

FORM & CHARACTER – DEVELOPMENT PERMIT GUIDELINES

Chapter 2 - The Design Foundations: apply to all projects and provide the overarching principles for supporting creativity, innovation and design excellence in Kelowna.

- Facilitate Active Mobility
- Use Placemaking to Strengthen Neighbourhood Identity
- Create Lively and Attractive Streets & Public Spaces
- Design Buildings to the Human Scale
- Strive for Design Excellence

The General Residential and Mixed Use Guidelines: provide the key guidelines that all residential and mixed use projects should strive to achieve to support the Design Foundations.

- The General Guidelines are supplemented by typology-specific guidelines (e.g., Townhouses & Infill on page 18-19, High-Rise Residential and Mixed-Use on page 18-42), which provide additional guidance about form and character.

Chapter 2 - Design Foundations

Apply To All Projects

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Section 2.1 - General Residential and Mixed Use Design Guidelines

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 High-Rise
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*Note: Refer to the Design Foundations and the Guidelines associated with the specific building typology.

Consideration has been given to the following guidelines as identified in Chapter 18 of the City of Kelowna 2040 Official Community Plan:

SECTION 2.0: GENERAL RESIDENTIAL AND MIXED USE						
RATE PROPOSALS COMPLIANCE TO PERTINENT GUIDELINE <i>(1 is least complying & 5 is highly complying)</i>	N/A	1	2	3	4	5
2.1 General residential & mixed use guidelines						
2.1.1 Relationship to the Street	N/A	1	2	3	4	5
a. Orient primary building facades and entries to the fronting street or open space to create street edge definition and activity. Ensure main building entries are clearly visible with direct sight lines from the fronting street.						✓
b. On corner sites, orient building facades and entries to both fronting streets.						✓
c. Locate and design windows, balconies, and street level uses to overlook public streets, parks, walkways, and shared spaces to create active frontages and 'eyes on the street', while minimizing views into private residences. Avoid blank walls by incorporating glazing, articulation, and other elements of visual interest (e.g. colour, changes in material, architectural features or details) on primary building facades.						✓
d. Avoid the use of roll down panels and/or window bars on retail and commercial frontages that face streets or other public open spaces.						✓
2.1.2 Scale and Massing	N/A	1	2	3	4	5
a. Provide a transition in building height from taller to shorter buildings both transitioning away from Transit Supportive Corridors, and with consideration for future land use direction.						✓
b. Break up the perceived mass of large buildings by incorporating visual breaks in facades using a variety of elements of visual interest.						✓
c. Step back the upper storeys of buildings and arrange the massing and siting of buildings to: <ul style="list-style-type: none"> Minimize the shadowing on adjacent buildings and Allow for sunlight onto outdoor spaces of the majority of ground floor units during the winter solstice. 						✓
d. Setback mechanical equipment from building edges to reduce perceived massing, height, and negative visual impact.						✓
2.1.3 Site Planning	N/A	1	2	3	4	5
a. Site buildings to have a distinct front-to-back orientation to public streets and open spaces and to rear yards, and/or interior court yards: <ul style="list-style-type: none"> Building sides that interface with streets, mid-block connections, and other open spaces should positively frame and activate streets and open spaces and support pedestrian activity; and Building sides that are located away from open spaces should be design for private/shared outdoor spaces and vehicle access. 						✓
b. Site and design buildings to respond to unique site conditions and opportunities, such as oddly shaped lots, location at prominent						✓

intersections, framing of important open spaces, corner lots, sites with buildings that terminate a street end view, and views of natural features.						
c. Use Crime Prevention through Environmental Design (CPTED) principals to better ensure public safety through the use of appropriate lighting, visible entrances, opportunities for natural surveillance, and clear sight lines for pedestrians.						✓
Relationship to Grade						
d. Design buildings for 'up-slope' and 'down-slope' conditions relative to the street by using strategies such as: <ul style="list-style-type: none"> Stepping buildings along the slope, and locating building entrances at each step and away from parking access where possible; Incorporating terracing to create usable open spaces around the building Using the slope for under-building parking and to screen service and utility areas; Design buildings to access key views; and Avoid large retaining walls over 1.2 m in height. If a larger wall is required, design a tiered, landscaped wall system. 						✓
Connectivity						
e. Design internal circulation patterns (street, sidewalks, pathways) with appropriate on-site wayfinding strategies and to be integrated with and connected to the existing and planned future public street, bicycle, and/or pedestrian network.						✓
f. Incorporate easy-to-maintain traffic calming features, such as on-street parking bays and curb extensions, textured materials, and crosswalks.						✓
g. Apply universal accessibility principles to primary building entries, sidewalks, plazas, mid-block connections, lanes, and courtyards through appropriate selection of materials, stairs, and ramps as necessary, and the provision of wayfinding and pedestrian-scale lighting elements.						✓
2.1.4 Site Servicing, Access, and Parking	N/A	1	2	3	4	5
a. Locate off-street parking and other 'back-of-house' uses (such as loading, garbage collection, utilities, and parking access) away from public view.						✓
b. Ensure utility areas are clearly identified at the development permit stage and are located to not unnecessarily impact public or common open spaces.						✓ ✓
Parking						
c. Avoid locating off-street parking between the front façade of a building and the fronting public street.						✓
d. In general, accommodate off-street parking in one of the following ways, in order of preference: <ul style="list-style-type: none"> Underground (where the high water table allows); Parking in a half-storey (where it is able to be accommodated to not negatively impact the street frontage); 						✓

<ul style="list-style-type: none"> Garages or at-grade parking integrated into the building (located at the rear of the building); and Surface parking at the rear, with access from the lane or secondary street wherever possible. 						
<p>e. In cases where publicly visible parking is unavoidable, screen using strategies such as:</p> <ul style="list-style-type: none"> Landscaping; Trellises (non-flammable materials); Grillwork with climbing vines; or Other attractive screening with some visual permeability. 						✓
<p>f. Provide bicycle parking at accessible locations on site, including:</p> <ul style="list-style-type: none"> Covered short-term parking in highly visible locations, such as near primary building entrances; and Secure long-term parking within the building or vehicular parking area. 						✓
Access						
<p>g. Design buildings and landscaping to maintain circulation and provide clear lines of site at access points to building entrances, parking, site servicing, and utility areas to enable casual surveillance and safety.</p>						✓
2.1.5 Streetscapes, Landscapes, and Public Realm Design	N/A	1	2	3	4	5
<p>a. Site buildings to minimize soil disturbance, protect mature, non-invasive trees, significant vegetation, and ecological features. Relaxations to select development regulations may be considered to retain existing, mature trees.</p>	✓					
<p>b. Locate underground parkades, infrastructure, and other services to maximize soil volumes for in-ground plantings.</p>						✓
<p>c. Design attractive, engaging, and functional on-site open spaces with high quality materials, shade, colours, lighting, furniture, and signage.</p>						✓
<p>d. Ensure site planning and design achieves favourable microclimate outcomes through strategies such as:</p> <ul style="list-style-type: none"> Locating outdoor spaces where they will receive ample sunlight throughout the year, while considering heat gain in the summer; Provide shade to ensure comfortable temperatures; Using materials and colors that minimize heat absorption; Using building mass, trees and planting to buffer wind and extreme heat. 						✓
Landscape Materials						
<p>e. Use landscaping materials that soften development and enhance the public realm.</p>						✓
<p>f. Plant native and/or drought tolerant trees and plants suitable for the local climate (refer to the Kelowna Urban Tree Guide). Select trees for long-term durability, climate and soil suitability, and compatibility with the site's specific urban conditions. Use FireSmart landscaping and avoid species that are fire hazards (e.g. cedar hedges).</p>						✓
<p>g. Design sites to minimize irrigation water demand by using strategies such as:</p>						✓

<ul style="list-style-type: none"> Grading impermeable surfaces to drain towards planting areas and tree pits; and Meeting or exceeding the requirements of the City of Kelowna Landscape Water Conservation Report. 						
Lighting and Wayfinding						
<p>h. Use exterior lighting to complement the building and landscape design, while:</p> <ul style="list-style-type: none"> Minimizing light trespass onto adjacent properties; Using shielded, downward focused, motion activated, or timed light fixtures to minimize light pollution and reduce energy use; and Maintaining lighting levels necessary for safety and visibility. 						✓
2.1.6 Building Articulation, Features and Materials	N/A	1	2	3	4	5
<p>a. Express a unified architectural concept that incorporates variation in façade treatments with consideration of impacts on energy performance. Strategies for achieving this may include:</p> <ul style="list-style-type: none"> Articulating facades by stepping back or extending a portion of the façade to create a visual break or series of intervals. Consider the impact of articulation on energy performance, including using simple shifts in massing and fewer complex junctions and articulation; Using architectural details and ornamentation to create visual texture (refer to architectural features listed in 2.1.6.b); Repeating window patterns that correspond to visual breaks in the façade. Consider energy performance when determining the size and location of windows (ex: north versus south face of the building); and Aligning modulation, articulation, or visual breaks and intervals with corresponding changes in architectural features and details. 						✓
<p>b. Incorporate a range of architectural features and details in building facades to create visual interest, especially when approached by pedestrians. Include architectural features such as:</p> <ul style="list-style-type: none"> Bay windows; Balconies, while balancing the significant potential for heat loss through thermal bridge connections that could impact of energy performance; Corner feature accents, such as turrets or cupolas; Variations in roof height, shape, and detailing, such as dormers, stepped roofs, and gables; Porches, patios, decks, and covered building entries; and Canopies and overhangs. <p>Include architectural details such as:</p> <ul style="list-style-type: none"> Masonry such as tiles, brick, and stone; Wood, timber, or wood-appearance elements; Siding, including score lines and varied materials to distinguish between floors or sections of a building; A consistent range of colours, integrated with the overall building design, to provide variety; Articulation of columns and pilasters; 						✓

<ul style="list-style-type: none"> Ornamental features and artwork (e.g. murals); Architectural lighting; Grills and railings; Substantial trim details and moldings/cornices; and Trellises, pergolas and arbors. 						
c. Design buildings to ensure that adjacent residential properties have sufficient visual privacy (e.g. by locating windows to minimize overlook and direct sight lines into adjacent units).						✓
d. Design buildings such that their form and architectural character reflect the buildings internal function and use.						✓
e. Avoid blank walls by incorporating windows, articulating the façade with recesses or projections, incorporating architectural details, and building materials and/or colour changes. Where blank walls are unavoidable, reduce the visual impact by screening with landscaping and trees.						✓
Materials						
f. Incorporate substantial building materials that are natural materials or resemble natural elements, such as masonry, stone, and wood into building facades.						✓
Weather Protection						
g. Provide weather protection that complements the building’s architecture, such as awnings, canopies, or vertical fins. Prioritize exterior shading devices on southern elevations. Use weather protection features to emphasize primary entrances.						✓
Signage						
h. Limit signage in number, location, and size to reduce visual clutter and make individual signs easier to see.						✓

SECTION 4.0: LOW & MID-RISE RESIDENTIAL MIXED USE						
RATE PROPOSALS COMPLIANCE TO PERTINENT GUIDELINE <i>(1 is least complying & 5 is highly complying)</i>	N/A	1	2	3	4	5
4.1 Low & mid-rise residential & mixed use guidelines						
4.1.1 Relationship to the Street	N/A	1	2	3	4	5
Residential & Mixed Use Buildings						
a. Incorporate individual entrances to ground floor units accessible from the fronting street or public open spaces. Set back residential buildings on the ground floor approximately 3 m from the property line to create a semi-private entry or transition zone to individual units and to allow for a front entryway or patio. <ul style="list-style-type: none"> A maximum 1.2 m (e.g. 5-6 steps) is desired for front entryways; and Exceptions can be made in cases where the water table requires this to be higher. In these cases, provide a larger patio and screen parking with ramps, stairs, and landscaping. 						✓
4.1.2 Scale and Massing	N/A	1	2	3	4	5
a. Residential building facades should have a maximum length of 60m.					✓	
b. Residential buildings should have a maximum width of 24 m.					✓	

c. Where stairways and elevators are located on a publicly visible façade, ensure that they are architecturally integrated into the design of the building.						✓
d. Provide a transition between properties with higher densities and heights (ex: adjacent to a transit supportive corridor) and neighbouring properties by using strategies such as: <ul style="list-style-type: none"> Enhanced landscaping along shared property lines; Additional setbacks from buildings to shared property lines; Orienting the building massing (ex: stepback upper storeys) away from neighbouring properties and towards streets or other public open spaces; Insetting balconies adjacent to neighbouring properties; and/or Using clerestory and/or frosted windows to reduce overlook. 						✓
4.1.3 Site Planning	N/A	1	2	3	4	5
a. On sloping sites, floor levels should step to follow natural grade and avoid the creation of blank walls.	✓					
Connectivity						
b. Break up large buildings with mid-block connections which should be publicly-accessible wherever possible.					✓	
c. Ground floors adjacent to mid-block connections should have entrances and windows facing the mid-block connection, seating, and landscaping.						✓
4.1.4 Site Servicing, Access and Parking	N/A	1	2	3	4	5
a. Above grade structure parking should only be provided in instances where the site or high water table does not allow for other parking forms and should be screened from public view: <ul style="list-style-type: none"> On portions of the building that front a retail or main street, line the above ground parking with active retail frontage; On portions of the building that front onto non-retail streets, line the above ground parking with an active residential frontage, such as ground-oriented townhouse units or amenity spaces; When active frontages are not able to be accommodated, screen parking structures by using architectural or landscaped screening elements; On corner sites, screen the parking structure from public view on both fronting streets using the appropriate strategy listed above; and Where above-grade parking structures will be temporarily visible until future redevelopment of adjacent lots, screen the parking structures by incorporating simple details such as patterns, textures, colours, or materials other than exposed concrete. 	✓					
4.1.5 Publicly-Accessible and Private Open Spaces	N/A	1	2	3	4	5
a. Locate semi-private open spaces to maximize sunlight penetration, minimize noise disruptions, and minimize 'overlook' from adjacent units.						✓
Outdoor amenity areas						
b. Design plazas and urban parks to:	✓					

<ul style="list-style-type: none"> Contain 'three edges' (e.g. building frontage on three sides) where possible and be sized to accommodate a variety of activities; Be animated with active uses at the ground level; and Be located in areas with access to sunlight and shading. 						
<p>c. Design internal courtyards to:</p> <ul style="list-style-type: none"> Provide amenities such as play areas, barbecues, and outdoor seating where appropriate. Provide a balance of hardscape and softscape areas to meet the specific needs of surrounding residents and/or users; and Incorporate shading to make the space comfortable during the summer. 						✓
Rooftop Amenity Spaces						
<p>d. Design shared rooftop amenity spaces to include features such as rooftop gardens, planter boxes, play areas, seating, shade structures, and other social and recreational features which are accessible to residents and to ensure a balance of amenity and privacy by:</p> <ul style="list-style-type: none"> Limiting sight lines from overlooking residential units to outdoor amenity space areas through the use of pergolas or covered areas where privacy is desired; and Controlling sight lines from the outdoor amenity space into adjacent or nearby residential units by using fencing, landscaping, architectural screening, or setting back the usable area from the building edge. 					✓	
<p>e. Activate usable space on flat roofs through one or more of the following considerations:</p> <ul style="list-style-type: none"> Reduce the heat island effect by including plants or designing a green roof, with appropriate soil depths, suitable species, and necessary irrigation and drainage; Install solar panels; Provide shared rooftop amenity spaces; and/or Reduce heat absorption with light coloured surfaces. 					✓	
4.1.6 Building Articulation, Features, and Materials	N/A	1	2	3	4	5
<p>a. Break up the building mass by incorporating elements that define a building's base, middle and top.</p>						✓
<p>b. Avoid repetition and encourage variation in the design of buildings located within close proximity to each other. Strategies may include:</p> <ul style="list-style-type: none"> Varying building forms and heights; Utilizing different roof heights and shapes (e.g. flat vs peaked); Varying location of building massing (e.g. setbacks and stepbacks); Use of different colours and materials; and Varying landscape treatments. 						✓
<p>c. Incorporate distinct architectural treatments for corner sites and highly visible buildings such as:</p> <ul style="list-style-type: none"> Varying the roofline; Articulating the façade 						✓

<ul style="list-style-type: none"> • Adding pedestrian space, urban plazas, street furnishings, patios, or public art; and • Increasing the number and size of windows, and adding awnings or canopies. 						
Weather Protection						
<p>d. Provide weather protection (e.g. awnings, canopies, overhangs, etc.) along all commercial streets and plazas with particular attention to the following locations:</p> <ul style="list-style-type: none"> • Primary building entrances,, • Adjacent to bus zones and street corners where people wait for traffic lights; • Over store fronts and display windows; and • Any other areas where significant waiting or browsing by people occurs. 						✓
<p>e. Architecturally-integrate awnings, canopies, and overhangs to the building and incorporate architectural design features of buildings from which they are supported. Place and locate awnings and canopies to reflect the building’s architecture and fenestration pattern.</p>						✓
<p>f. Place awnings and canopies to balance weather protection with daylight penetration. Avoid continuous opaque canopies that run the full length of facades.</p>						✓
Signage						
<p>g. Provide attractive signage on commercial buildings that identifies uses and shops clearly but which is scaled to the pedestrian rather than the motorist. Some exceptions can be made for buildings located on highways and/or major arterials in alignment with the City’s Sign Bylaw.</p>						✓
<p>h. Avoid the following types of signage:</p> <ul style="list-style-type: none"> • Internally lit plastic box signs; • Pylon (stand alone) signs; and • Rooftop signs. 						✓