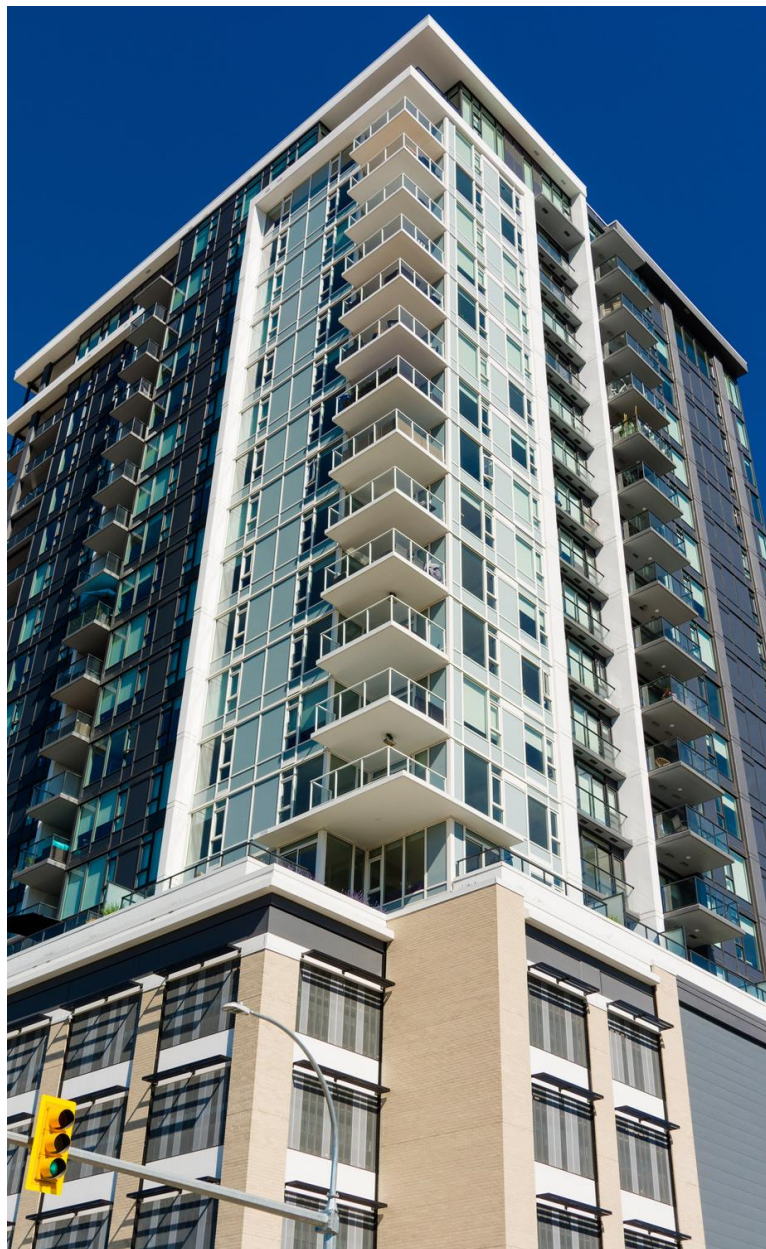




Building Podiums

Council Workshop

April 2025



Purpose

To review the current building podium policies, guidelines, and requirements.

Background

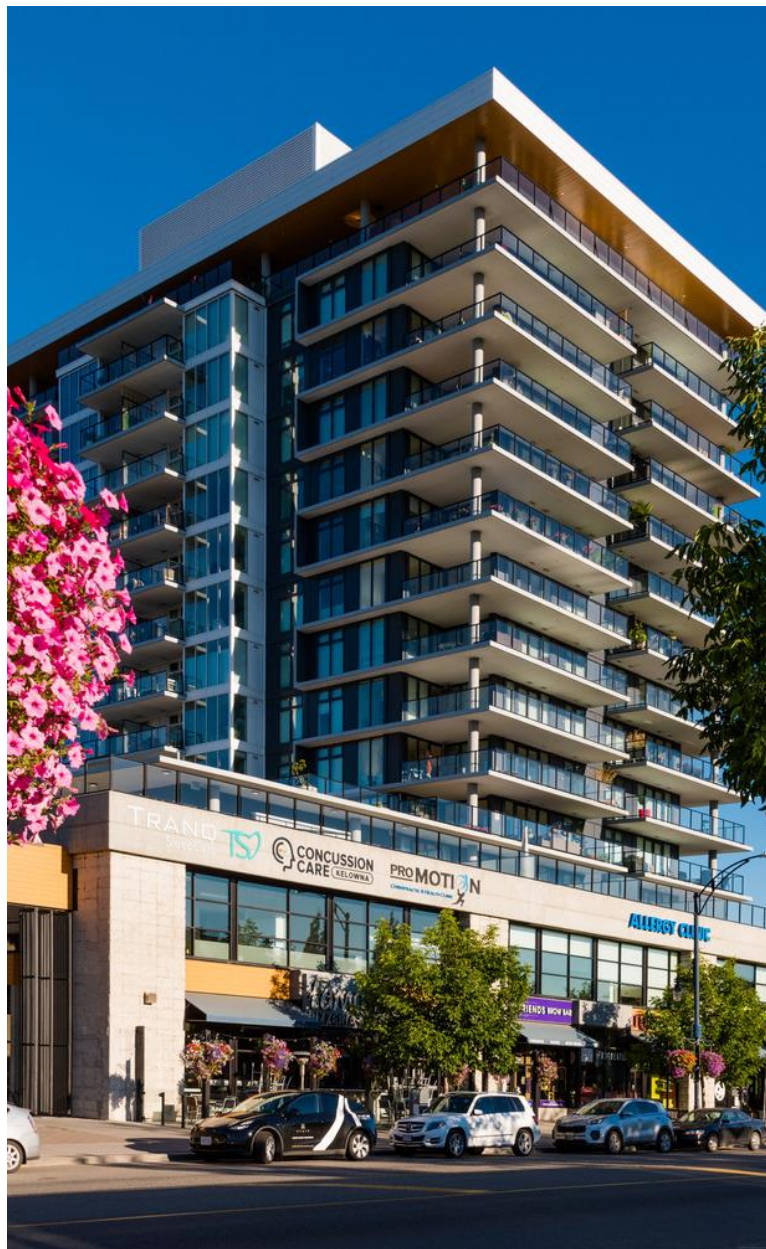
- Council resolution – January 27, 2025

THAT Council directs staff to review and report to Council on current building podium policies, guidelines and requirements as outlined in the 2040 Official Community Plan and Zoning Bylaw No. 12375.



Building Podiums

- Design component of low-, mid- and high-rise buildings
- Serve as base of a tower above
- Most common in Downtown Kelowna
 - Tallest building heights allowed
 - High-ground water table



Functions

Podiums typically include:

- Building entrances/exits;
- Lobbies;
- Parking;
- Services areas (ex: waste & recycling, mechanical, loading);
- Residential or commercial uses;
- Amenity spaces.

Design Guidelines & Regulation

OCP Design Guidelines

- Provide general guidance for the design of buildings
- Emphasis on aesthetics (form & character)

Zoning Bylaw Regulations

- Sets specific rules that buildings must follow
- Balance functionality and aesthetics



2040

Official
Community Plan

Our Kelowna
as we grow



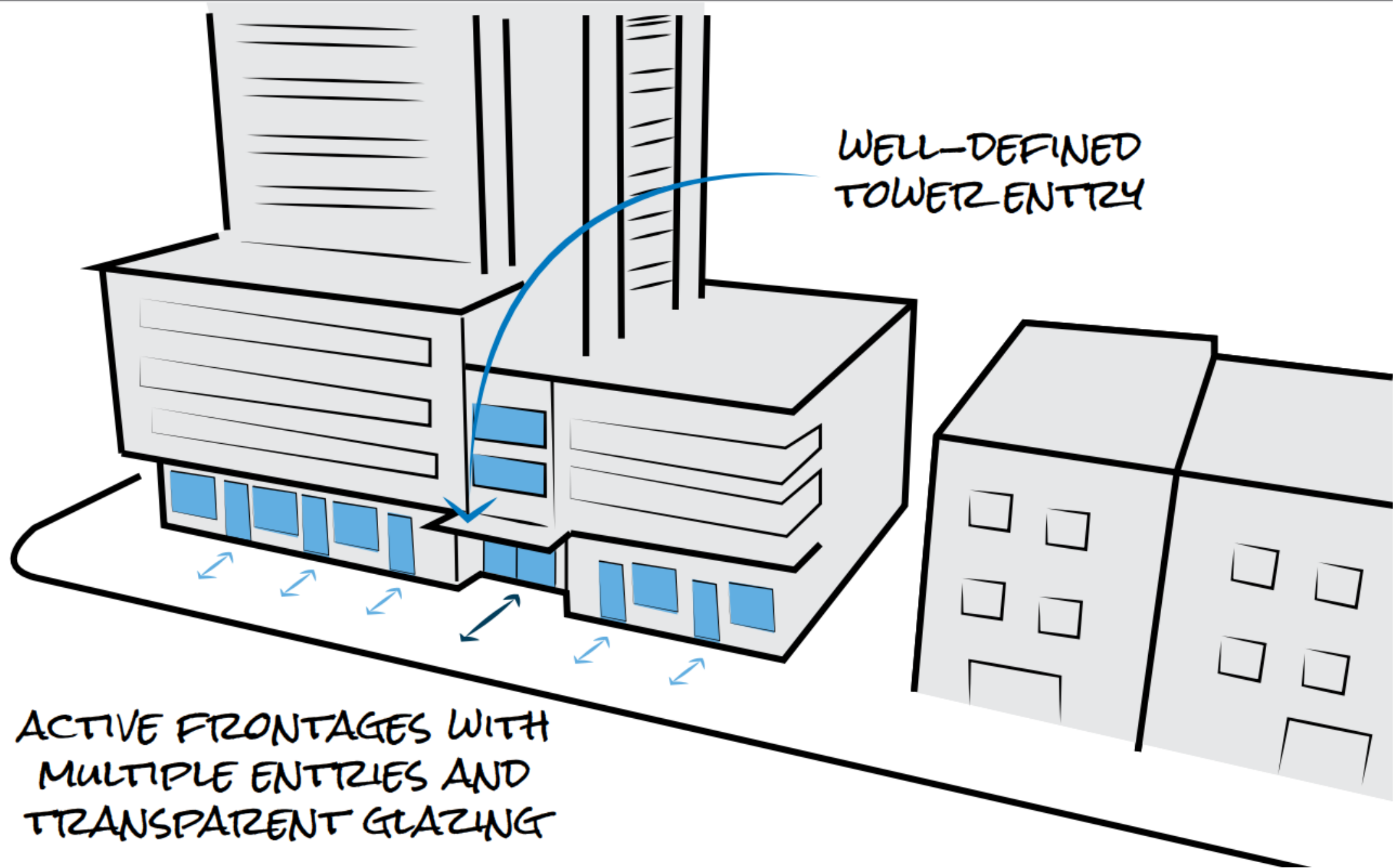
Weather protection

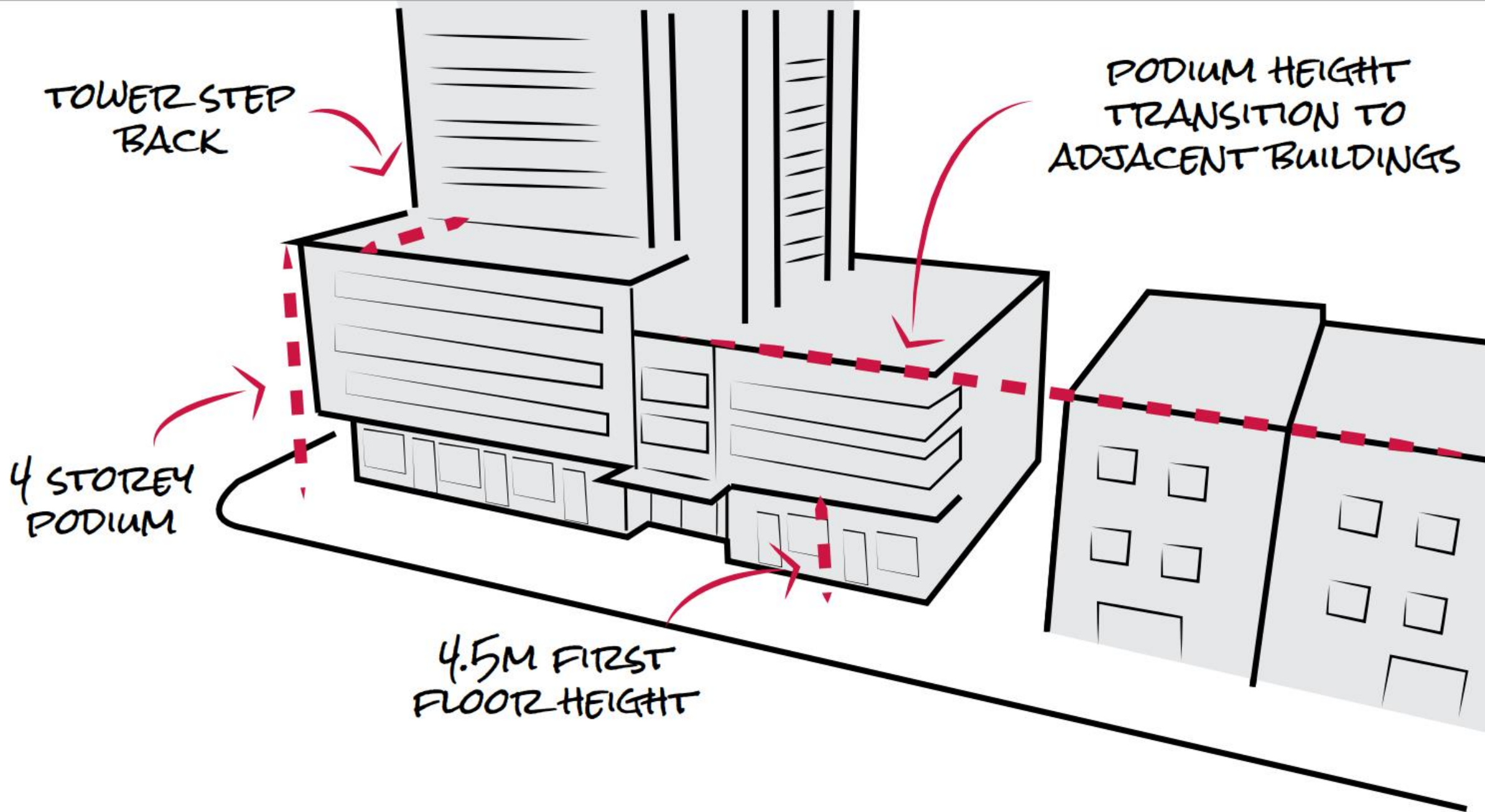
4.5m first floor height

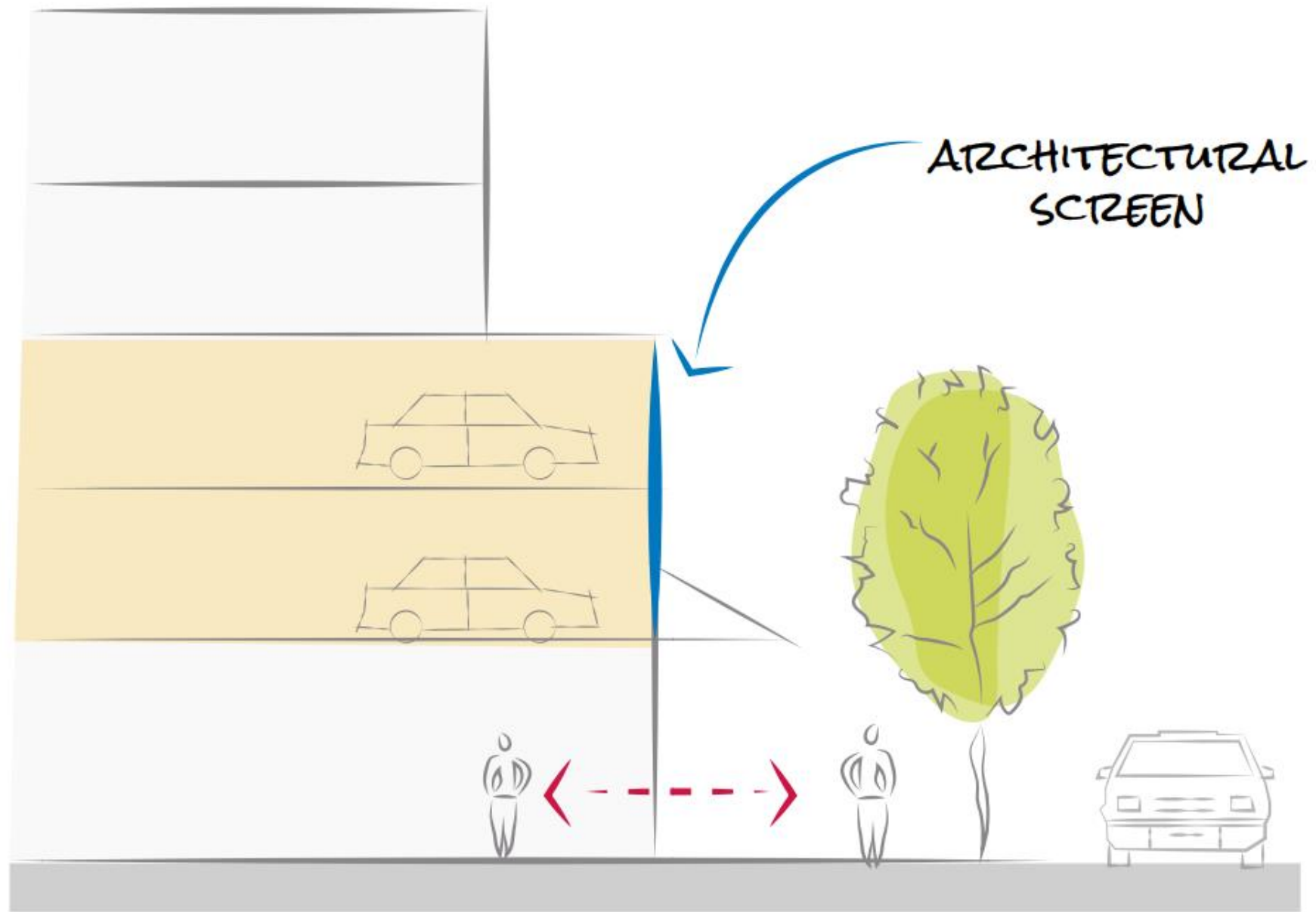
Clearly visible primary entry/lobby

Active frontages

Public/private transition zone







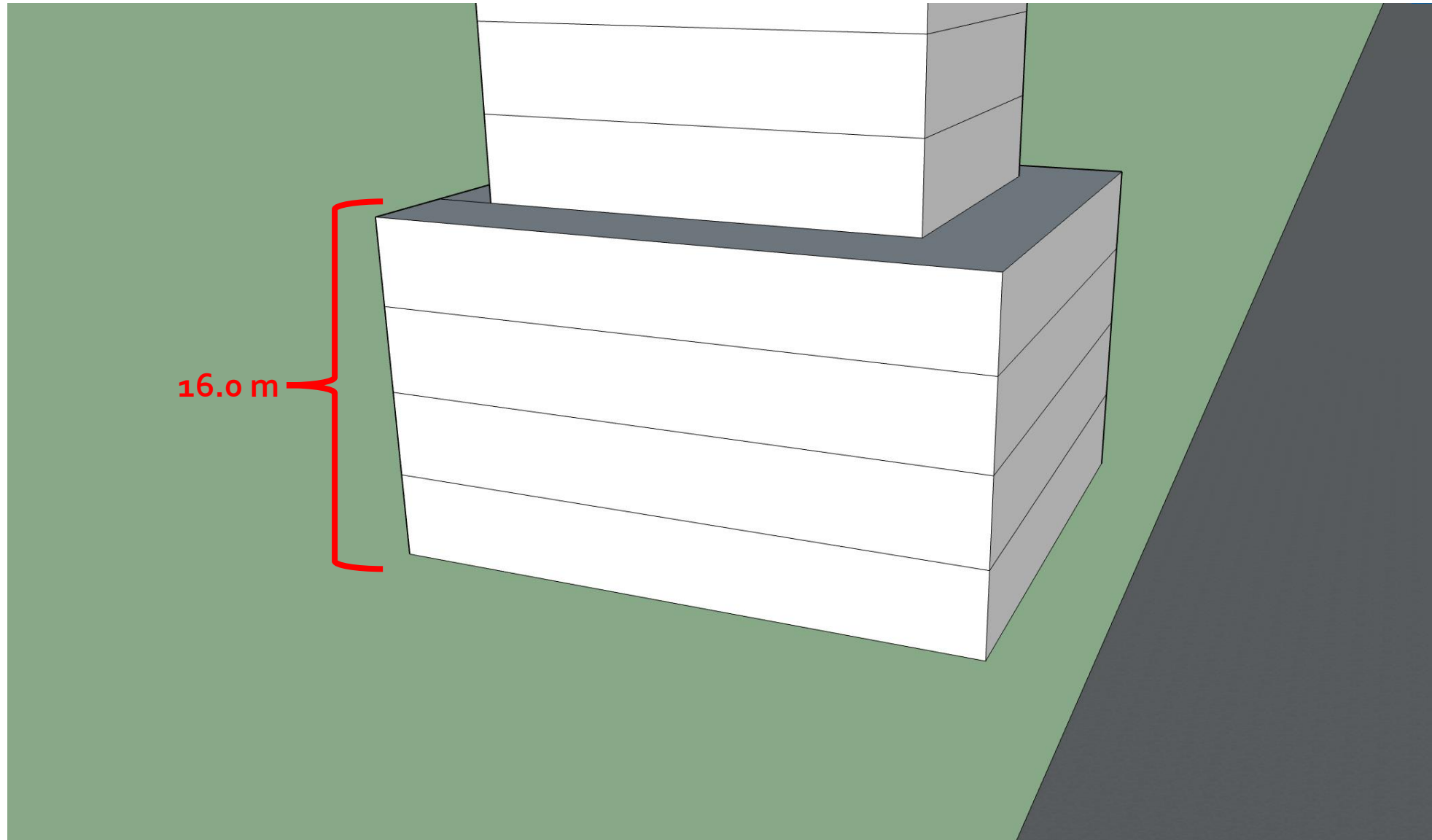
Bylaw Number #12375

Zoning Bylaw

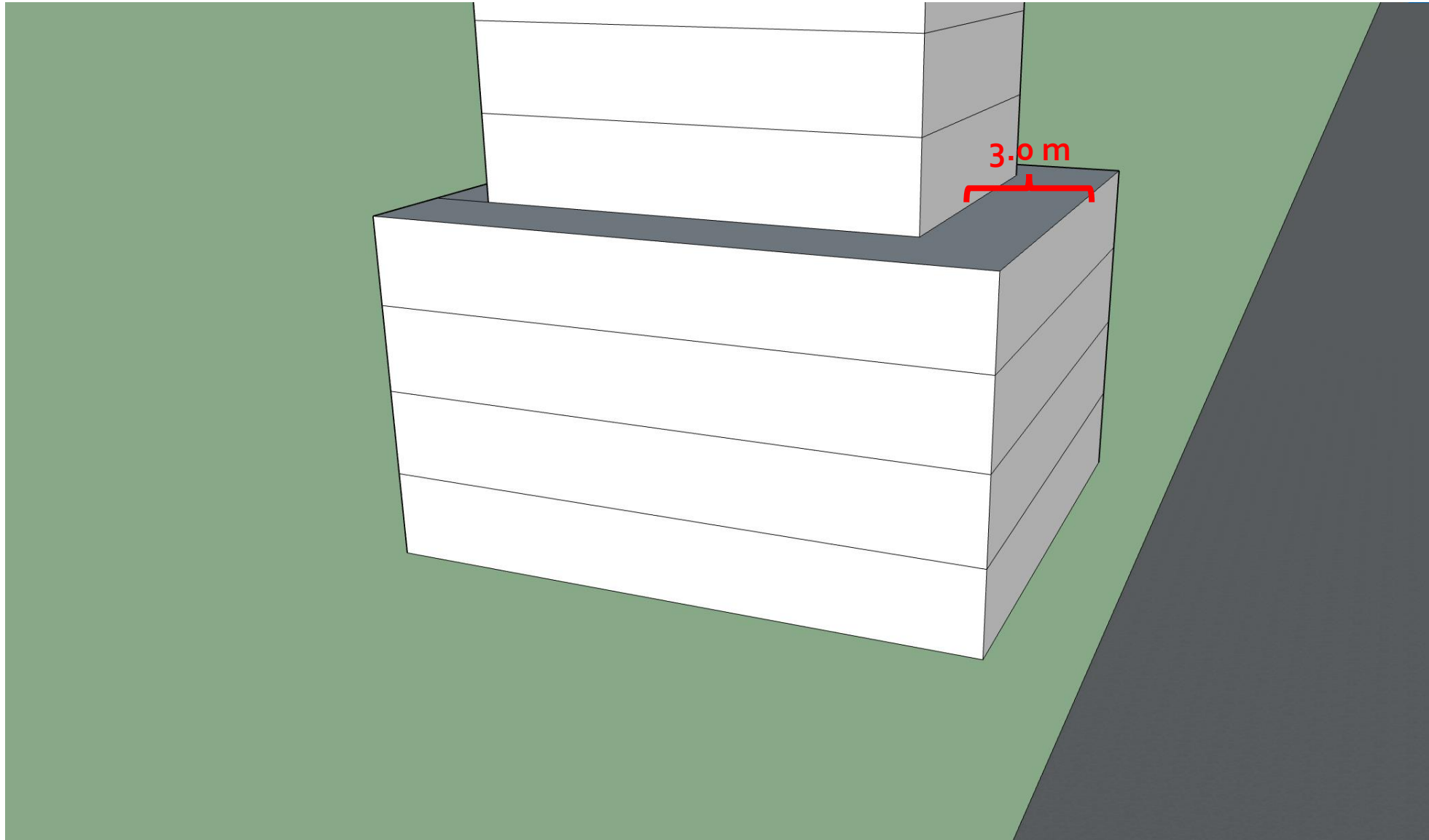


Kelowna.ca/ZoningBylaw

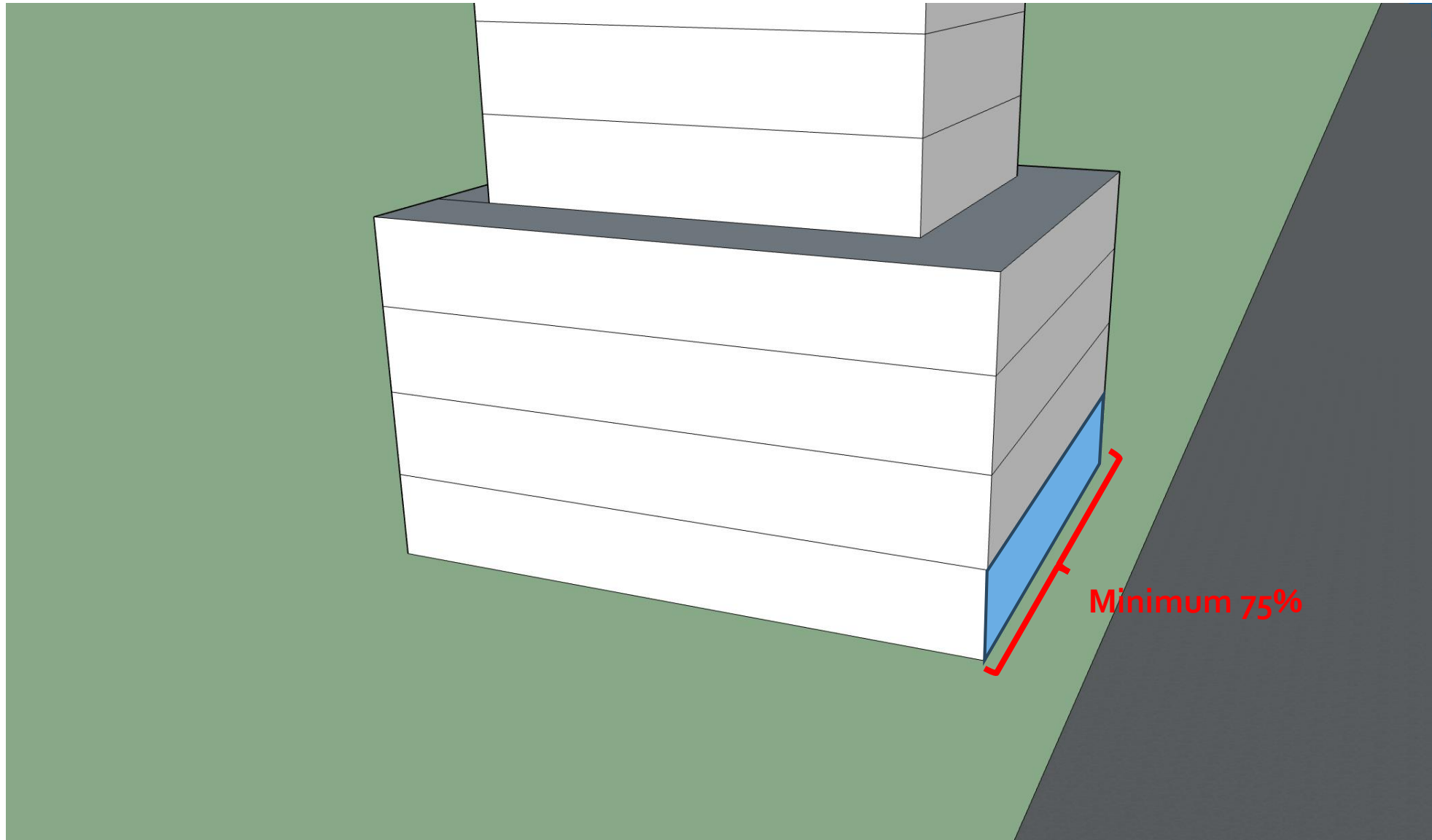
Podium Height

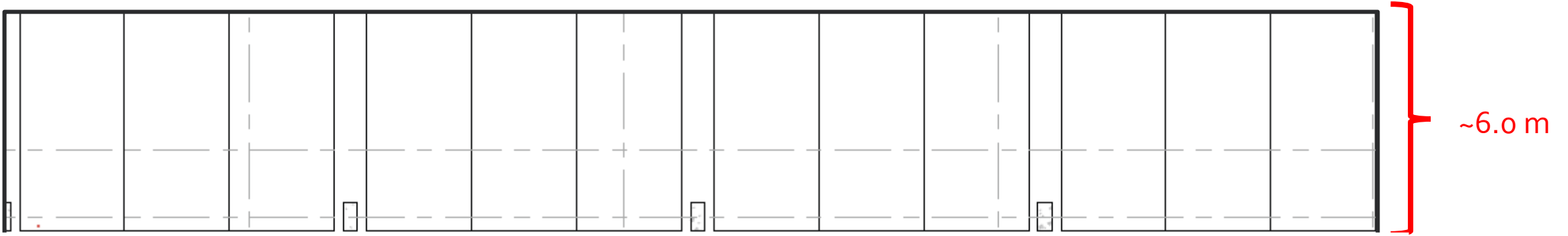


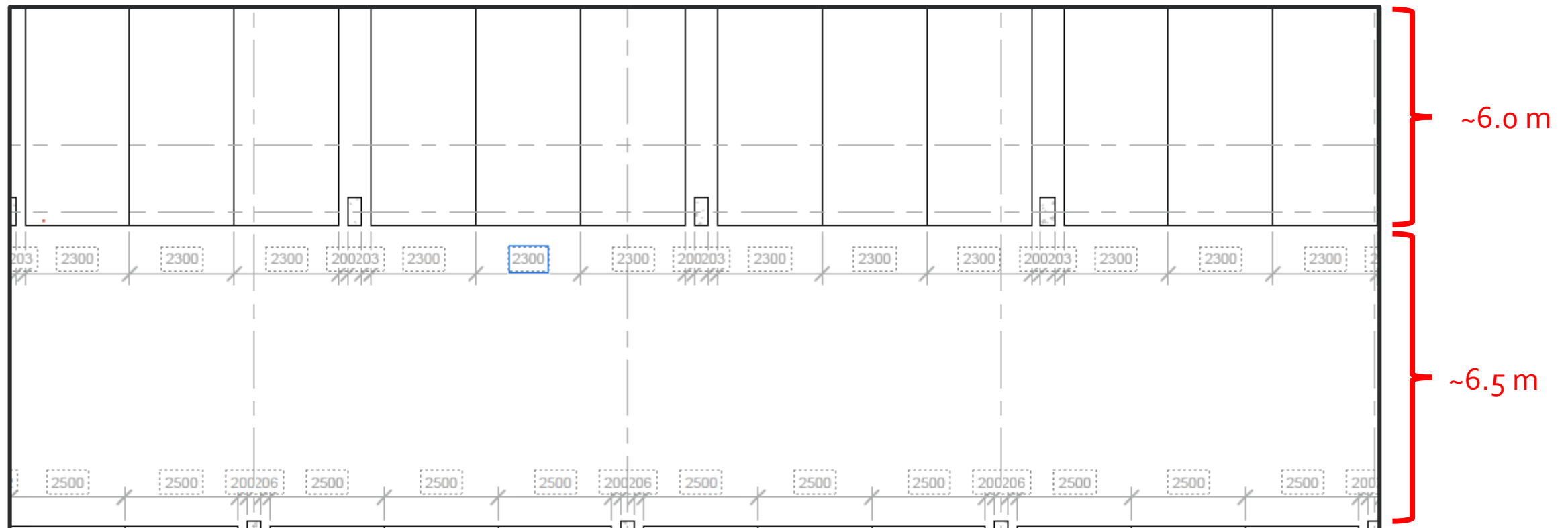
Stepback Above Podium

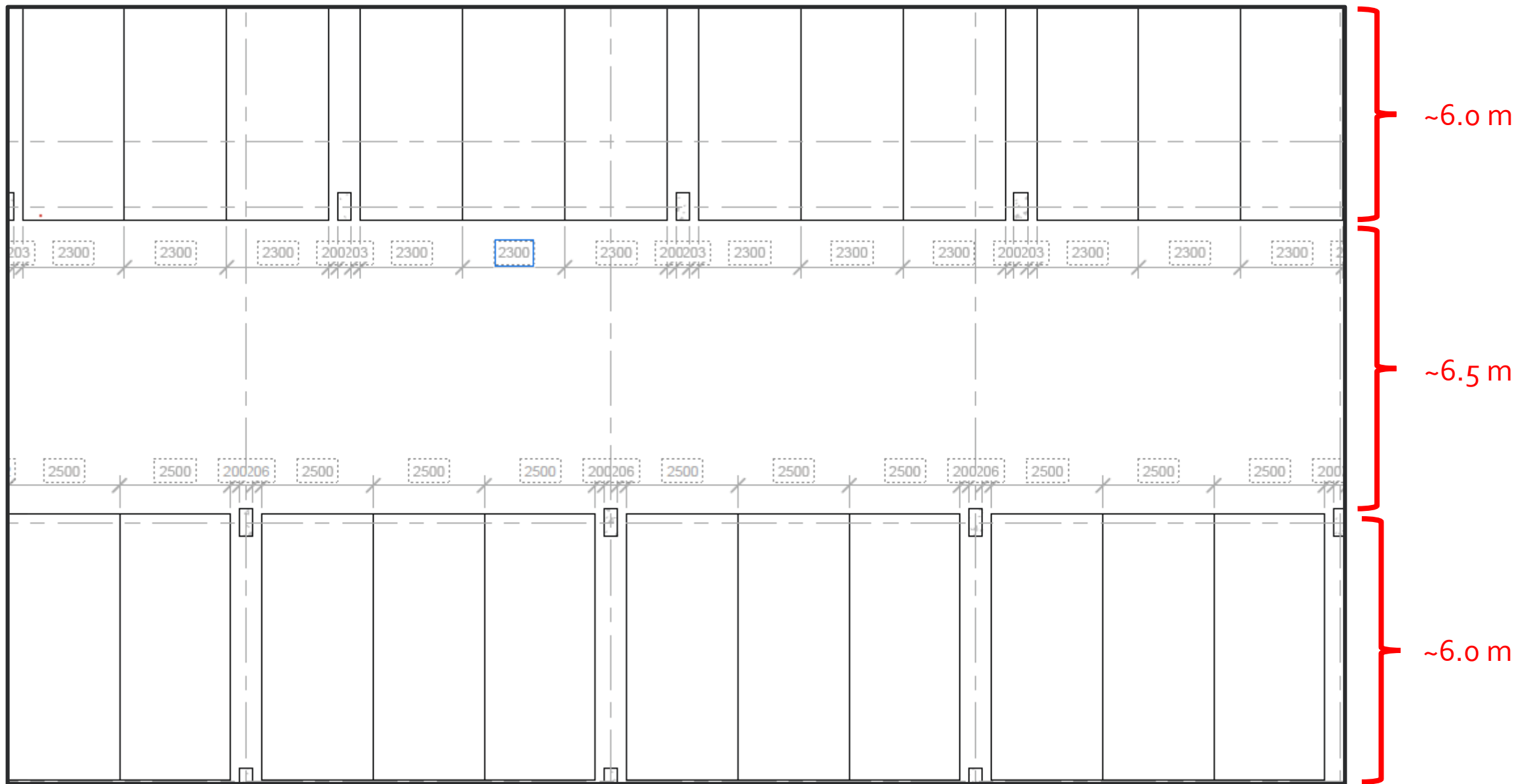


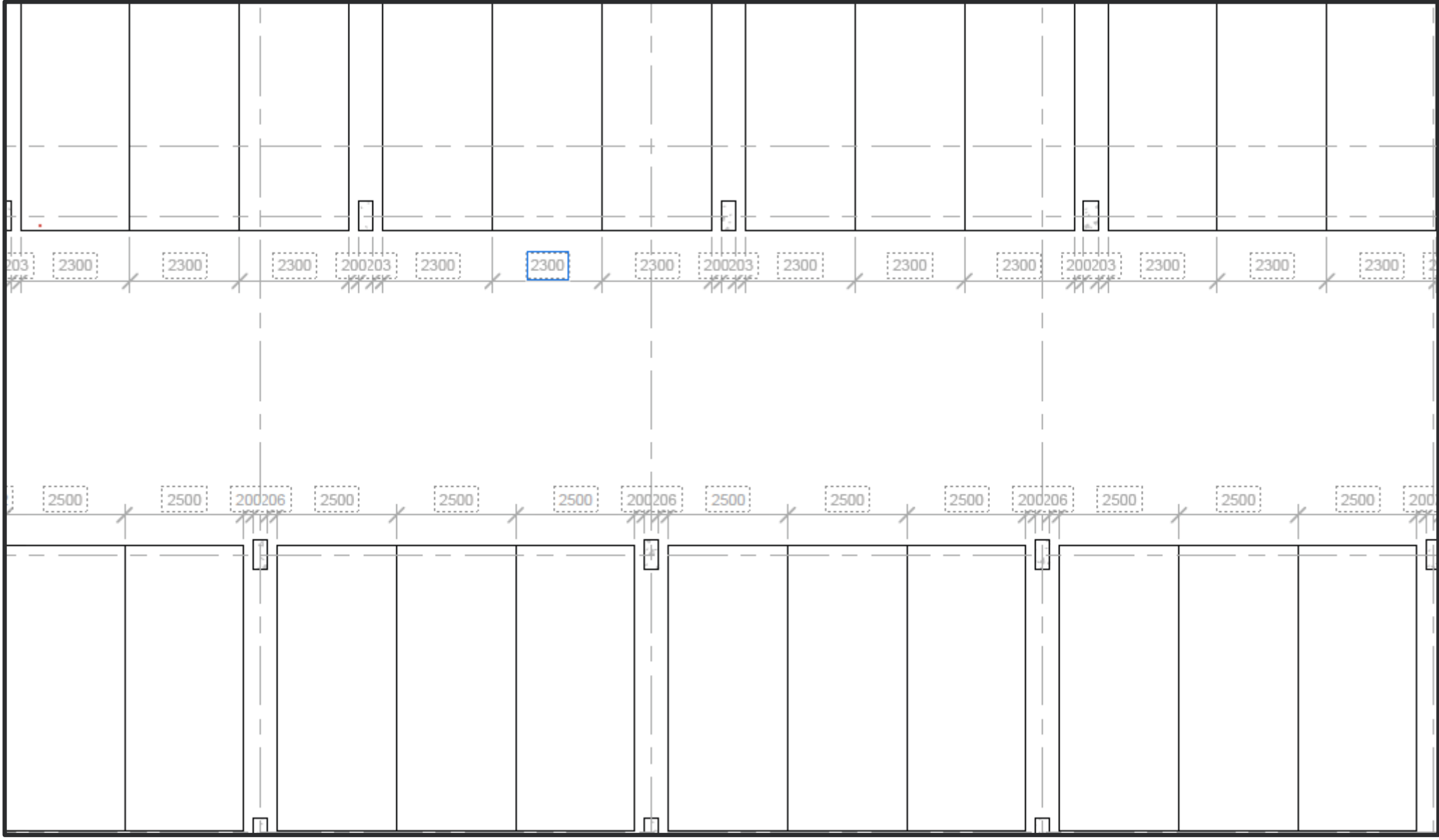
Transparent Glazing on Ground Floor



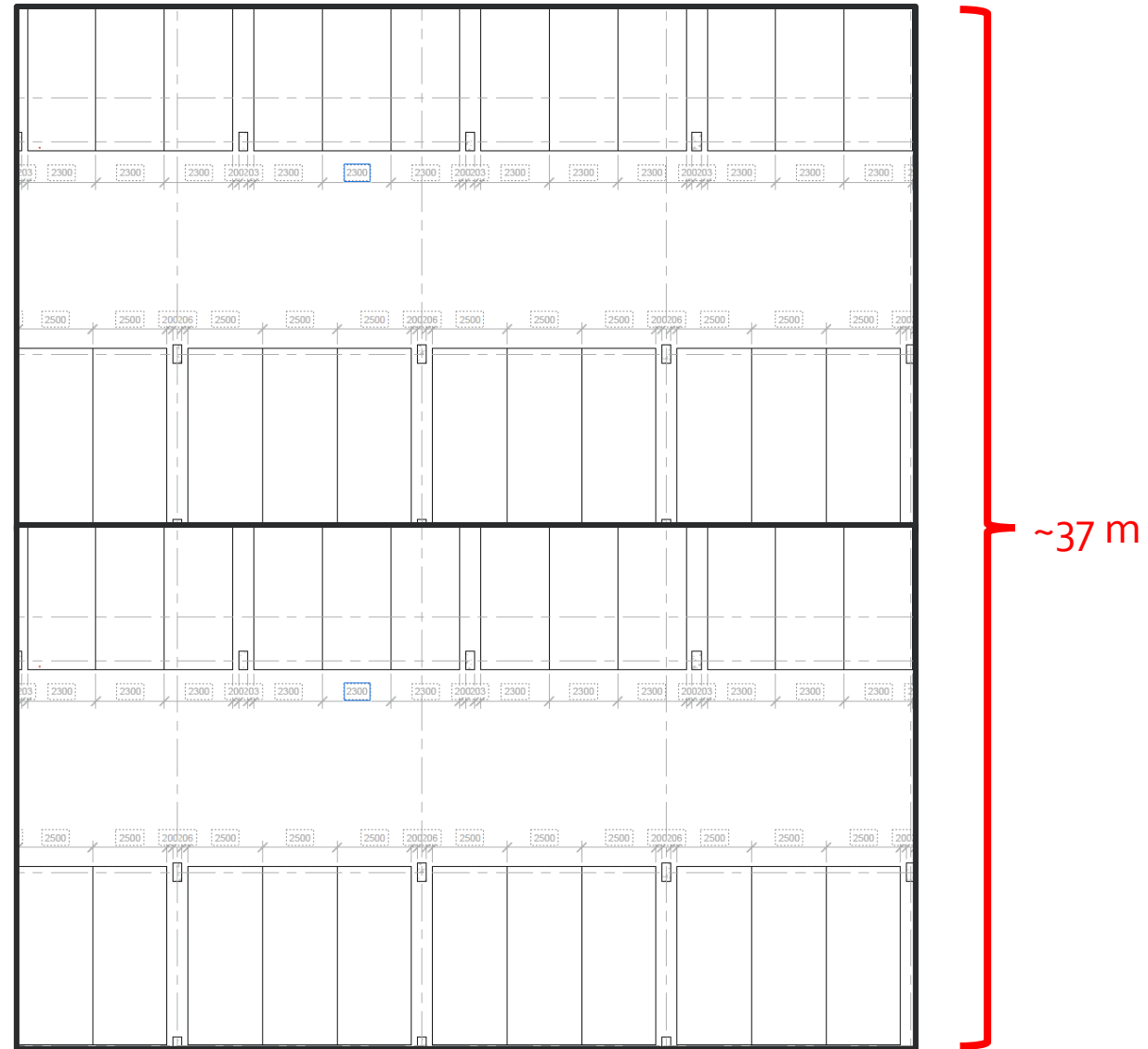


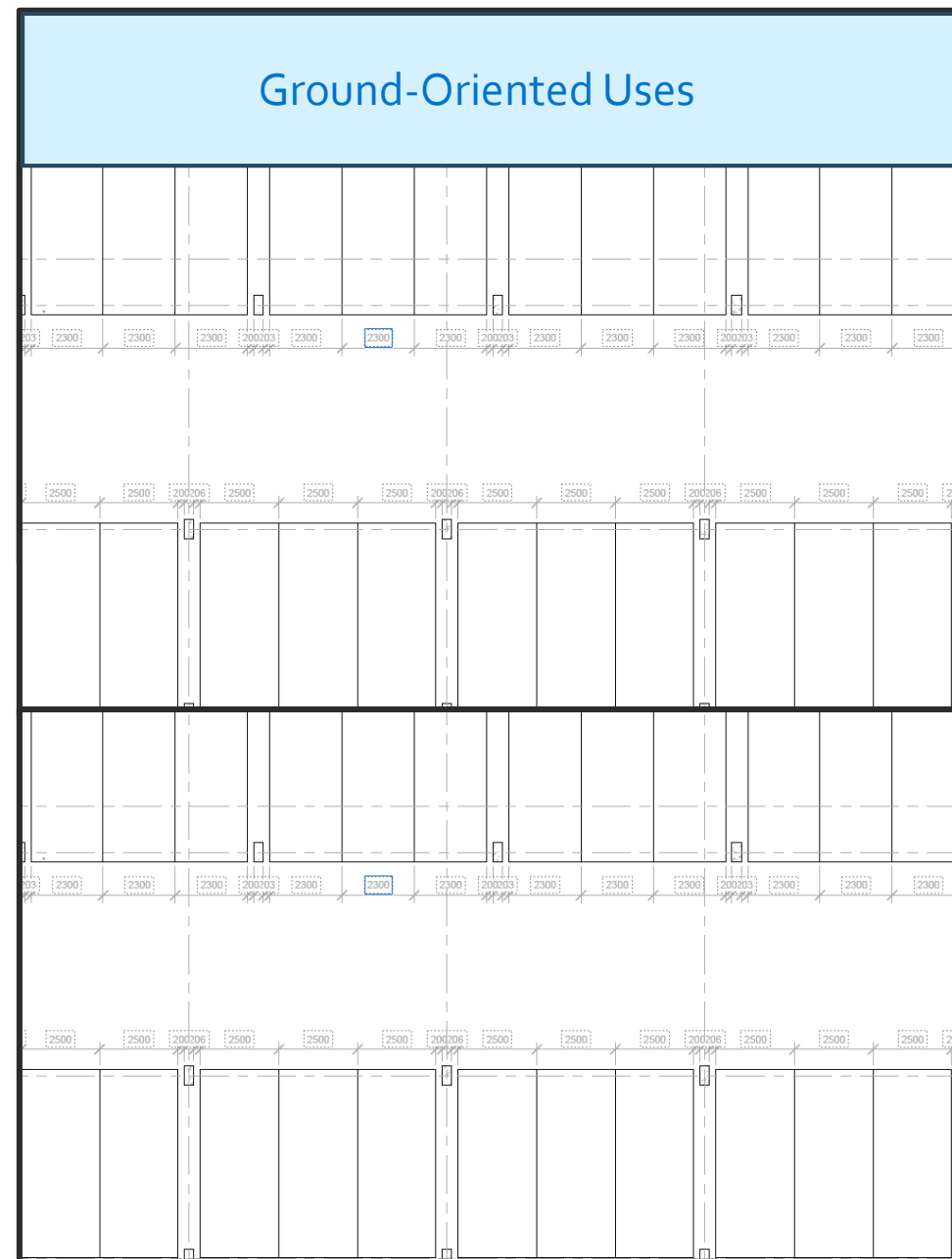






~18.5 m

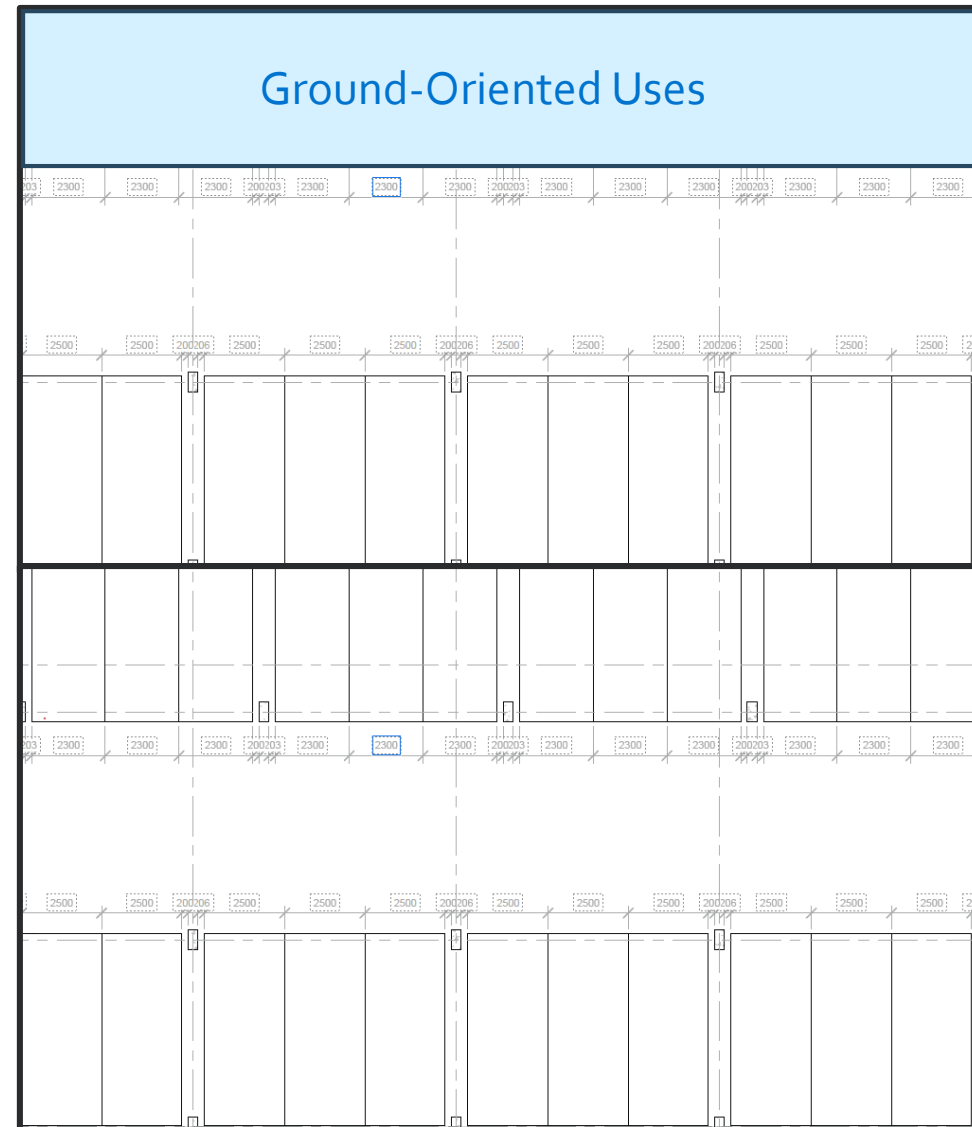




Ground-Oriented Uses

Minimum of 6.0 m

~37 m

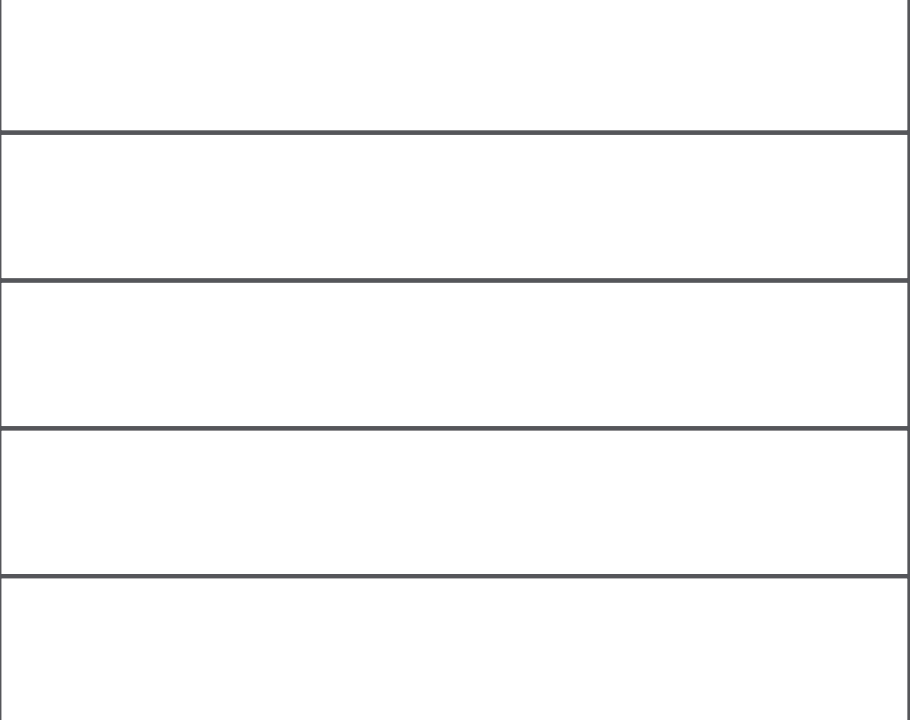


} Minimum of 6.0 m

} ~32 m

Rear Property Line

Front Property Line



4th Floor

3rd Floor

2nd Floor

Ground

Lane

Road

Rear Property Line

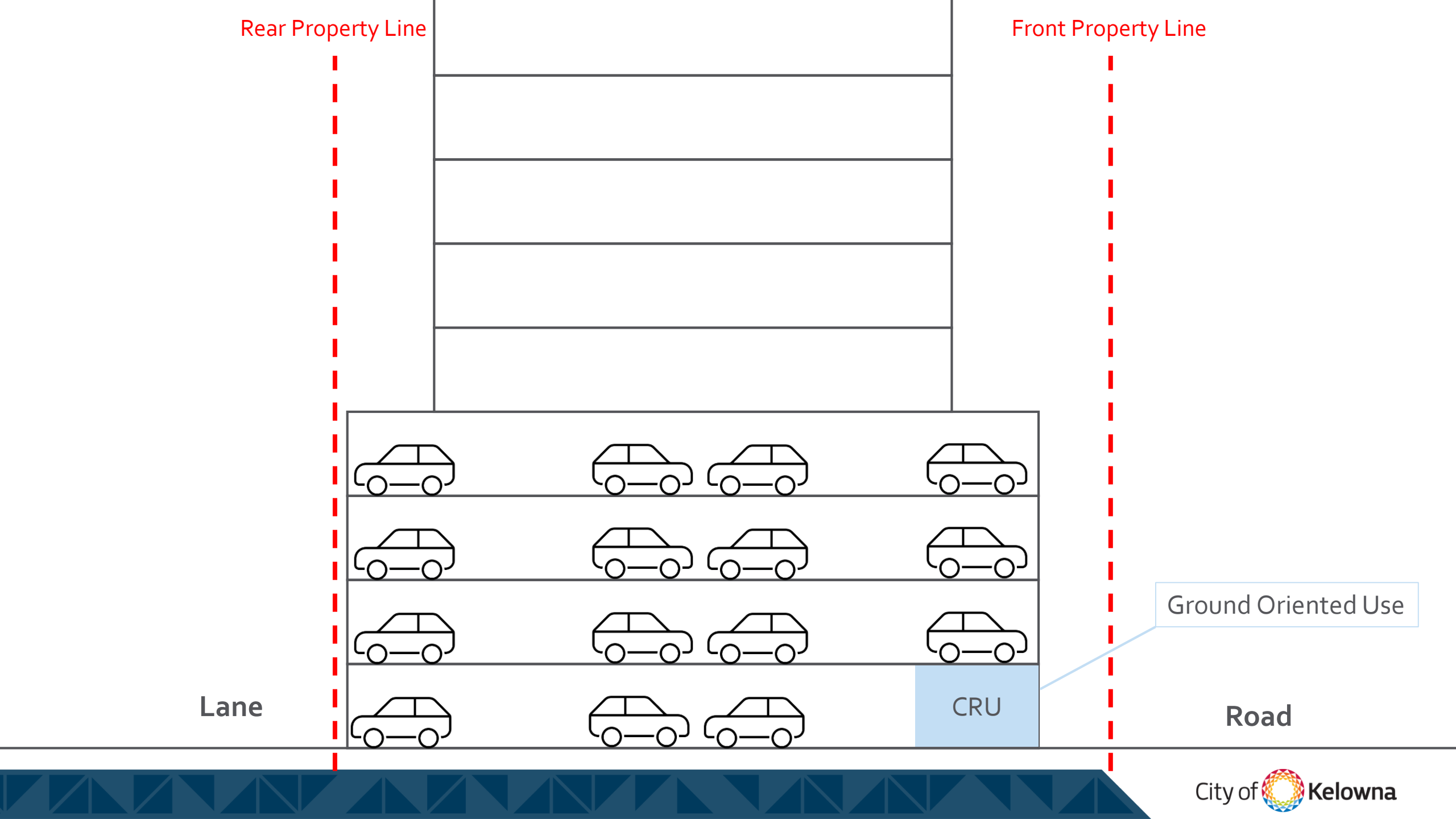
Front Property Line

Lane

Ground Oriented Use

Road

CRU



A nighttime photograph of a city skyline across a body of water. The city lights are reflected in the calm water, creating a symmetrical effect. The sky is dark, and the city lights are primarily warm yellow and orange, with some cooler blue and purple lights visible on the right side. The text "Emerging Trends" is overlaid in the center in a large, white, sans-serif font.

Emerging Trends



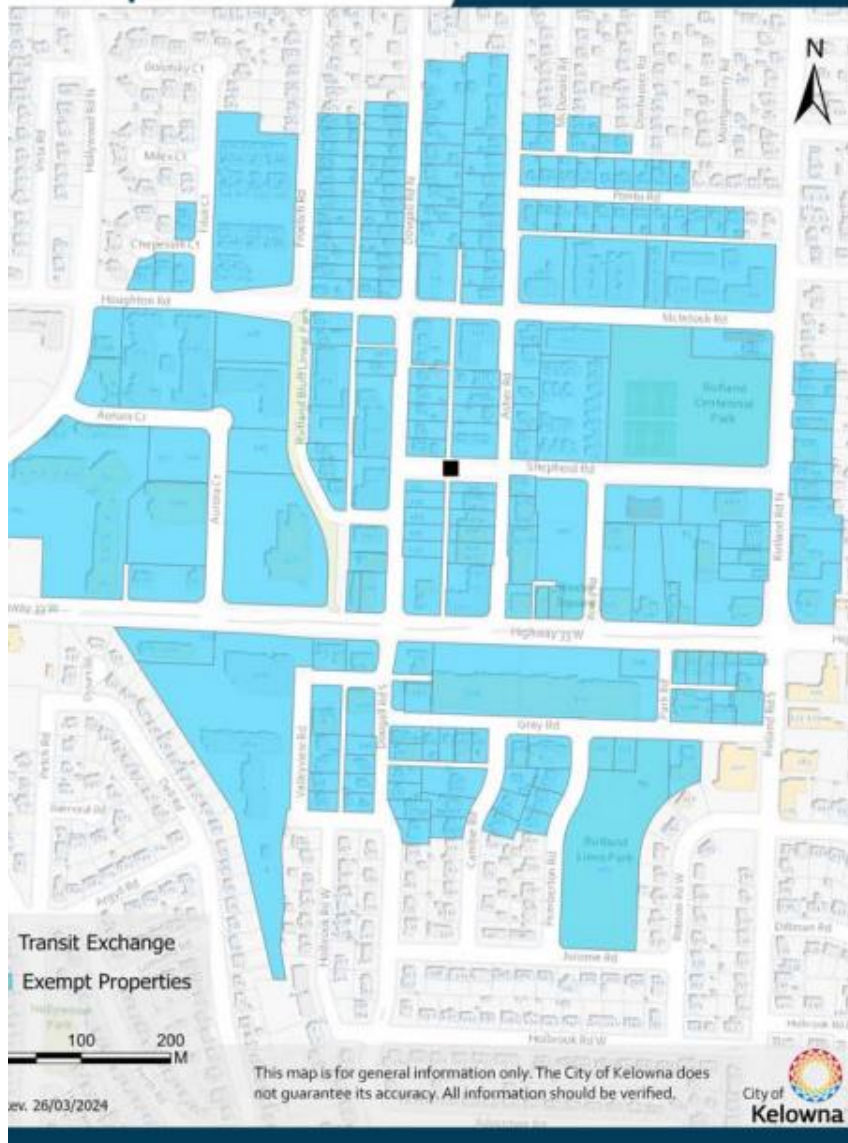
Parking Requirements

- Feb 10, 2025 AM Council Meeting
 - Council directs staff to proceed with further assessment and consultation on options to amend parking regulations

Residential Parking Exemptions

Map 8.3.d

Rutland Exchange



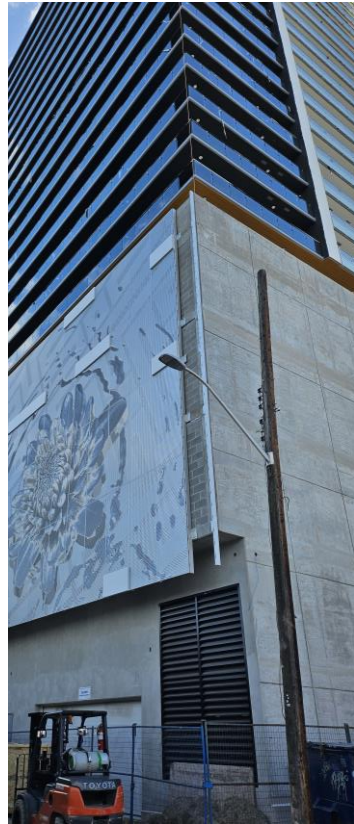
Transit Oriented Areas

- Provincial legislation designating areas without residential parking requirements
- Individual developers determine necessary residential parking



Temporarily Exposed Podium Walls

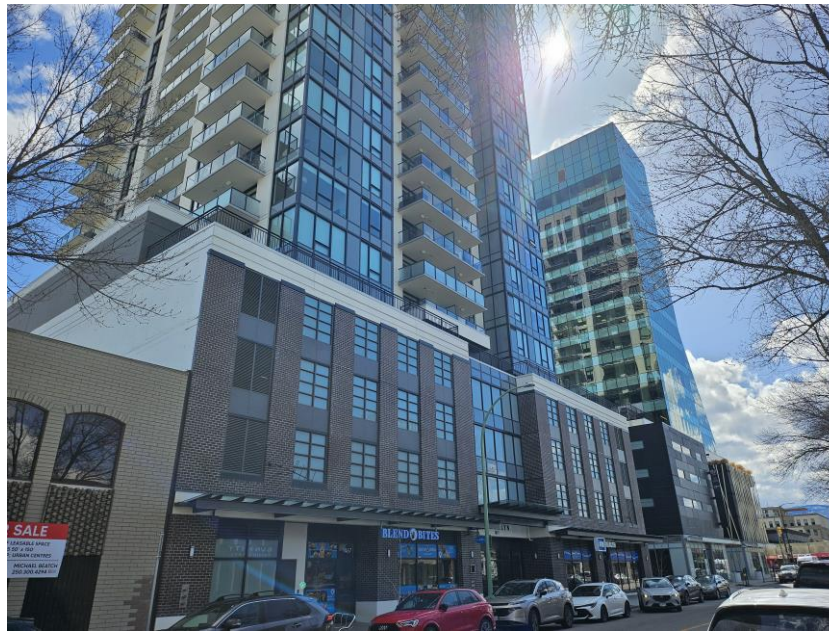
- Interim condition – side walls of podium are exposed
- No OCP Design Guidelines or Zoning Bylaw regulation
- Staff request treatment to mitigate visual impact





Parkade Design Strategies

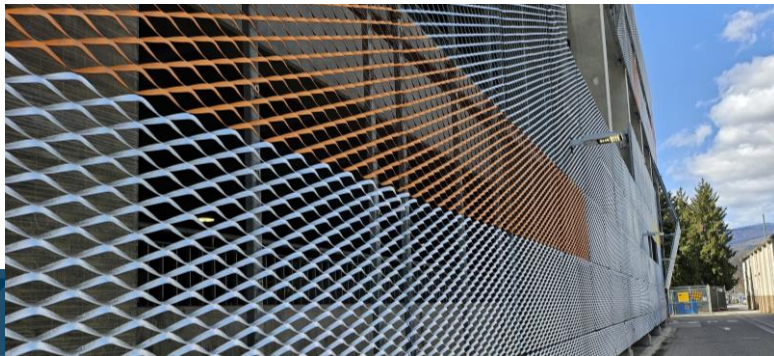
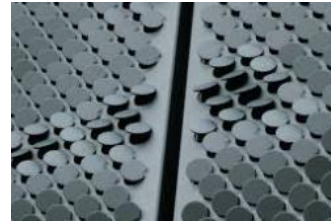
- Various Solutions Tried





Parkade Design Strategies

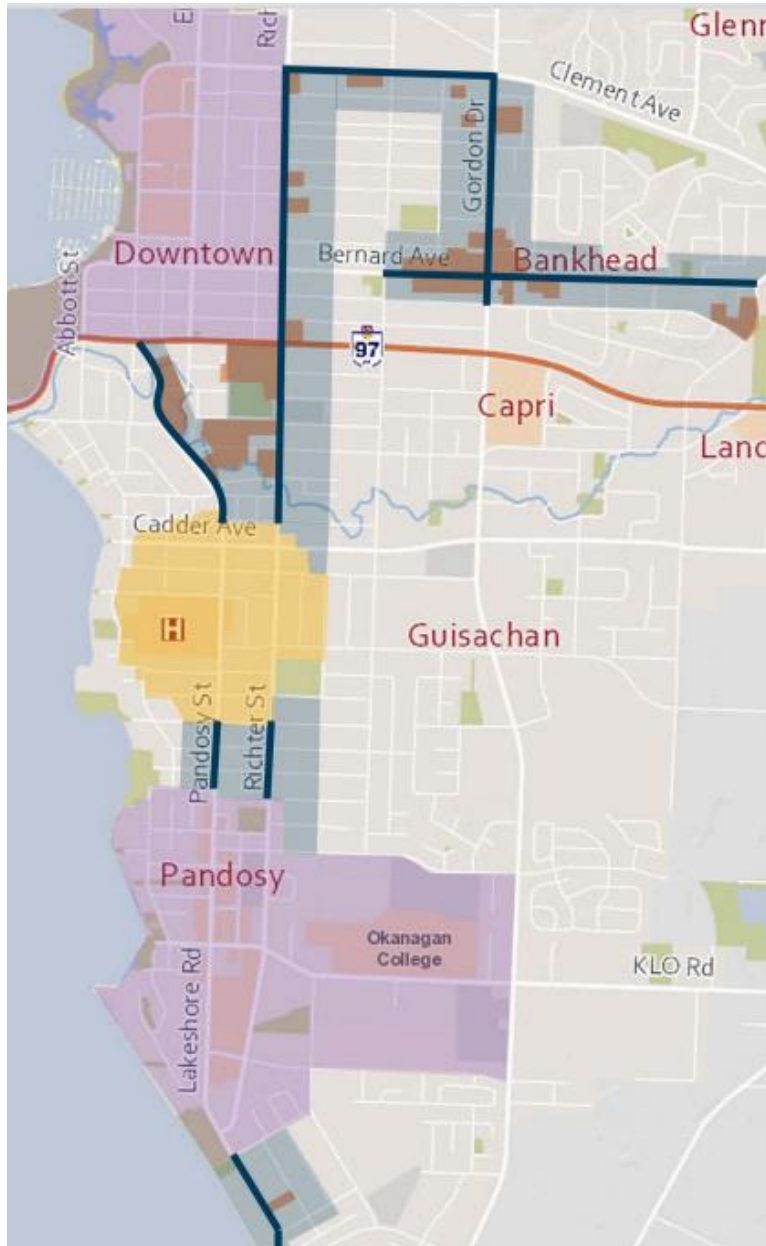
- Ombræe Panels
 - Small perforations and changes appearance based on viewer's angle



Innovative Parking Solutions

- Development applications received for vehicle elevators
- Interest in stacked parking within parkades
- Limited uptake, but may allow more efficient use of space in building podiums





Design Guidelines Review

- Housing Accelerator Fund Initiative #3 – Transit Supportive Corridors
- Review of General Residential & Mixed-Use Development Permit Guidelines
- Building podiums are not primary intent of changes

Conclusion

- Building podiums are necessary
- OCP Design Guidelines and Zoning Bylaw aim to balance functionality and aesthetics
- Emerging trends may impact podium design

