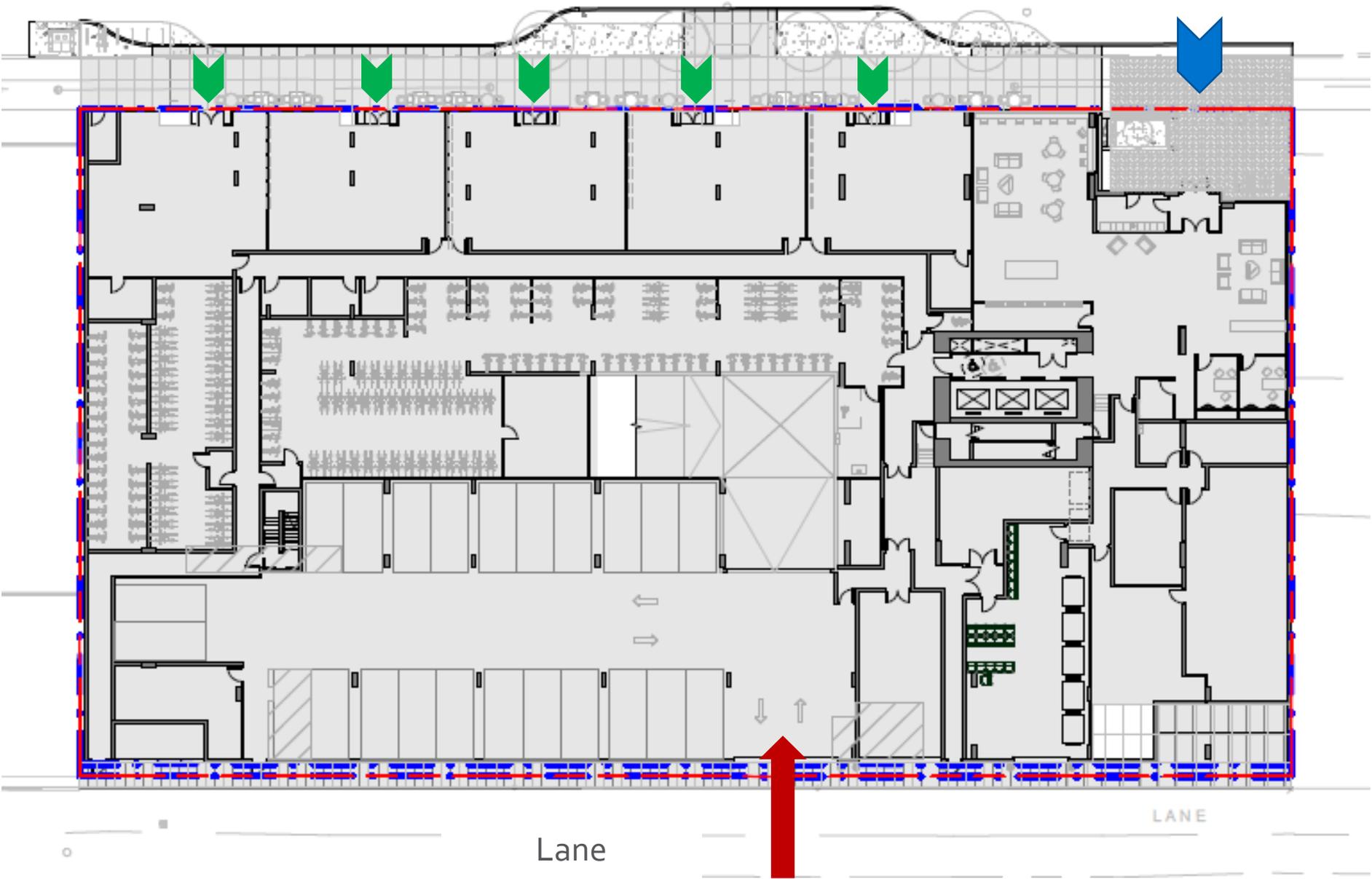
Technical Details

- ▶ UC_{1r} – Downtown Urban Centre Rental Only
- ▶ Height: 117.4 m / 40 storeys
- ▶ Total Units: 384
 - ▶ 68 Micro-suite
 - ▶ 141 One-bedroom
 - ▶ 175 Two-bedroom
- ▶ Total Vehicle Parking: 323 stalls
 - ▶ 43 Visitor Stalls
- ▶ Long-Term Bicycle Parking: 526

Site Plan



St Paul St



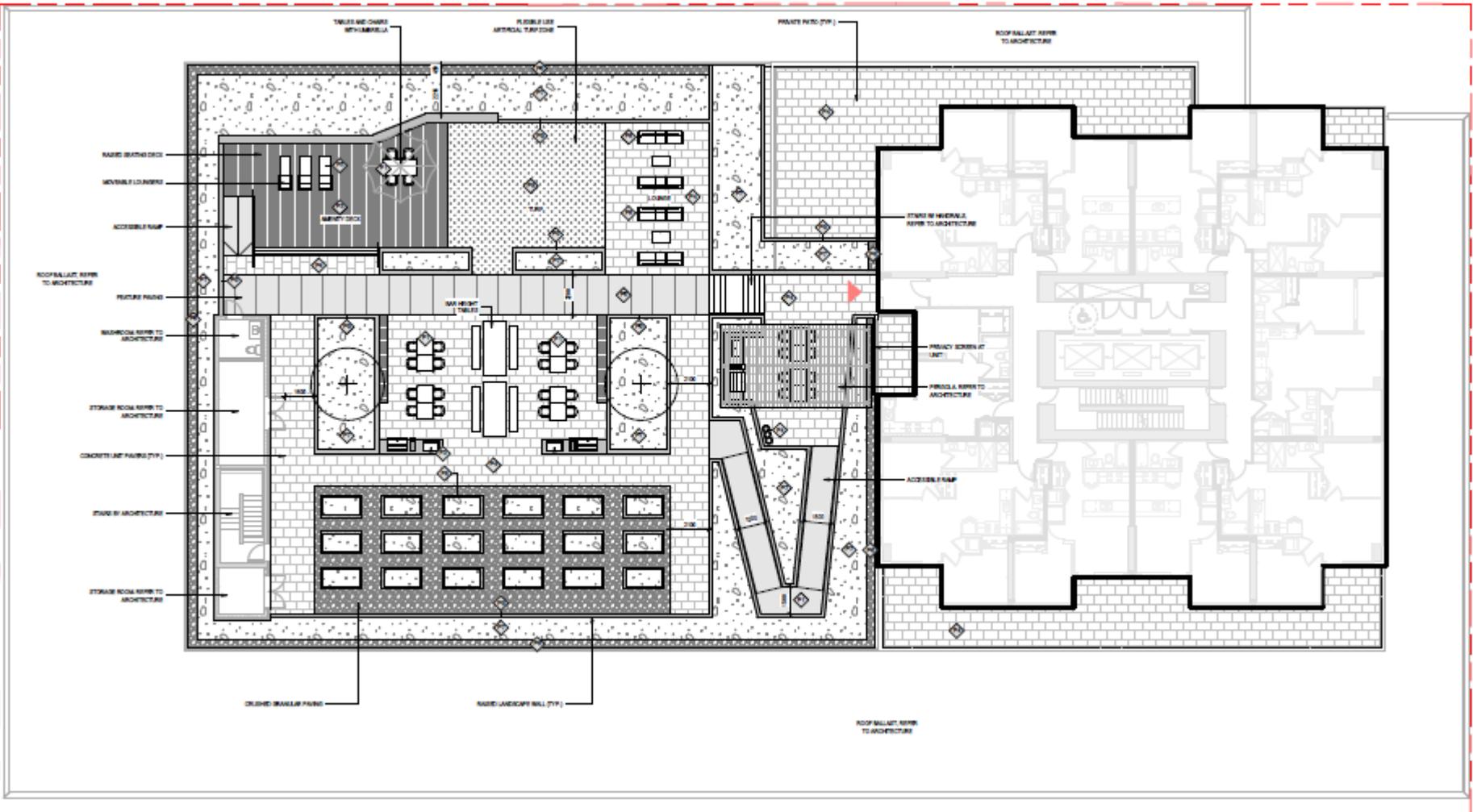
Lane

LANE

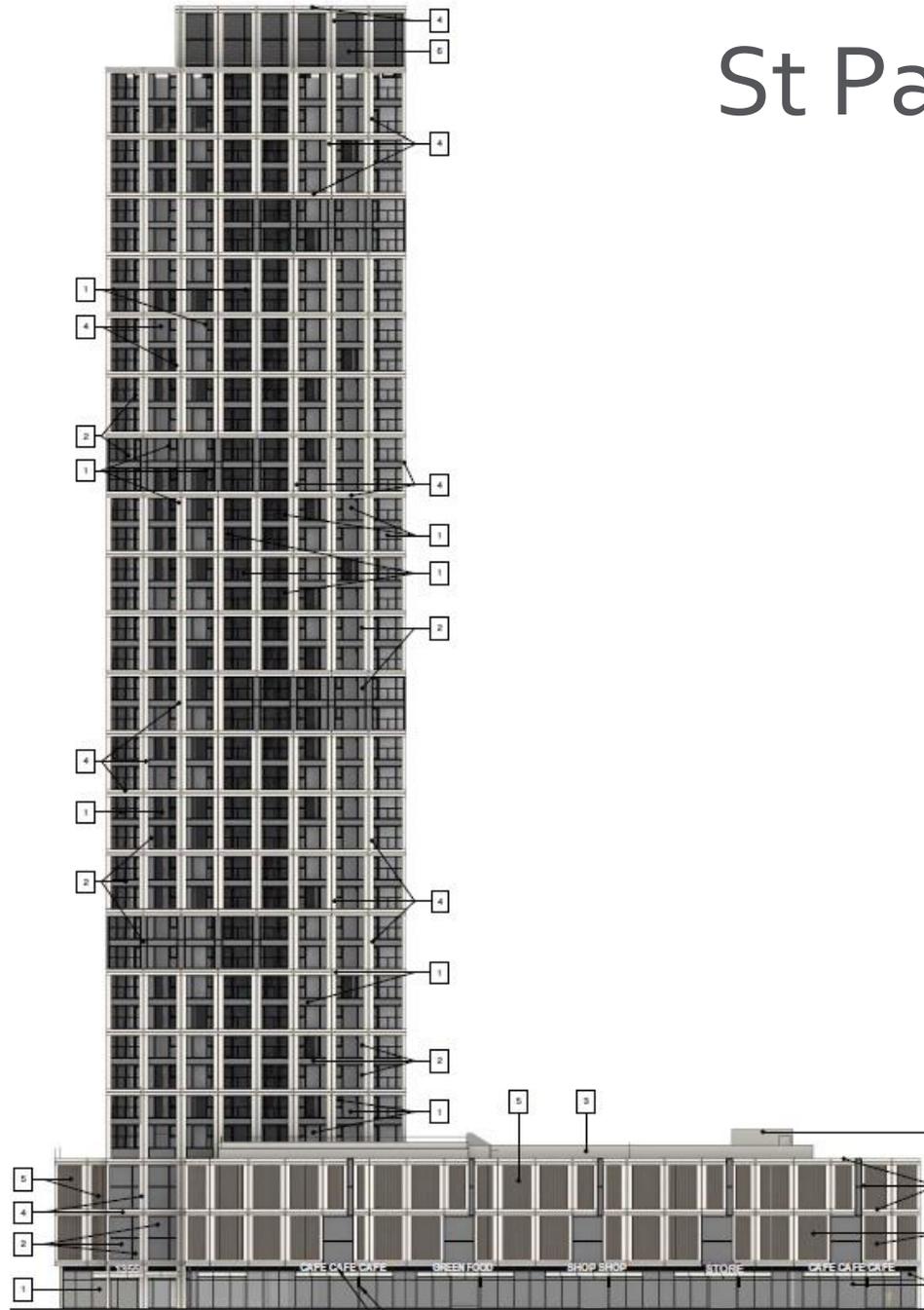
Landscape Plan – Amenity Level



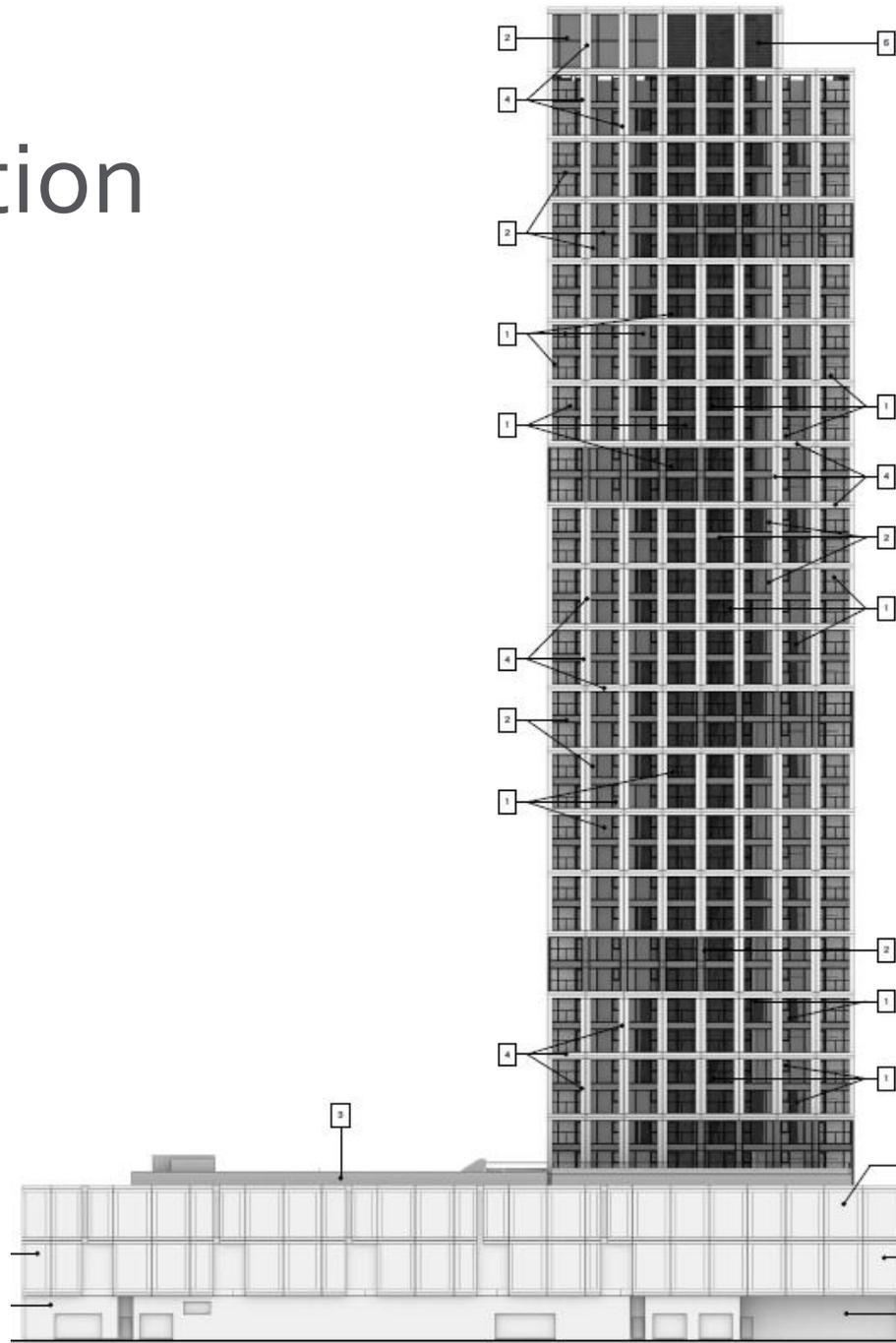
ST. PAUL STREET

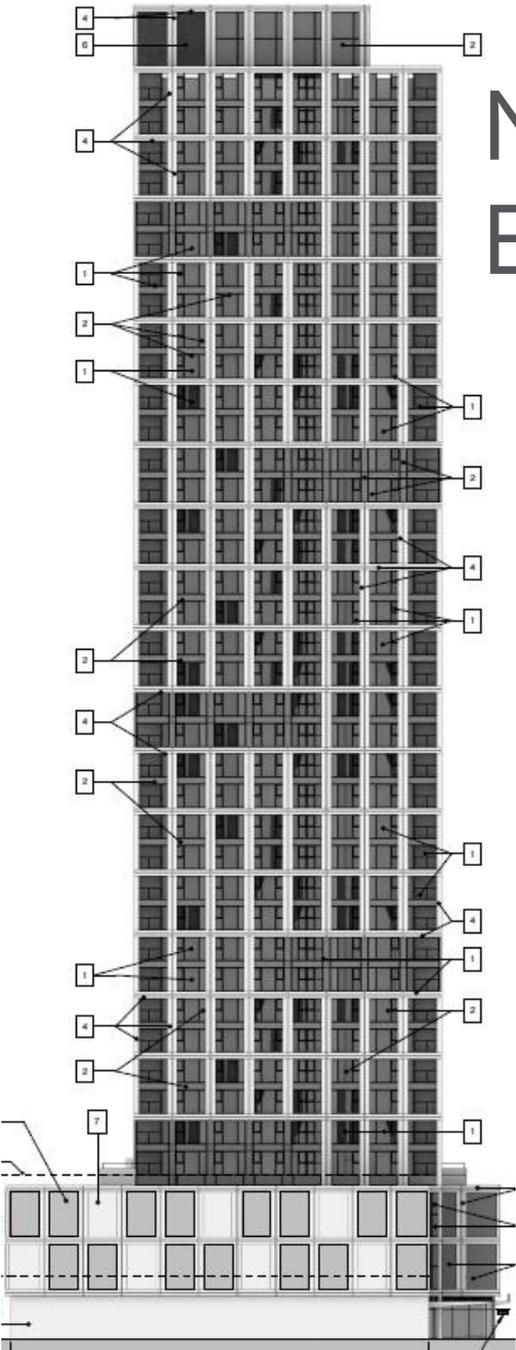


St Paul St Elevation

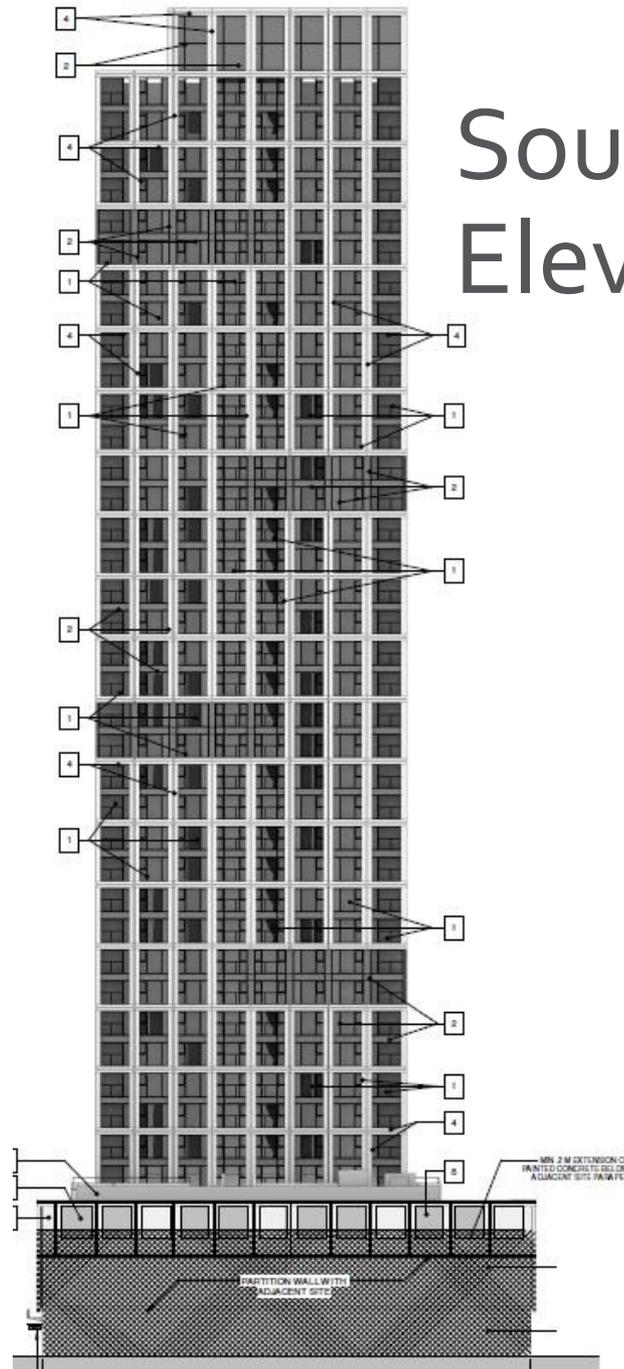


Lane Elevation





North
Elevation



South
Elevation

Materials Board

TOWER MATERIALS



PARKADE SCREENING:
GREY METAL -
PERFORATED



GLAZED WINDOW WALL
SPANDREL:
CHARCOAL GREY



MULLION PAINT:
CHARCOAL GREY



PROJECTED
METAL PANEL
SPANDREL:
WHITE



INSULATED
GLASS UNIT
(IGU): CLEAR

METAL PANEL:
WHITE



INSULATED
GLASS UNIT
(IGU):
CLEAR



GLAZED
WINDOW WALL
SPANDREL:
CHARCOAL GREY



PODIUM MATERIALS



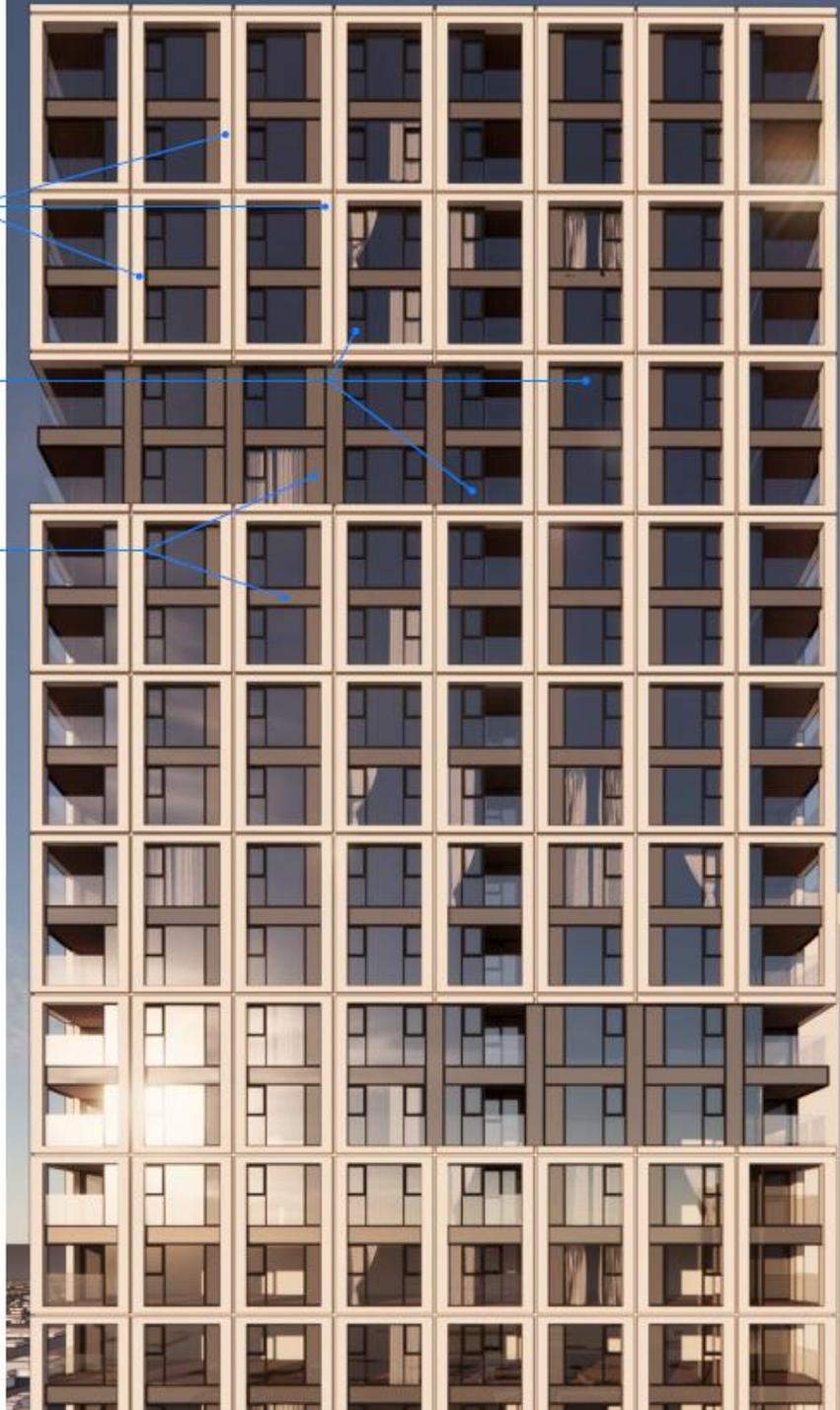
MULLION PAINT:
CHARCOAL GREY



METAL PANEL:
WHITE



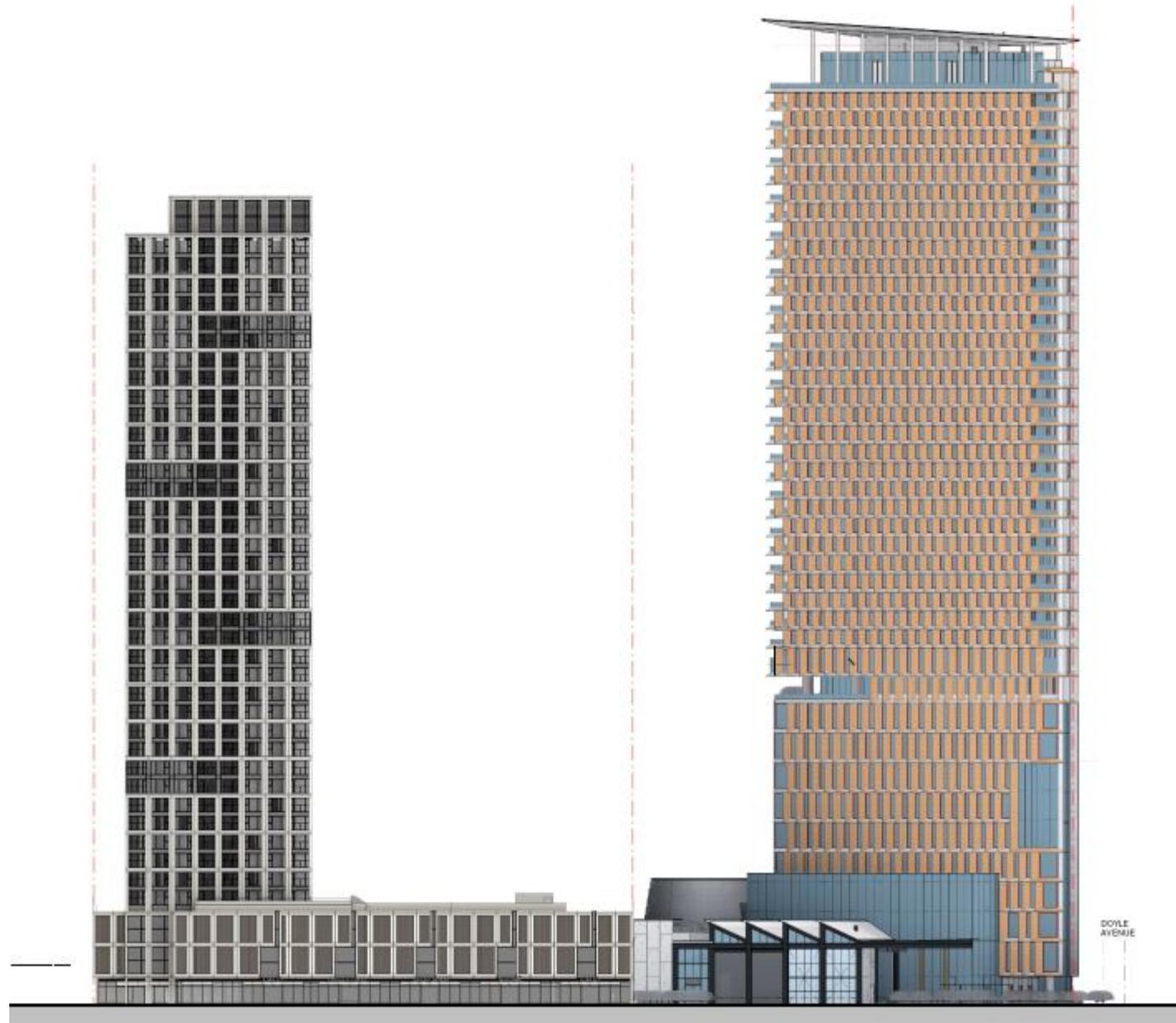
PARKADE
SCREENING:
GREY METAL -
PERFORATED



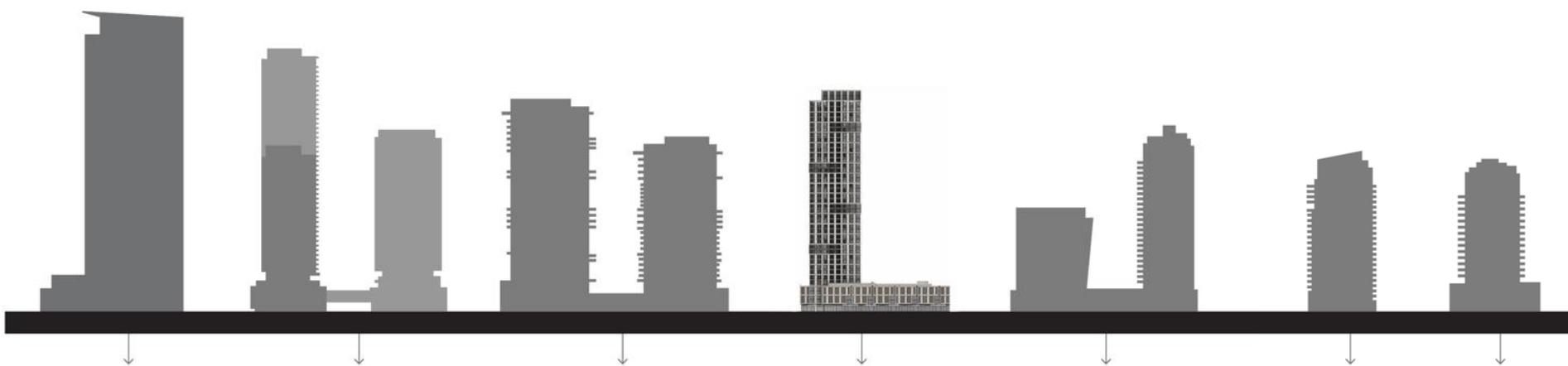
OCP Policy 4.4.3. Taller Downtown Buildings

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>	✓

Relationship to UBC Tower



Downtown Tall Buildings



University of British Columbia
Downtown Campus
43 Storeys
150m

Water Street by Park
24, 28 & 42 Storeys
80m, 92m & 135m

One Water
36 and 29 Storeys
119m & 98m

1355 St. Paul St.
40 Storeys
117.2m

Bernard Block
18 & 36 Storeys
58m & 106m

Sky at Waterscapes
27 Storeys
88m

Brooklyn
26 Storeys
75m

City of Kelowna

Rendering – View From SW



Rendering – View From NE



Streetscape Renderings



Podium Rendering



Night Rendering



OCP Design Guidelines

- ▶ 2.1.6.d. Design buildings such that form and character reflects internal function and use
- ▶ 2.1.6.f. Provide weather protection such as canopies at building entrances
- ▶ 5.1.3.e. Promote fit and transition in scale between tall buildings
- ▶ 5.1.4.b. Screen parking structure with active retail frontage
- ▶ 5.1.5.g. Design outdoor amenity space to provide seating, trees, and shade structures

Staff Recommendation

- ▶ Staff recommend **support** for the proposed development permit as it:
 - ▶ Provides a complimentary height transition to adjacent buildings
 - ▶ Requires no variances
 - ▶ Meets majority of OCP Design Guidelines