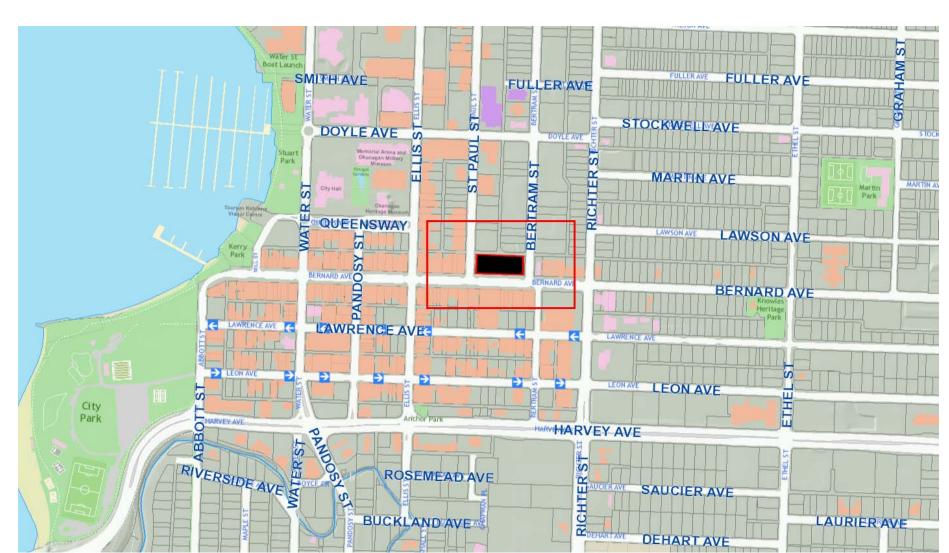
BERNARD BLOCK

DEVELOPMENT PERMIT APPLICATION CITY OF KELOWNA FEBRUARY 2019



OVERALL PLAN



NEIGHBOURHOOD PLAN

CODE CONSULTANT

INTERIOR DESIGNER

STRUCTURAL ENGINEER

BUILDING ENVELOPE CONSULTANT

ELECTRICAL ENGINEER

SUSTAINABILITY CONSULTANT

MECHANICAL ENGINEER

SOUTH WEST PERSPECTIVE

LAND SURVEYOR

T: NUMBER

CIVIL ENGINEER

GEOTECHNICAL ENGINEER

<u>OWNER</u> MISSION GROUP LISA LOCK 1000-1631 DICKSON AVENUE KELOWNA, BC V1Y 0B5 T: 250-448-8810

E: llock@missiongroup.ca **LANDSCAPE ARCHITECT**

WSP TERI CANTIN SUITE 700 - 1631 DICKSON AVE. KELOWNA, BC V1Y 0B5 T: 250-980-5520 E: Teri.Cantin@wsp.com

ARCHITECT (RECORD) RAFII ARCHITECTS INC. FOAD RAFII SUITE ONE 1600 HOWE STREET VANCOUVER, BC V6Z 2L9 T: 604-688-3655 E: foad@rafiiarchitects.com

COVER

CONTEXT

SURVEY SITE PLAN LEVEL P1 LEVEL 1

LEVEL 2 LEVEL 3 LEVEL 4

LEVEL 5 LEVEL 6

TYPICAL FLOOR

SOUTH ELEVATION WEST ELEVATION

EAST ELEVATION

SECTIONS B & C

LANDSCAPE PLAN

HYDROZONE PLAN

RENDERED ELEVATION (SOUTH)

RENDERED ELEVATION (WEST) RENDERED ELEVATION (EAST)

PERSPECTIVES

ISOMETRICS

SECTION A

UNIT PLANS

A3-4

A4-2

A100

A101

A103

LDP1

LDP2

UPPER LEVEL LAYOUTS

CONCEPTS

PROJECT DATA

DESIGN RATIONALE

ELEVATION DETAILS PERSPECTIVE SKETCH PERSPECTIVE SKETCH

ELEVATION CONCEPTS SKETCH

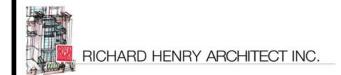
ARCHITECT (DESIGN)

RICHARD HENRY ARCHITECT INC. RICHARD HENRY 28-1020 MAINLAND STREET VANCOUVER, BC V6B 2T5 T: 604-683-7559 E: rhenryarchitect@telus.net

2019-02-20 DP APPLICATION

he exclusive property of the architect/designer

be informed of any variations from the dimensions



Z

604.688.3655 FAX 604.688.3522 EMAIL rai@rafiiarchitects.com rafiiarchitects.com

> 1600 HOWE ST VANCOUVER BC V6Z 2L9 CANADA

SUITE ONE



500 BERNARD AVENUE KELOWNA, B.C.

BERNARD BLOCK

COVER

 \mathbf{C}

FEBRUARY 2019 Drawing No.

D:\PROJECTS\18-59 BERNARD BLOCK\18-59 BERNARD BLOCK (2019-02-07 DP).rvt

AREA SUMMARY PHASE A 28 LEVEL MARKET CONDO TOWER OVER 5 LEVEL PODIUM, 8 UNITS PER FLOOR

LEVEL	RESIDENTIAL	COMMON	CRU	GROSS BUILD	BALCONY	ROOF DECK	PARKING	UTILITIES/STRG	GROSS SERVICE
LEVEL P1	0.00 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF	19,796.88 SF	4,790.02 SF	24,586.90 SF
LEVEL 1	0.00 SF	3,648.05 SF	9,922.51 SF	13,570.56 SF	0.00 SF	0.00 SF	5,890.12 SF	4,395.48 SF	10,285.60 SF
LEVEL 2	0.00 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF	19,216.77 SF	1,882.04 SF	21,098.81 SF
LEVEL 3	0.00 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF	22,144.77 SF	2,047.58 SF	24,192.35 SF
LEVEL 4	0.00 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF	22,144.77 SF	2,047.58 SF	24,192.35 SF
LEVEL 5	0.00 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF	9,215.82 SF	1,491.64 SF	10,707.46 SF
LEVEL 6	5,037.19 SF	1,771.26 SF	0.00 SF	6,808.45 SF	0.00 SF	17,404.83 SF	0.00 SF	0.00 SF	0.00 SF
LEVEL 7	5,761.35 SF	1,047.10 SF	0.00 SF	6,808.45 SF	1,182.67 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF
LEVEL 8	5,761.35 SF	1,047.10 SF	0.00 SF	6,808.45 SF	1,182.67 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF
LEVEL 9	5,761.35 SF	1,047.10 SF	0.00 SF	6,808.45 SF	1,182.67 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF
LEVEL 10	5,761.35 SF	1,047.10 SF	0.00 SF	6,808.45 SF	1,182.67 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF
LEVEL 11	5,761.35 SF	1,047.10 SF	0.00 SF	6,808.45 SF	1,182.67 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF
LEVEL 12	5,761.35 SF	1,047.10 SF	0.00 SF	6,808.45 SF	1,182.67 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF
LEVEL 13	5,761.35 SF	1,047.10 SF	0.00 SF	6,808.45 SF	1,182.67 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF
LEVEL 14	5,761.35 SF	1,047.10 SF	0.00 SF	6,808.45 SF	1,182.67 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF
LEVEL 15	5,761.35 SF	1,047.10 SF	0.00 SF	6,808.45 SF	1,182.67 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF
LEVEL 16	5,761.35 SF	1,047.10 SF	0.00 SF	6,808.45 SF	1,182.67 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF
LEVEL 17	5,761.35 SF	1,047.10 SF	0.00 SF	6,808.45 SF	1,182.67 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF
LEVEL 18	5,761.35 SF	1,047.10 SF	0.00 SF	6,808.45 SF	1,182.67 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF
LEVEL 19	5,761.35 SF	1,047.10 SF	0.00 SF	6,808.45 SF	1,182.67 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF
LEVEL 20	5,761.35 SF	1,047.10 SF	0.00 SF	6,808.45 SF	1,182.67 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF
LEVEL 21	5,761.35 SF	1,047.10 SF	0.00 SF	6,808.45 SF	1,182.67 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF
LEVEL 22	5,761.35 SF	1,047.10 SF	0.00 SF	6,808.45 SF	1,182.67 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF
LEVEL 23	5,761.35 SF	1,047.10 SF	0.00 SF	6,808.45 SF	1,182.67 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF
LEVEL 24	5,761.35 SF	1,047.10 SF	0.00 SF	6,808.45 SF	1,182.67 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF
LEVEL 25	5,761.35 SF	1,047.10 SF	0.00 SF	6,808.45 SF	1,182.67 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF
LEVEL 26	5,761.35 SF	1,047.10 SF	0.00 SF	6,808.45 SF	1,182.67 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF
LEVEL 27	5,761.35 SF	1,047.10 SF	0.00 SF	6,808.45 SF	1,182.67 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF
LEVEL 28	5,761.35 SF	1,047.10 SF	0.00 SF	6,808.45 SF	1,182.67 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF
LEVEL 29	5,761.35 SF	1,047.10 SF	0.00 SF	6,808.45 SF	1,182.67 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF
LEVEL 30	5,761.35 SF	1,047.10 SF	0.00 SF	6,808.45 SF	1,182.67 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF
LEVEL 31	5,025.74 SF	1,046.52 SF	0.00 SF	6,072.26 SF	1,508.10 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF
LEVEL 32	5,025.74 SF	1,046.52 SF	0.00 SF	6,072.26 SF	1,508.10 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF
LEVEL 33	5,025.74 SF	1,046.52 SF	0.00 SF	6,072.26 SF	1,508.10 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF
LEVEL 34 (PH AMENITY)	0.00 SF	1,699.87 SF	0.00 SF	1,699.87 SF	0.00 SF	3,382.96 SF	0.00 SF	1,354.76 SF	1,354.76 SF
LEVEL 35 (PH ROOF)	0.00 SF	672.98 SF	0.00 SF	672.98 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF
	158,386.81 SF	36,062.12 SF	9,922.51 SF	204,371.44 SF	32,908.38 SF	20,787.79 SF	98,409.13 SF	18,009.10 SF	116,418.23 SF

UNIT SUMMARY PHASE A

UNIT TYPE	DESCRIPTION	COUNT	AREA	TOTAL AREA
UNIT A	1B+D	24	724.16 SF	17,379.84 SF
UNIT A1	1B+D	3	728.35 SF	2,185.05 SF
UNIT B	2 BED	25	870.88 SF	21,772.00 SF
UNIT B1	2B+D	3	1,042.34 SF	3,127.02 SF
UNIT C	1B+D	25	541.36 SF	13,534.00 SF
UNIT D	2 BED	28	812.91 SF	22,761.48 SF
UNIT E	1 BED	28	586.89 SF	16,432.92 SF
UNIT F	2 BED	28	812.91 SF	22,761.48 SF
UNIT G	1B+D	25	541.36 SF	13,534.00 SF
UNIT H	2 BED	25	870.88 SF	21,772.00 SF
UNIT H1	2B+D	3	1,042.34 SF	3,127.02 SF
		217		158,386.81 SF

DESCRIPTION	COUNT
1 BED	28
1B+D	77
2 BED	106
2B+D	6
	217

BICYCLE SUMMARY PHASE A

MINIMUM BICYCLE STORAGE REQUIREMENTS:

RESIDENTIAL: CLASS 1 = 0.5 / UNIT

217 * 0.5 = 109 SPACES CLASS 2 = 0.1 / UNIT217 * 0.1 = 22 SPACES

COMMERCIAL: CLASS 1 = 0.2 / 100m2 (1076 SF)

9925.18 / 1076 * 0.2 = 2 SPACES 9925.18 / 1076 * 0.6 = 6 SPACES

BICYCLE STORAGE PROVIDED:

CLASS 2 = 0.6 / 100m2 (1076 SF)

PHASE 1 RESIDENTIAL		PHASE 1 COMMERCIAL	
CLASS 1	109		3
CLASS 2	22	CLASS 2	6
	131		9

PARKING SUMMARY PHASE A

	PHASE A PARKING		COMBINED PARKING
_			
	COMPACT		COMPACT
	25		39
	DISABILITY	_	DISABILITY
	6		12
	FULLSIZE		FULLSIZE
	136		282
	MEDIUM		MEDIUM
	101		168
	268	_	501

MINIMUM PARKING REQUIREMENTS AS LISTED IN THE CITY OF KELOWNA CONSOLIDATED ZONING BYLAW NO. 8000, DATED OCTOBER 26, 2015

RETAIL: 2 SPACES / 100m2(1,076SF)

FOR GROSS FLOOR AREA UNDER 1,000m2 (10,760 SF)

9,922.51 SF / 1,076 = 9.22 x 2 SPACES = 18 SPACES

RESIDENTIAL: APARTMENT HOUSING: 1 SPACE / UNIT

217 UNITS = 217 SPACES

1 VISITOR SPACE / 7 UNITS

217 UNITS / 7 = 31 SPACES

MINIMUM PARKING REQUIRED 266 SPACES

RICHARD HENRY ARCHITECT INC.

This plan and design are, and at all times remain the exclusive property of the architect/designer and cannot be used or reproduced without written consent. Written dimensions shall have

precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and this office shall be informed of any variations from the dimensions

and conditions shown on the drawing.

2019-02-20 DP APPLICATION

REVISIONS

AREA SUMMARY PHASE B 9 LEVEL OFFICE TOWER OVER 5 LEVEL PODIUM

LEVEL	COMMON	CRU	OFFICE	GROSS BUILD	BALCONY	ROOF DECK	PARKING	UTILITIES/STRG	GROSS SERVICE
LEVEL P1	0.00 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF	15,254.76 SF	3,277.22 SF	18,531.98 SF
LEVEL 1	2,855.72 SF	7,979.14 SF	0.00 SF	10,834.86 SF	0.00 SF	0.00 SF	3,520.71 SF	3,321.50 SF	6,842.21 SF
LEVEL 2	0.00 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF	14,356.40 SF	1,172.62 SF	15,529.02 SF
LEVEL 3	0.00 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF	17,356.55 SF	872.94 SF	18,229.49 SF
LEVEL 4	0.00 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF	17,356.54 SF	873.05 SF	18,229.59 SF
LEVEL 5	1,453.66 SF	0.00 SF	4,430.91 SF	5,884.57 SF	0.00 SF	2,809.26 SF	8,426.25 SF	382.85 SF	8,809.10 SF
LEVEL 6	1,518.66 SF	0.00 SF	7,357.53 SF	8,876.19 SF	0.00 SF	9,315.65 SF	0.00 SF	0.00 SF	0.00 SF
LEVEL 7	857.43 SF	0.00 SF	8,010.54 SF	8,867.97 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF
LEVEL 8	857.43 SF	0.00 SF	8,020.29 SF	8,877.72 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF
LEVEL 9	857.43 SF	0.00 SF	8,027.64 SF	8,885.07 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF
LEVEL 10	857.43 SF	0.00 SF	8,037.82 SF	8,895.25 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF
LEVEL 11	857.43 SF	0.00 SF	8,045.65 SF	8,903.08 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF
LEVEL 12	857.43 SF	0.00 SF	8,054.63 SF	8,912.06 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF
LEVEL 13	857.43 SF	0.00 SF	8,063.16 SF	8,920.59 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF
LEVEL 14	529.08 SF	0.00 SF	0.00 SF	529.08 SF	0.00 SF	4,467.97 SF	0.00 SF	3,937.77 SF	3,937.77 SF
	12,359.13 SF	7,979.14 SF	68,048.17 SF	88,386.44 SF	0.00 SF	16,592.88 SF	76,271.21 SF	13,837.95 SF	90,109.16 SF

PARKING SUMMARY PHASE B

PHASE B PARKING	COMBINED PARKING
COMPACT	COMPACT
14	39
DISABILITY	DISABILITY
6	12
FULLSIZE	FULLSIZE
146	282
MEDIUM	MEDIUM
67	168
233	501

MINIMUM PARKING REQUIREMENTS AS LISTED IN THE CITY OF KELOWNA CONSOLIDATED ZONING BYLAW NO. 8000, DATED OCTOBER 26, 2015

2 SPACES / 100m2 (1,076 SF) FOR GROSS FLOOR AREA UNDER 1,000m2 (10,760 SF)

7,979.14 SF / 1,076 = 7.48 x 2 SPACES = 15 SPACES

OFFICE RATIO OF 2.5 (CITY MINIMUM RATIO): 2.5 SPACES / 100m2 (1,076 SF)

68,048.17 SF / 1,076 = 63.24 x 2.5 SPACES = 158 SPACES

MINIMUM PARKING REQUIRED 173 SPACES 60 EXTRA SPACES

OFFICE RATIO OF 3 (CLIENT PROPOSED RATIO) 3 SPACES / 100m2 (1,076 SF)

68,048.17 SF / 1,076 = 63.24 x 3 SPACES = 190 SPACES

MINIMUM PARKING REQUIRED

28 EXTRA SPACES

BICYCLE SUMMARY PHASE B

MINIMUM BICYCLE STORAGE REQUIREMENTS:

COMMERCIAL:

CLASS 1 = 0.2 / 100m2 (1076 SF) 76780.18 / 1076 * 0.2 = 14 SPACES

BICYCLE STORAGE PROVIDED:

PHASE 2 COMMERCIAL	
CLASS 1	15
CLASS 2	43
	58

CLASS 2 = 0.6 / 100m2 (1076 SF) 76780.18 / 1076 * 0.6 = 43 SPACES

PHASE 2 COMMERCIA	L
CLASS 1	1
CLASS 2	4
	5

604.688.3655 FAX

604.688.3522 EMAIL

rai@rafiiarchitects.com

rafiiarchitects.com

SUITE ONE

1600 HOWE ST

VANCOUVER BC

V6Z 2L9 CANADA



500 BERNARD AVENUE

KELOWNA, B.C.

BERNARD BLOCK

PROJECT DATA

FEBRUARY 2019

PROJECT INFORMATION

CIVIC ADDRESS: 560 & 590-594 BERNARD AVENUE, KELOWNA, B.C. LEGAL DESCRIPTION: LOT A, PLAN 18789; AND LOTS 2 AND 3, PLAN 2127; DISTRICT LOT 139 O.D.Y.D

C7

SITE AREA: 44,306 SF 4,116.22 m² **BUILDING HEIGHTS:** OFFICE:

SETBACKS

SOUTH (BERNARD): 0.25 m $0.3 \, \mathrm{m}$ $0.3 \, \mathrm{m}$ 0.6 m

FSR CALCULATION

NET AREAS RESIDENTIAL RETAIL

244,336.63 SF 22,707.87 m²

48.43 m

100.94 m

A0-1

Drawing No.

GENERAL DEFINITIONS:

- RESIDENTIAL, CRU, AND OFFICE AREAS (NET SELLABLE) ARE MEASURED FROM THE EXTERIOR FACE OF EXTERIOR WALLS TO CENTERLINE OF PARTY AND CORRIDOR (OR CORE) WALLS.

- COMMON AND CIRCULATION AREAS ARE MEASURED TO CENTERLINE OF CORRIDOR WALLS AND THE EXTERIOR FACE AT EXTERIOR WALLS (ON RESIDENTIAL TOWER, OFFICE BLOCK, AND GROUND FLOOR LOBBY/CRU/AMENITY ONLY) - AMENITY AREAS ARE INCLUDED IN COMMON AND CIRCULATION AREAS

- GROSS BUILDABLE AREA IS THE SUM OF NET SELLABLE AND COMMON AREA

- GROSS SERVICE AREA IS THE SUM OF ALL ABOVE AND BELOW GRADE PARKING AND UTILITY/STORAGE AREA

205 SPACES

ZONING:

CONDO:

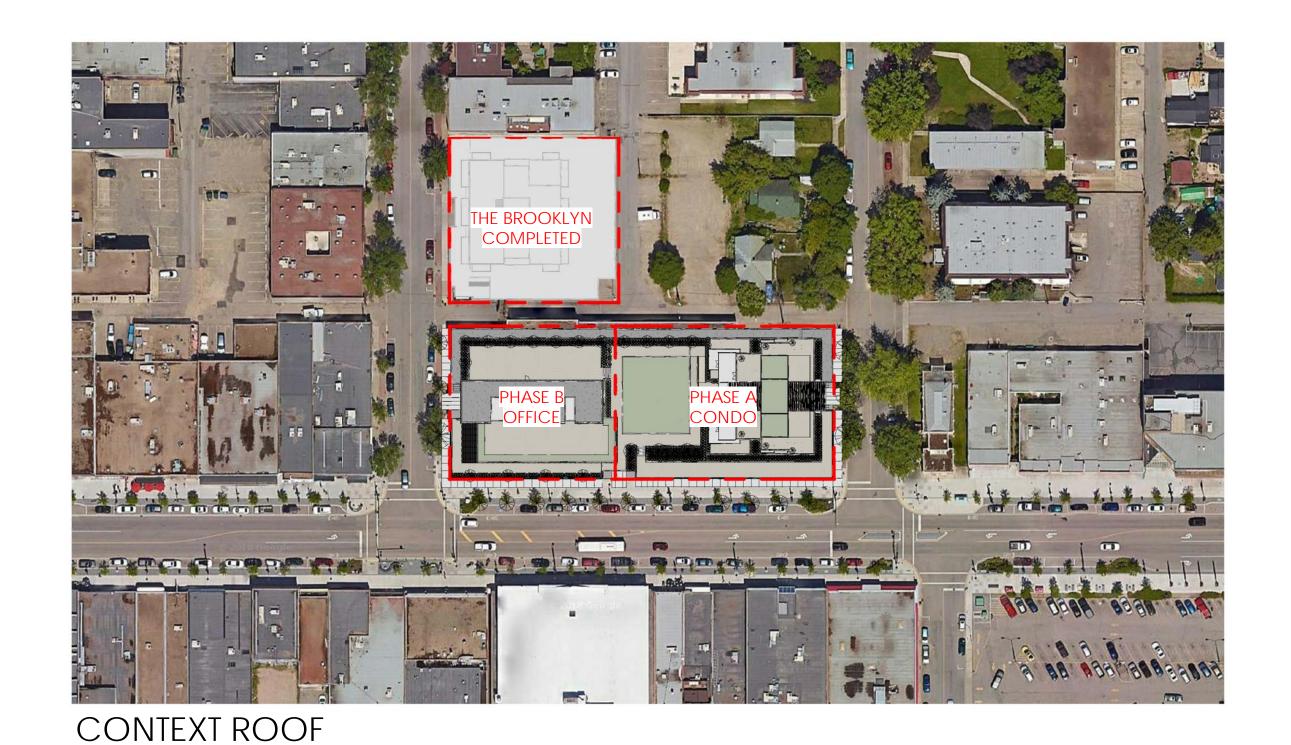
5.5

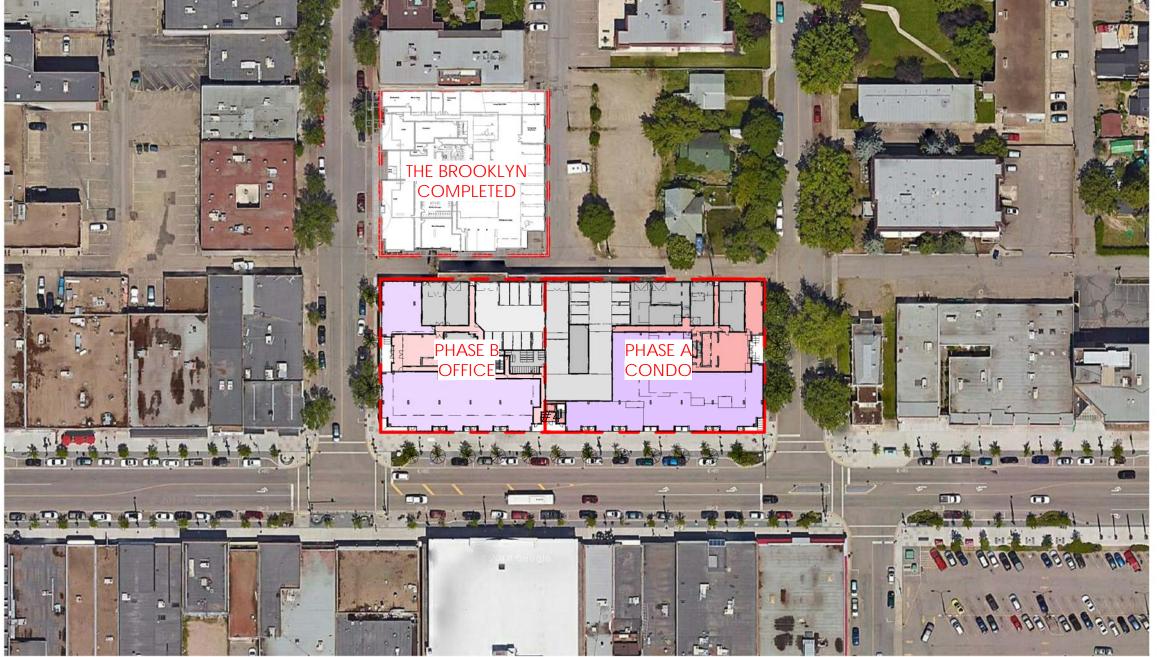
WEST (ST. PAULS): EAST (BERTRAM): NORTH (LANE)

FAR

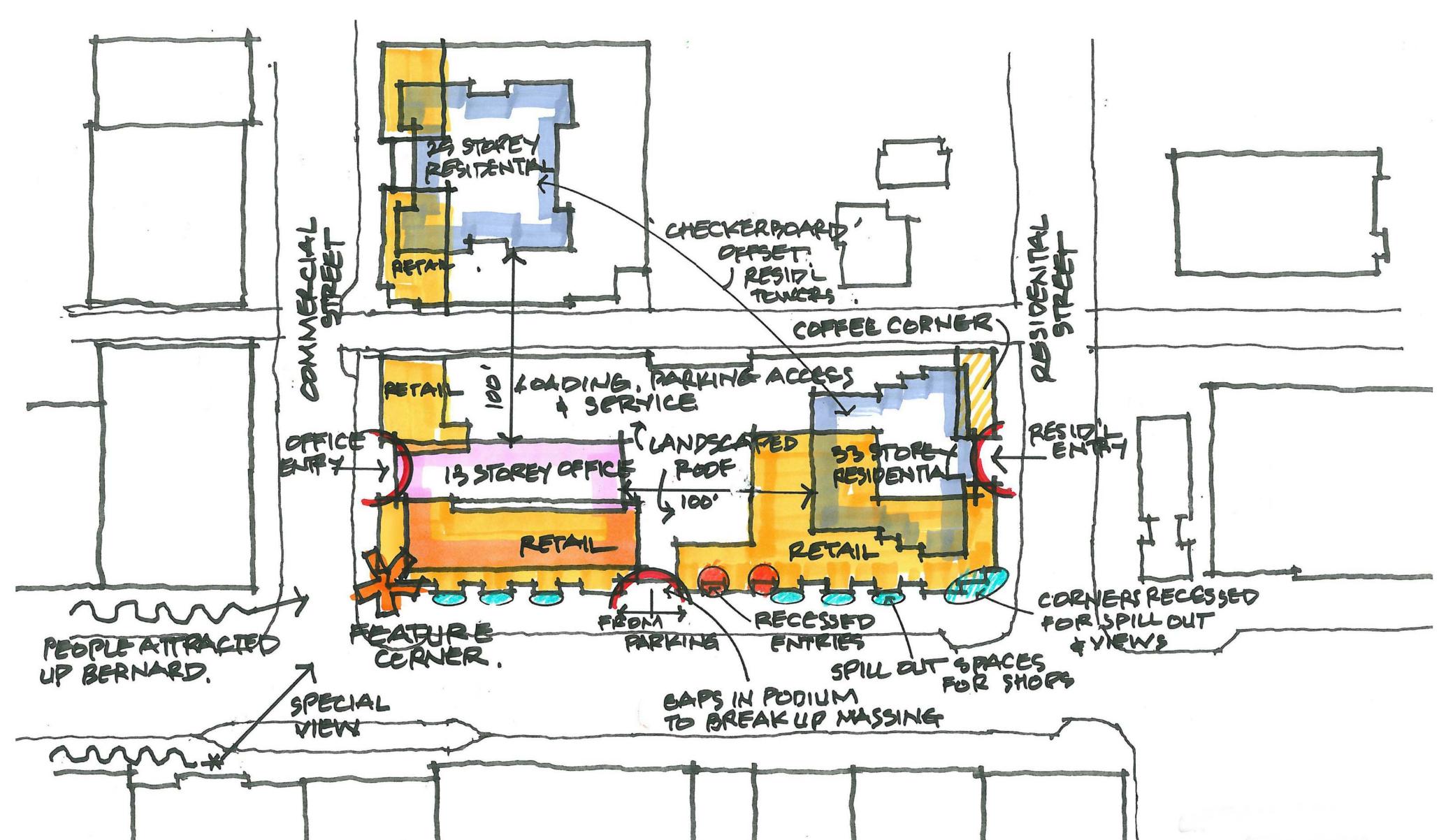
158,386.81 SF 14,714.62 m² 17,901.65 SF 1,663.12 m² Drawn By: OFFICE 68,048.17 SF 6,321.88 m²

D:\PROJECTS\18-59 BERNARD BLOCK\18-59 BERNARD BLOCK (2019-02-07 DP).rvt





CONTEXT GROUND



URBAN DESIGN DIAGRAM

Copyright Reserved
This plan and design are, and at all times remain
the exclusive property of the architect/designer
and cannot be used or reproduced without
written consent. Written dimensions shall have
precedence over scaled dimensions. Contractors
shall verify and be responsible for all dimensions
and conditions on the job and this office shall

and conditions shown on the drawing.

be informed of any variations from the dimensions

NO.	DATE	DESCRIPTION	BY
1	2019-02-20	DP APPLICATION	FR



TEL
604.688.3655
FAX
604.688.3522
EMAIL
rai@rafiiarchitects.com
www
rafiiarchitects.com
SUITE ONE
1600 HOWE ST
VANCOUVER BC

Architectual Institute of B.

V6Z 2L9 CANADA



500 BERNARD AVENUE KELOWNA, B.C.

BERNARD BLOCK

CONTEXT

COMEN

Date:	Project No.
FEBRUARY 2019	18-59
Scale:	Drawing No.
N.T.S.	
Drawn By:	
FMA	$\Lambda \Lambda \Lambda \Lambda$

File Name:
D:\PROJECTS\18-59 BERNARD
BLOCK\18-59 BERNARD BLOCK
(2019-02-07 DP).rvt

Project Background

The redevelopment of "Bernard Block" provides the opportunity to extend and anchor the successful evolution and revitalization of Bernard Avenue, Kelowna's High Street. Building on the success of our Brooklyn residential development, which ignited the transformation and urban renewal of the emerging "Bernard District", Bernard Block's mixed-use redevelopment program creates an opportunity for meaningfully integrated uses and significant placemaking. Structured around a framework of active, destination-oriented ground floor uses, inviting outdoor spaces, and a carefully curated public realm, the newly imagined Bernard Block becomes a cornerstone and gateway to an evolving downtown centre.

Zoning Context

C7 Central Business Commercial - Residential District

A development permit is sought to approve the form & character of the proposed "Bernard Block" redevelopment. Mission Group is also requesting approval of residential tower height above the 26-storey height limit referenced in Kelowna's C-7 Zone and Downtown Plan.

Physical Context

The site is consolidated into a single one-half city block that is 101.590 meters (332.30') by 40.520 m (130.94'). It is bounded to the south by Bernard Avenue, to the north by a laneway, to the east by Bertram Street and to the west by St. Paul Street. Total area is 4,116.427 sm, (44,310.30 sf)

Bertram Street to the east constitutes a primarily residential street, with a few single-family homes and predominantly two to four storey multifamily residential apartment buildings along its length to the north. It is characterized as a tree-lined street with a pleasant residential quality. A small commercial building wraps the corner to the east and continues the commercial "High Street" quality of Bernard Avenue.

St. Paul Street to the west continues with a commercial wrap of Bernard Avenue up toward the north. A commercial frontage has been continued along St. Paul Street with the first phase of the Bernard Block development ("Brooklyn" at 1471 St. Paul Street) immediately to the north, across the lane. This development is comprised of a 25-storey residential mixed-use complex, with a four storey podium along St. Paul, and a five storey podium to the rear.

Bernard Avenue in this area is primarily comprised of one to three storey commercial buildings, with retail functions at grade. The laneway to the north functions to serve garbage and loading requirements, while offering additional parking for these uses, and is proposed to maintain that principle use.

Use, Form and Height

The allowable uses, form and height as proposed are generally in keeping with the Downtown Plan policy objectives. The project is conceived as a true mixed-use, livework, play and shop contribution to the emerging and expanding downtown area with opportunities to do all of the above, with only a modest reliance on vehicular transportation to achieve other more distant objectives.

Commercial retail is proposed for street level use along Bernard Avenue, wrapping north along Bertram Street and St. Paul Street. A small amenity area "neighborhood cafe" is proposed as a semi-private use at the interface with residential neighbours to the north along Bertram Street. This is seen as a potential social gathering place to connect with neighbours in the area over a coffee, continuing a "soft" commercial use, extending to the lane.

A "Class A", 13-storey office building (including podium) is proposed for the western half of the site and is held back 100 feet from the new 25-storey residential tower neighbor to the north (Brooklyn). Access for pedestrians to this building is located mid-block along St. Paul Street. Parking, in all cases, is accessed from the middle of the lane to the north.

A 33-storey residential tower (including podium) is proposed on the eastern half of the site, setback 100 feet from the office tower to the west. Contrasting day/night use times between the office and residential buildings maintain privacy for residents. The total number of residential units proposed is 217, with a fairly even split between family oriented and non-family oriented units.

The podium massing model established with the "Brooklyn" development has been followed; a slightly higher parking podium along the lane (five storeys) and lower (four storeys) along the principle street, Bernard Avenue.

Soil conditions dictate a partially elevated parking podium, with commercial retail at grade. All podium elements have been kept below the prescribed 16 meter height restriction, as was followed by the "Brooklyn" development. Further shoulder step-backs are discussed below. Due to the significant scale of the podium, there is an opportunity to create a substantial semi-private platform for outdoor use for both the office and residential building end users. The detailed planning of these potential uses is underway and are indicated on these drawings in a schematic fashion.

Setbacks and Step-backs

As previously noted, building setbacks in relation to one another conform to the 100 foot objective, with the exception of a small upper portion of the angled office component to the west. Offsetting day/night activities between residential and office use mitigate potential privacy concerns in this case.

The closest components of the residential tower have been set 3.05m (10') from both the lane and Bertram Street and 6.47m (21.2') from Bernard Avenue. The distance to the Brooklyn residential tower exceeds 45m (150'). The vertical planes of the residential tower step back towards the water views, and an eight units per floor (differing from Brooklyn's ten units per floor) give the tower a more vertical and slender appearance from most angles, creating a hierarchical composition of taller, medium and shorter building forms that add interest to the skyline of the area. The tower also steps back for the uppermost three storeys, giving a tripartite expression of base (podium), middle, and top.

Architectural Expression

Architecturally the development has been separated into a hierarchy of discreet and contrasting forms. The form and character of these components are intended to present an elegant, clean and contemporary expression to this area of Bernard Avenue.

<u>Podium</u>

The elevated parking podium was recognized at the outset to be of potential concern, due to its horizontal scale and mass. Conversely, it also provides the opportunity to express a meaningful design, worthy of its prominence in the downtown community. Elevating the bar and setting context for future downtown projects, Bernard Block's podium design proposes to celebrate, rather than hide this prominent feature of the buildings' expression. A gesture that is both thoughtfully conceived and purposefully executed, sculptural and artful in nature, and ultimately contextual in its meaning and origination offers an opportunity to become an attraction and destination along the Bernard Avenue streetscape.

Generally speaking, the podium offers a very horizontal expression, with all elements intended to convey a grounding effect for the overall development above. The active ground floor level has been highly articulated and further characterized by multiple recessed entries, extending the urban character of the Bernard Avenue streetscape. Numerous retail entries provide opportunities for spill-out spaces onto Bernard Avenue's generous sidewalks, attracting a variety of retail services such as food stores, boutique shops, cafés and service orientated businesses. A large canopy of high opacity provides water protection and sun shade for most of the year, while additional retractable shade awnings located at their outer edge offer further shading, providing retailers the opportunity to obscure the line between indoor and outdoor space during warmer months. The overall design objectives for the retail commercial areas at Bernard Block are to attract goods and services tailored to the specific needs of this mixed-use neighborhood, in an environment that is convenient, service-oriented, pedestrian-scaled and connected to the urban lifestyles of the neighborhood residents.

A feature element, which is still under design consideration, will be located at the southwest corner of the podium. This element is intended to be iconic in nature and artfully conceived, captivating pedestrians, and becoming a meaningful reference for an emerging new downtown "Bernard District". Overall, the podium is seen as an opportunity to create an element of beauty in this area of urban fabric.

Residential Tower

The residential tower, with its stacked balconies, window elements and smaller floorplate, is intended to exaggerate its vertical expression as a contrast to its strong horizontal base. While the general intention is to attract one's attention to the top of the building, where a common and evening-lit amenity area exists for owners use, the emphasis is on creating a vertical gesture, thereby reinforcing the "tallest-in-the-neighbourhood" stance.

A playful fenestration pattern draws attention to the east façade and similarly emphasizes the building's verticality, creating interest as one moves westward along Bernard Avenue.

<u>Office</u>

The office building, as the lowest form in this composition of elements, uses an office floor plate size of 1000sm (10,000 sf), and has a slender aspect as seen from Bernard Avenue to the west. It benefits from its own semi-private roof terraces and has direct access to both the common podium level terraces and the residential tower itself. A truly live/work/play opportunity is presented here with this unique arrangement of uses.

The southern face of the office building intentionally angles back to draw attention to the important southwest corner of the podium, as well as create a more interesting contemporary form.

Nature, Culture and History

In the pursuit of finding an "artful" positioning for the building base, we have explored regional, cultural, historical, and in some cases metaphorical representations and interpretations for certain design elements.

To begin with, a "bird's nest" found from the area was thought to be an appropriate and interesting form in how it represented a unique and wonderfully beautiful expression of the most rudimentary of dwelling types. The one shown on the Concept Panel was primarily comprised of grass stalks and blades from the area, hence the notion of native "grasses" becoming a metaphor for the "foil" coverage for much of the office building base.

Followed by delicate "cirrus clouds" which have been interpreted for the special horizontal windows that allow light into the parkade, with overlapping frit layers implying these features. Bernard Block's design rationale further integrates materials and elements rooted in Kelowna's natural and cultural heritage, inspired by Bernard Avenue's streetscape revitalization, which incorporated "themes derived from Kelowna's local natural and cultural heritage combined with tributes to the First Nation people of this area". These elements including grasses and reeds, once used to craft useful objects such as mats, baskets and fabrics, integrate the notion of "weaving" into a basket form explored as the "foil" on the parkade podium under the residential tower (see Concept Panel).

Sedimentary deposits in the lower hill and mountain areas are an important and visible part of the region so the design incorporates a reference to this with robust and deep concrete walls forming the anchor points to the floating base while declaring entranceways to the two buildings and parking access points.

Water was an important and revolutionary element in the "greening" of the Okanagan Valley. The use of irrigation water transported from the surrounding mountains and hills transformed the area from relatively sparse grazing land into an agricultural and horticultural oasis. Water was a fundamental component in the current use of the land, and while not currently shown on the drawings submitted, we are continuing to explore design concepts that would express this important component to the history of the region.

Detail and Materiality

The podium is principally intended to express the nature of "grass foils" floating in front of a charcoal background. The "nest" version occupies the area under the office tower, comprised of prefinished aluminum extrusions layered in two overlapping planes that project in front of the windows and panels behind. The "basket" version is on one plane and is comprised of aluminum plating or sheeting hydro-cut to shape and partially overlapping the windows.

The charcoal background for these foils expresses itself and wraps the laneway as well. It is from a panelized, cementitious system of surface mounted plates in a deep charcoal color. Windows in the base are silver capped curtain wall with fritted cantilevered canopies and support system to match. White retractable awnings will be further fitted to shade certain areas. The horizontal windows above will have overlapping translucent frits, creating a soft glow behind the foils in the evening.

The office building is intended to be a simple crystalline form made of reflective glass surfaces and butt glazed curtainwall for its entirety. Some spandrel glass will be integrated to reduce heat loss.

The residential building is made of highly contrasting white painted cast-in-place concrete together with a dark charcoal mullion and spandrel glazed upstands emphasizing the building's verticality.

The "earth" entranceways are made from random loosely poured cast-in-place concrete that emulates a rammed earth composition of sedimentary layers.

COR-TEN steel, in its weather-rusted form, is proposed for entryway accents and landscape features at grade and at the podium. In keeping with the earth metaphor, the rusted iron brings a warmth and appropriateness to the materiality of the arid and semi-arid region of the Okanagan.

Copyright Reserved
This plan and design are, and at all times remain the exclusive property of the architect/designer and cannot be used or reproduced without written consent. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and this office shall be informed of any variations from the dimensions and conditions shown on the drawing.

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	2019-02-20	DP APPLICATION	FR



Z

TEL
604.688.3655
FAX
604.688.3522
EMAIL
rai@rafiiarchitects.com
www
rafiiarchitects.com
SUITE ONE
1600 HOWE ST
VANCOUVER BC



V6Z 2L9 CANADA

500 BERNARD AVENUE KELOWNA, B.C.

BERNARD BLOCK

Drawing Title

 \mathbf{C}

DESIGN RATIONALE

Date:
FEBRUARY 2019

Scale:
Drawing No.

Drawn By:
RH / LL

Fig. No.

RH / LL

File Name:

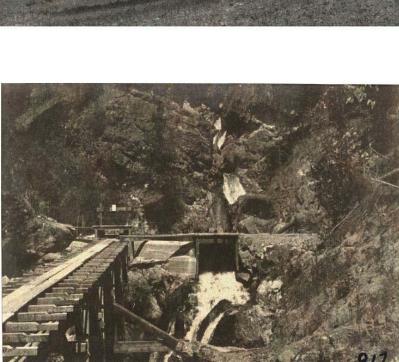
D:\PROJECTS\18-59 BERNARD
BLOCK\18-59 BERNARD BLOCK
(2019-02-07 DP).rvt



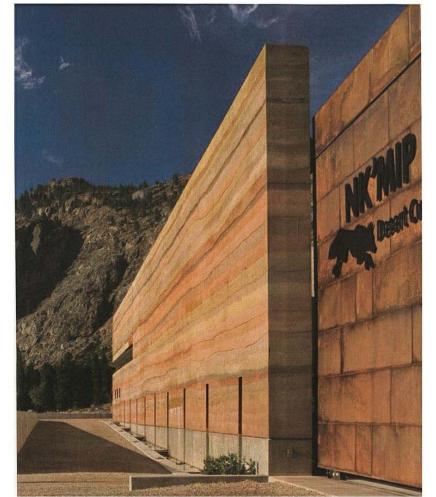
played an important role in the development of the concept for this proposal. Water, native grasses, the expression of the sedimentary layering of the earth from glacial deposits in the lower hills, rusting iron, the cirrus clouds often seen, and frosty moonlight through branches, are metaphorical expressions that can be found in it. A little bird's nest from grass stalks and blades epitomizes the ideal home made from indigenous materials.







Water played an intrinsic role in the transformation of the region from simple dry cattle grazing land into a rich horiticultural oasis. In the early 1900's water was redirected from the mountain and hillside streams to become irrigation supplies for fields and orchards in the valley. The dry sunny climate combined with rich soils and a new water supply created what is the principle Okanagan industry, and character, of today.













Indigenous cultures used the land and the materials found in this area to survive and thrive. Materials such as the abundant grasses found in the area were manipulated to create decorative and utilitarian devices such as mats and baskets and the metaphorical interpretation can be found in the expression of the base.





The overall development has been designed as a crisp clean contemporary compositional gesture with a new tall residential tower, expressive of its verticality, a low horizontal base element full of shops and restaurants that spill out into the street, and a very contemporary crystalline office building that anchors the southwest corner. Metaphorical expressions relating to culture, history, and materials of the region are found throughout.



NO.	DATE	DESCRIPTION	BY
1	2019-02-20	DP APPLICATION	FR
	+		
	+		



T E L 6 0 4 . 6 8 8 . 3 6 5 5 FAX 604.688.3522 EMAIL rai@rafiiarchitects.com rafiiarchitects.com SUITE ONE 1600 HOWE ST

VANCOUVER BC

V6Z 2L9 CANADA



500 BERNARD AVENUE KELOWNA, B.C.

BERNARD BLOCK

Drawing Title

CONCEPTS

FEBRUARY 2019 Drawing No. A0-4

D:\PROJECTS\18-59 BERNARD BLOCK\18-59 BERNARD BLOCK (2019-02-07 DP).rvt



The word "Syilx" takes its meaning from several different images. The root word "Yil" refers to the action of taking any kind of many-stranded fiber, like hemp, and rolling it and twisting it together to make one unit, or one rope. It is a process of making many into one.

What does Syilx mean?



Copyright Reserved
This plan and design are, and at all times remain
the exclusive property of the architect/designer
and cannot be used or reproduced without
written consent. Written dimensions shall have
precedence over scaled dimensions. Contractors

shall verify and be responsible for all dimensions and conditions on the job and this office shall be informed of any variations from the dimensions and conditions shown on the drawing.

NO.	DATE	DESCRIPTION	B
1	2019-02-20	DP APPLICATION	FR



TO TEL

604.688.3655

FAX

604.688.3522

EMAIL

rai@rafiiarchitects.com

www

rafiiarchitects.com

SUITE ONE

1600 HOWE ST

VANCOUVER BC

Client

Members of Architectual Institute of B.C

GROUP

V6Z 2L9 CANADA

Project
500 BERNARD AVENUE
KELOWNA, B.C.

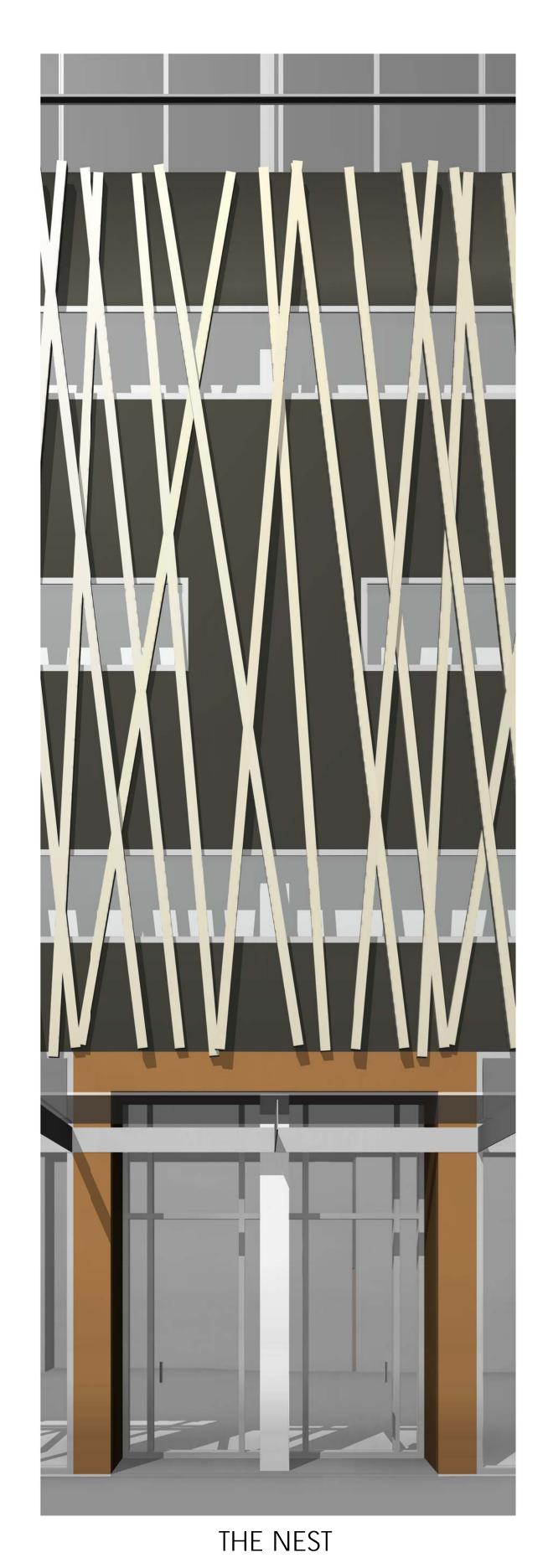
BERNARD BLOCK

Drawing

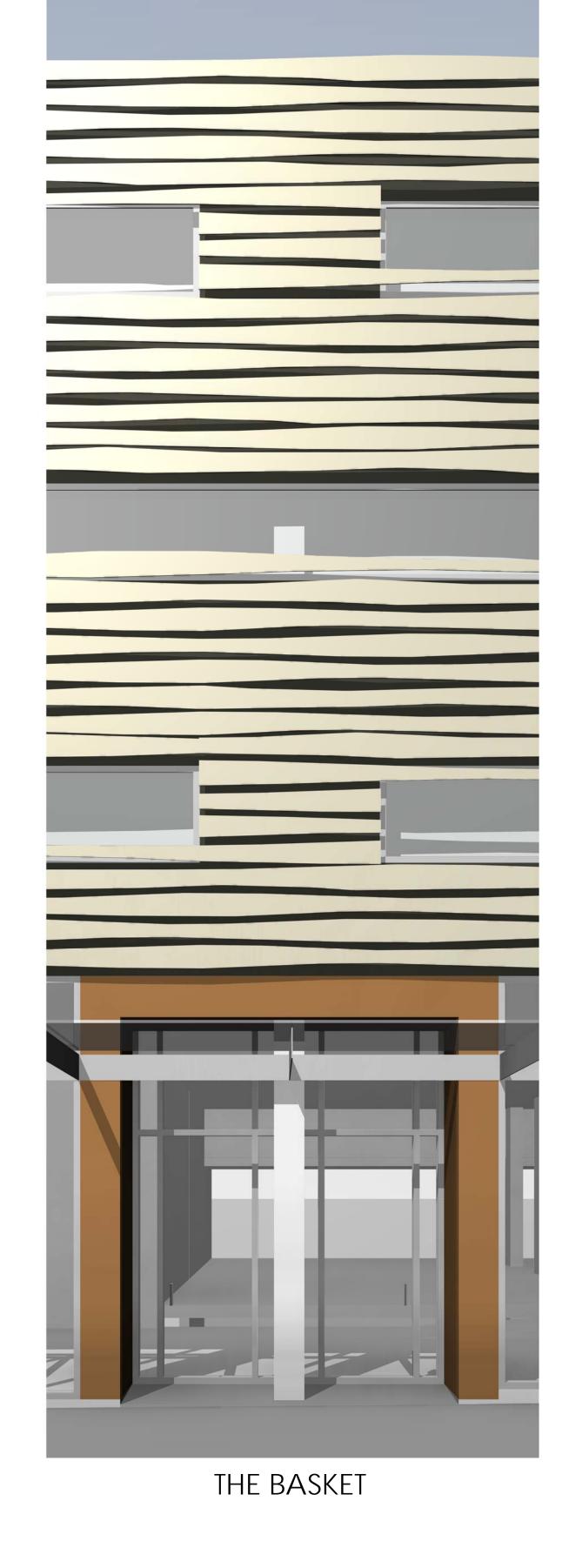
ELEVATION CONCEPTS SKETCH

D:\PROJECTS\18-59 BERNARD BLOCK\18-59 BERNARD BLOCK (2019-02-07 DP).rvt

Date:	Project No.	i
FEBRUARY 2019	18-59	
Scale:	Drawing No.	
Drawn By:	1 , , , ,	
RH	↓ AU-5	







NO.	DATE	DESCRIPTION	B
1	2019-02-20	DP APPLICATION	FF



TEL
604.688.3655

FAX
604.688.3522

EMAIL
rai@rafiiarchitects.com

www
rafiiarchitects.com

SUITE ONE
1600 HOWE ST
VANCOUVER BC
V6Z 2L9 CANADA

C.

Mambars of Architactual Institute of



500 BERNARD AVENUE KELOWNA, B.C.

BERNARD BLOCK

Drawing 1

ELEVATION DETAILS

nte:	Project No.
EBRUARY 2019	18-59
ale:	Drawing No.
awn By:	
MA	l Δ0-6 l
e Name:	

File Name:
D:\PROJECTS\18-59 BERNARD
BLOCK\18-59 BERNARD BLOCK
(2019-02-07 DP).rvt

9/02/2019 6:51:49 PM D:\NPROJECTS\18-59



NO.	DATE	DESCRIPTION	BY
1	2019-02-20	DP APPLICATION	FR



RICHARD HENRY ARCHITECT INC.

> SUITE ONE 1600 HOWE ST VANCOUVER BC V6Z 2L9 CANADA



500 BERNARD AVENUE KELOWNA, B.C.

BERNARD BLOCK

 $\dot{\mathbb{C}}$

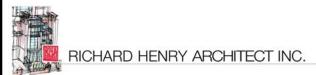
PERSPECTIVE SKETCH

Date:	Project No.
FEBRUARY 2019	18-59
Scale:	Drawing No.
Drawn By:	

D:\PROJECTS\18-59 BERNARD BLOCK\18-59 BERNARD BLOCK (2019-02-07 DP).rvt



NO.	DATE	DESCRIPTION	BY
1	2019-02-20	DP APPLICATION	FR



Z

П

 $\dot{\Omega}$

T E L 6 0 4 . 6 8 8 . 3 6 5 5 6 0 4 . 6 8 8 . 3 5 2 2

EMAIL rai@rafiiarchitects.com www rafiiarchitects.com

SUITE ONE 1600 HOWE ST

VANCOUVER BC V6Z 2L9 CANADA



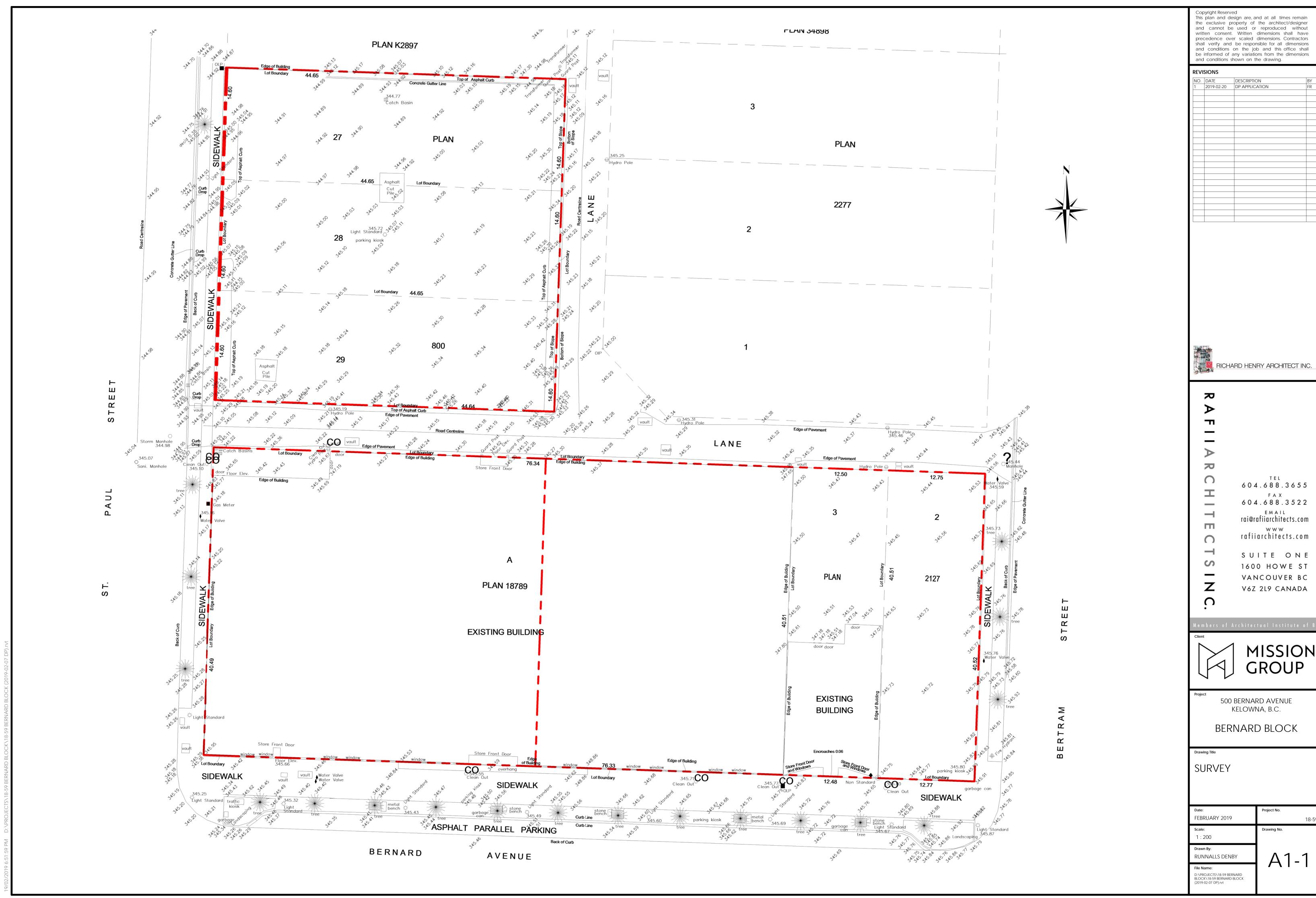
500 BERNARD AVENUE KELOWNA, B.C.

BERNARD BLOCK

PERSPECTIVE SKETCH

Date:	Project No.
FEBRUARY 2019	18-59
Scale:	Drawing No.
Drawn By:	

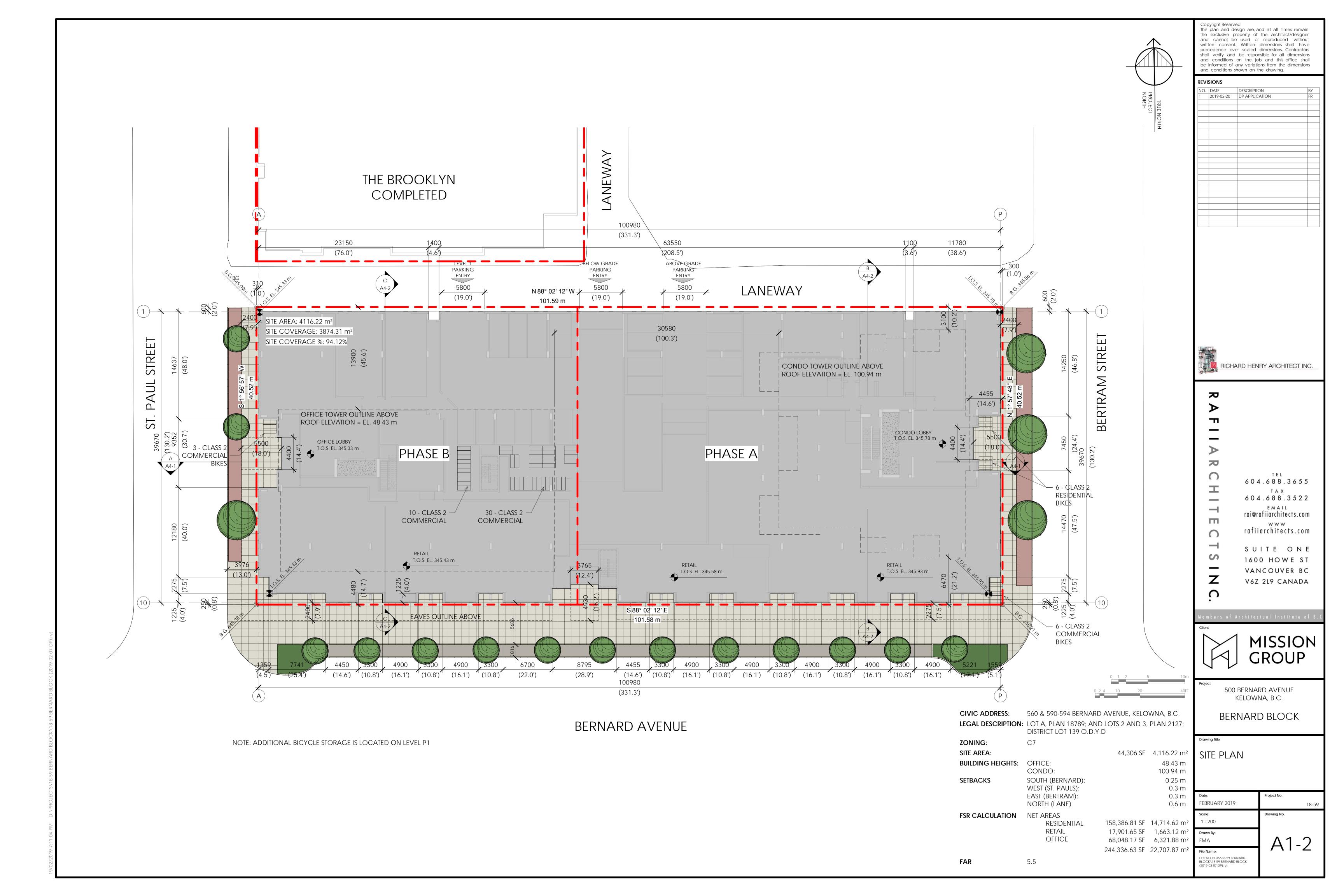
D:\PROJECTS\18-59 BERNARD BLOCK\18-59 BERNARD BLOCK (2019-02-07 DP).rvt

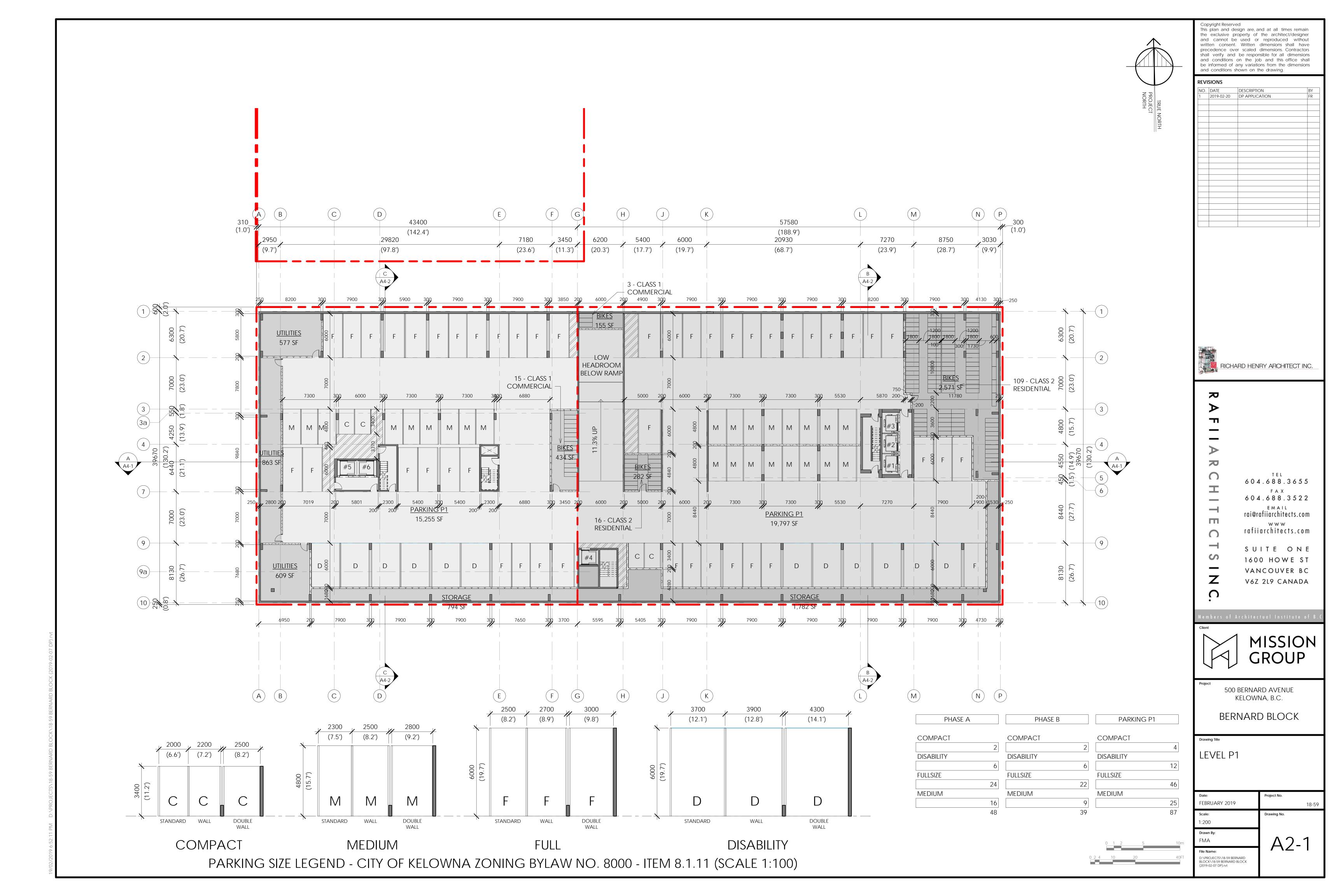


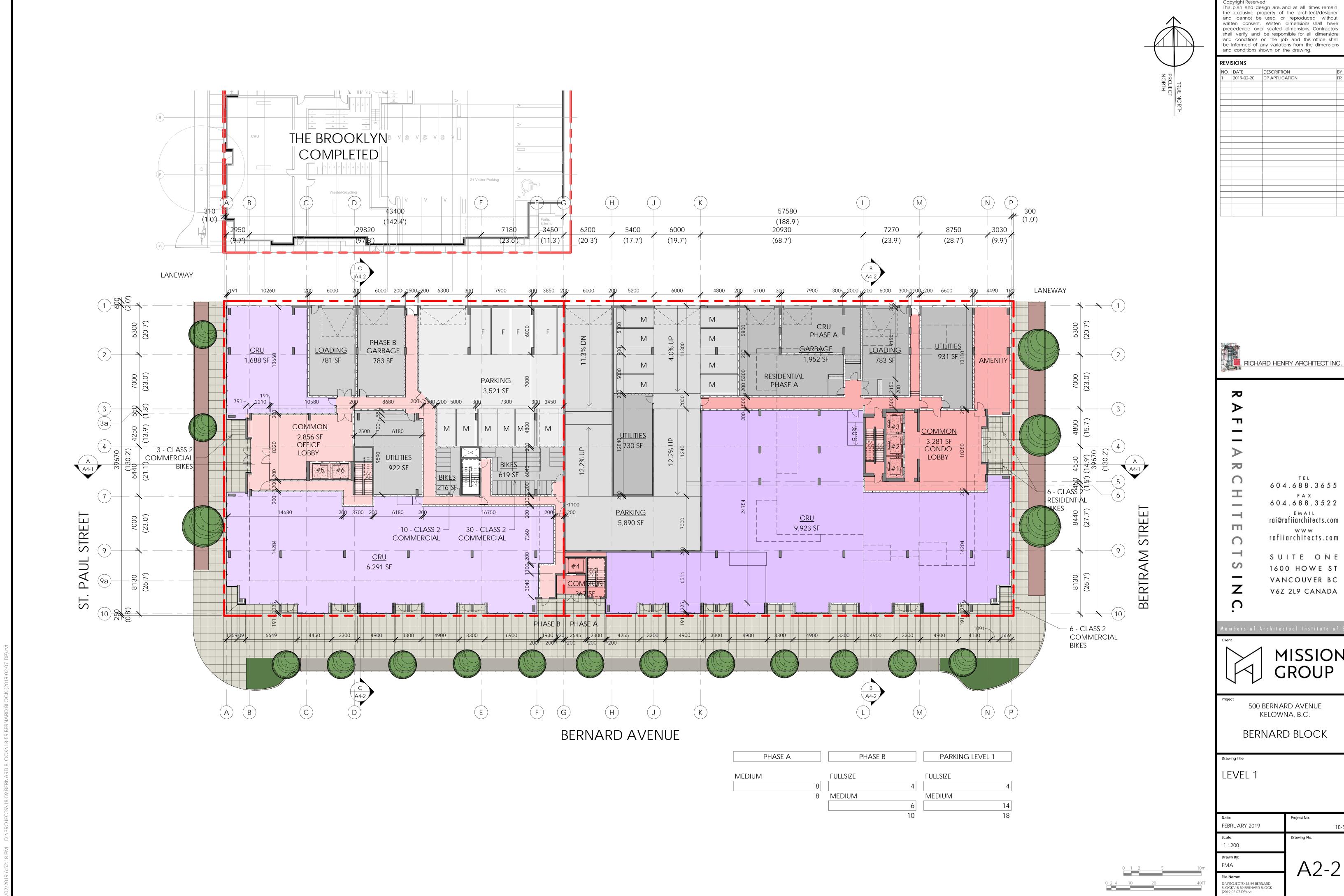
RICHARD HENRY ARCHITECT INC.



Date:	Project No.	
FEBRUARY 2019		18-59
Scale: 1:200	Drawing No.	
Drawn By: RUNNALLS DENBY	Λ1	1







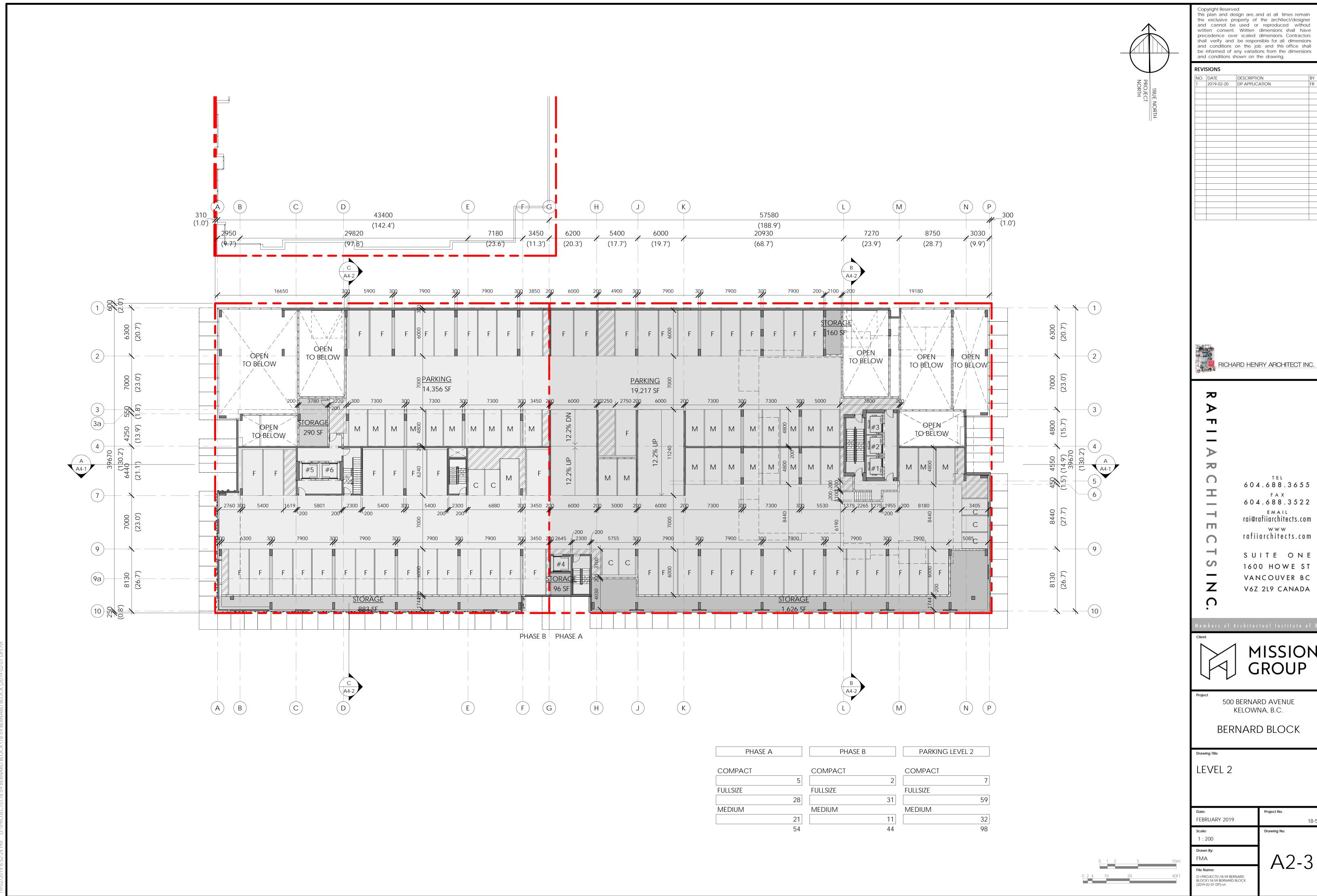
RICHARD HENRY ARCHITECT INC.

rafiiarchitects.com SUITE ONE

VANCOUVER BC

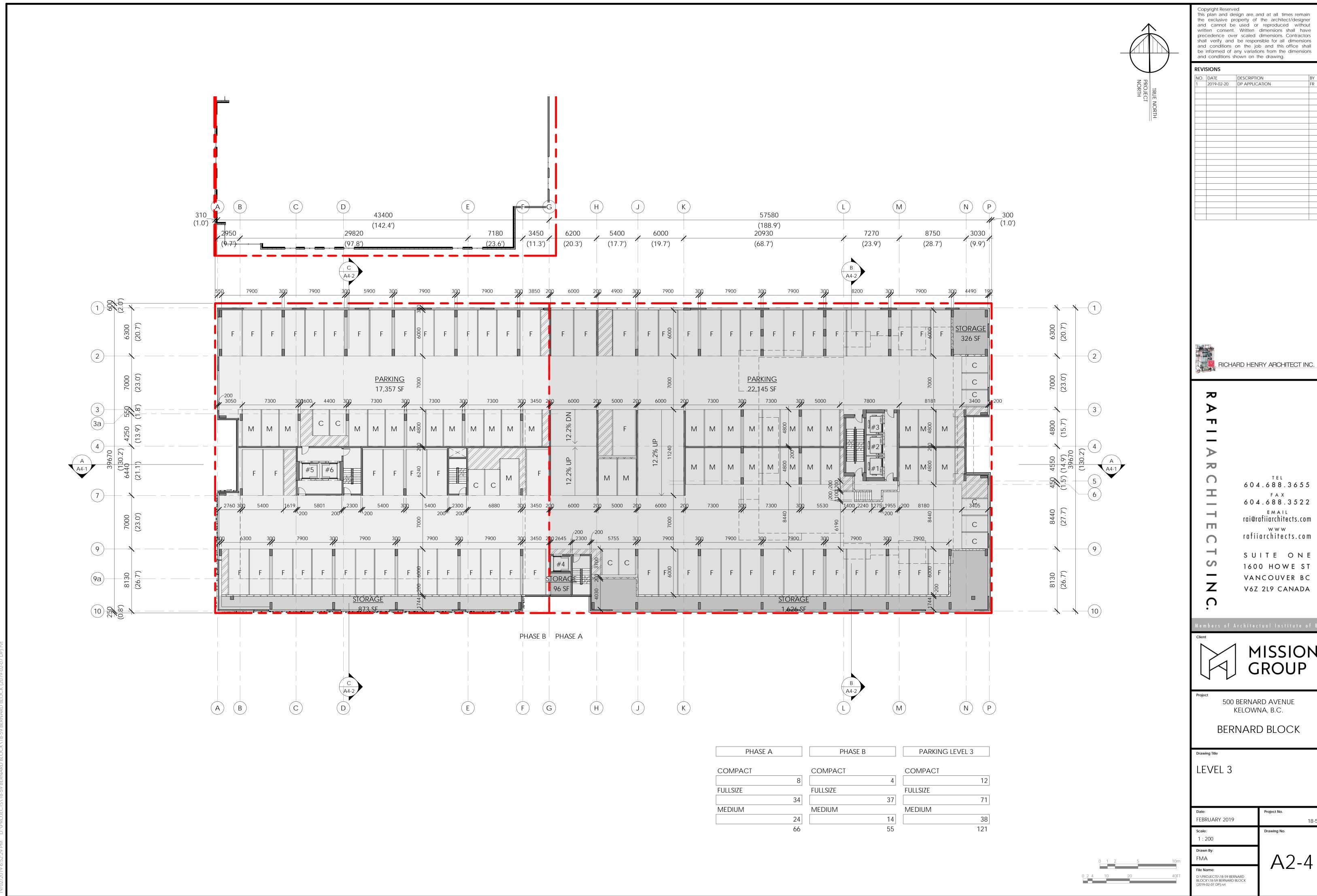


Date:	Project No.
FEBRUARY 2019	18-59
Scale: 1:200	Drawing No.
Drawn By: FMA	^ ^ ? ?
	FEBRUARY 2019 Scale: 1:200 Drawn By:



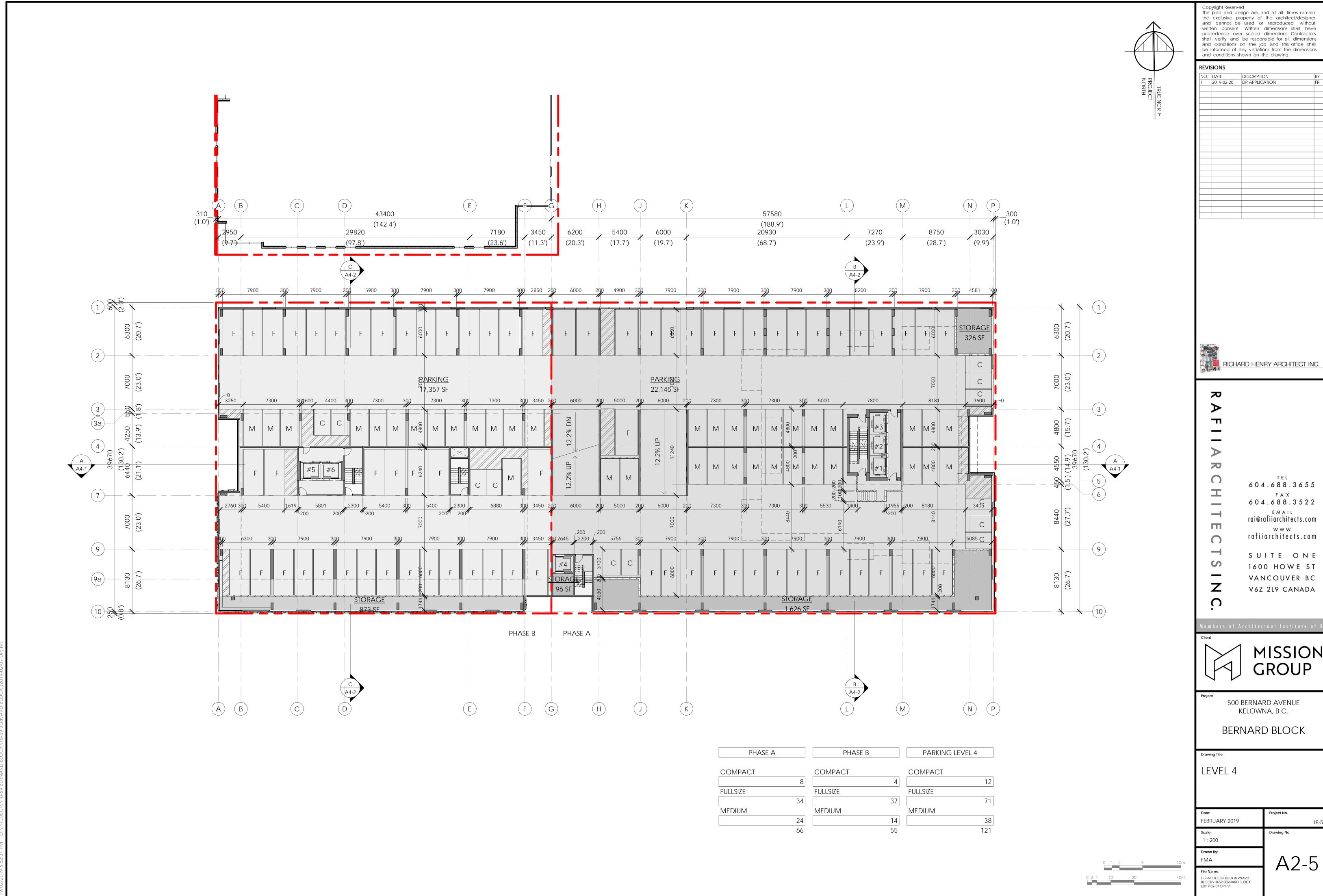


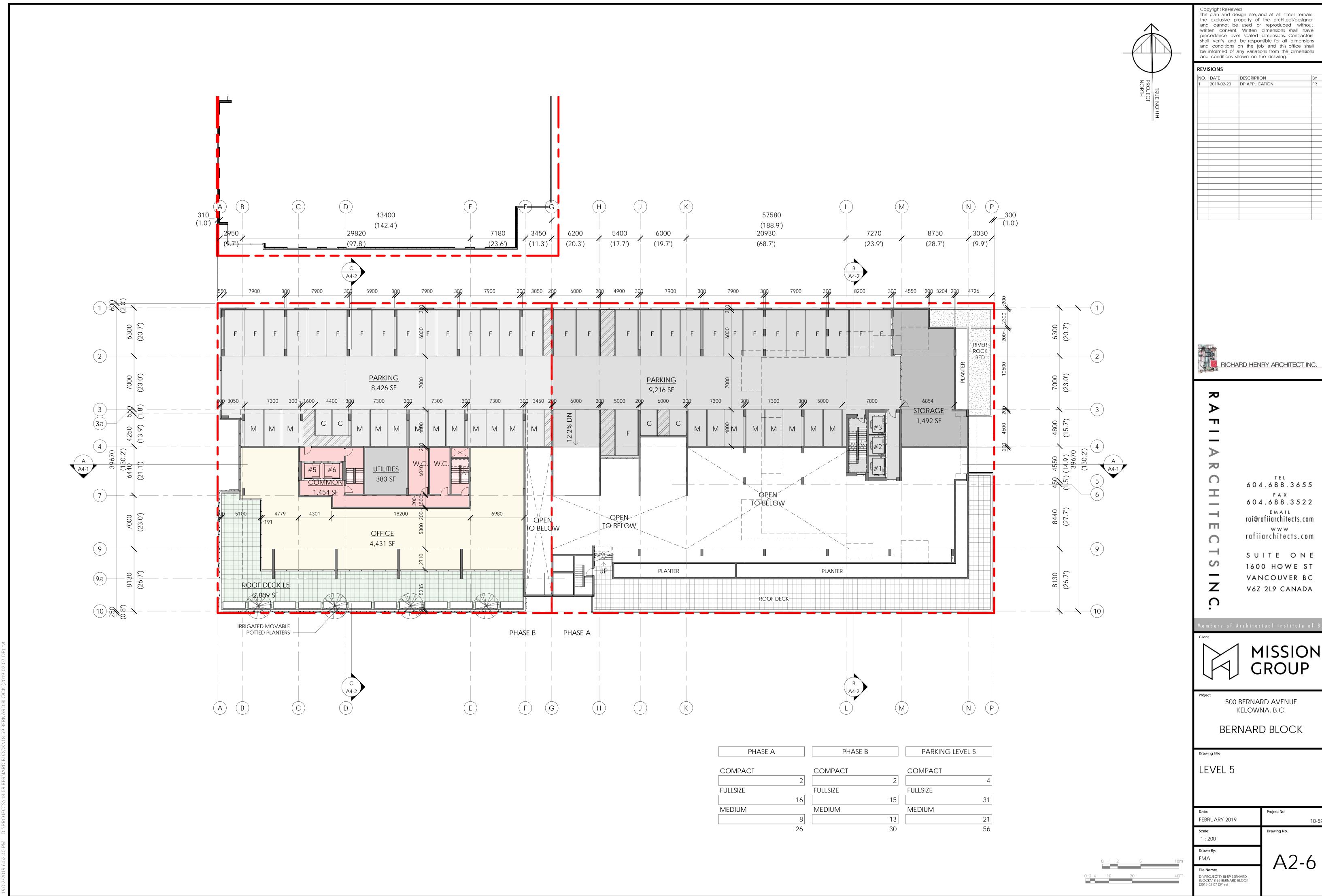
	Date:	Project No.
	FEBRUARY 2019	18-59
	Scale:	Drawing No.
	1 : 200	
	Drawn By:	
)m	FMA	Ι Δ2-3



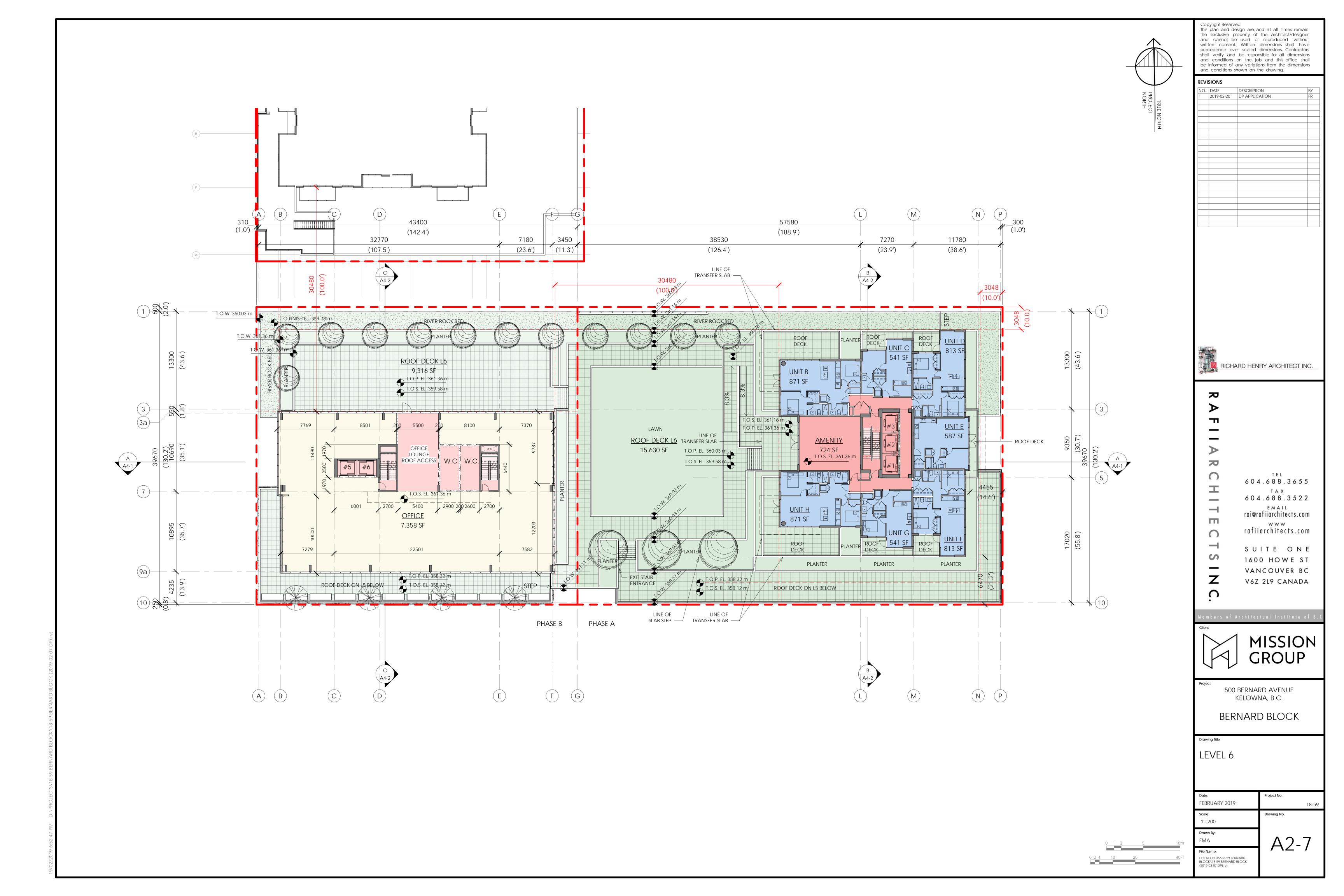


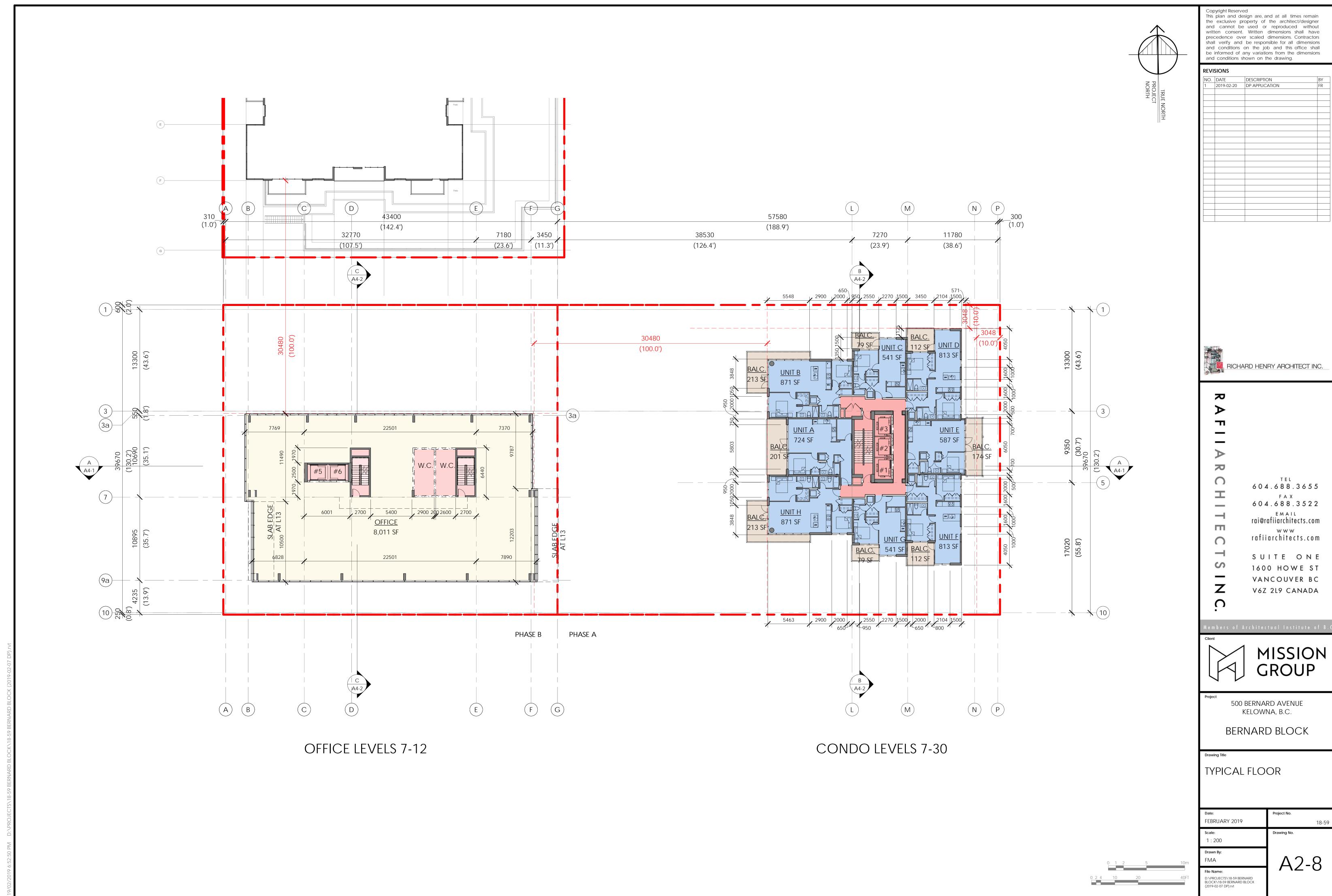
Date:	Project No.
FEBRUARY 2019	18-59
Scale:	Drawing No.
1 : 200	
Drawn By:	
FMA	$\Delta 2_{-}$

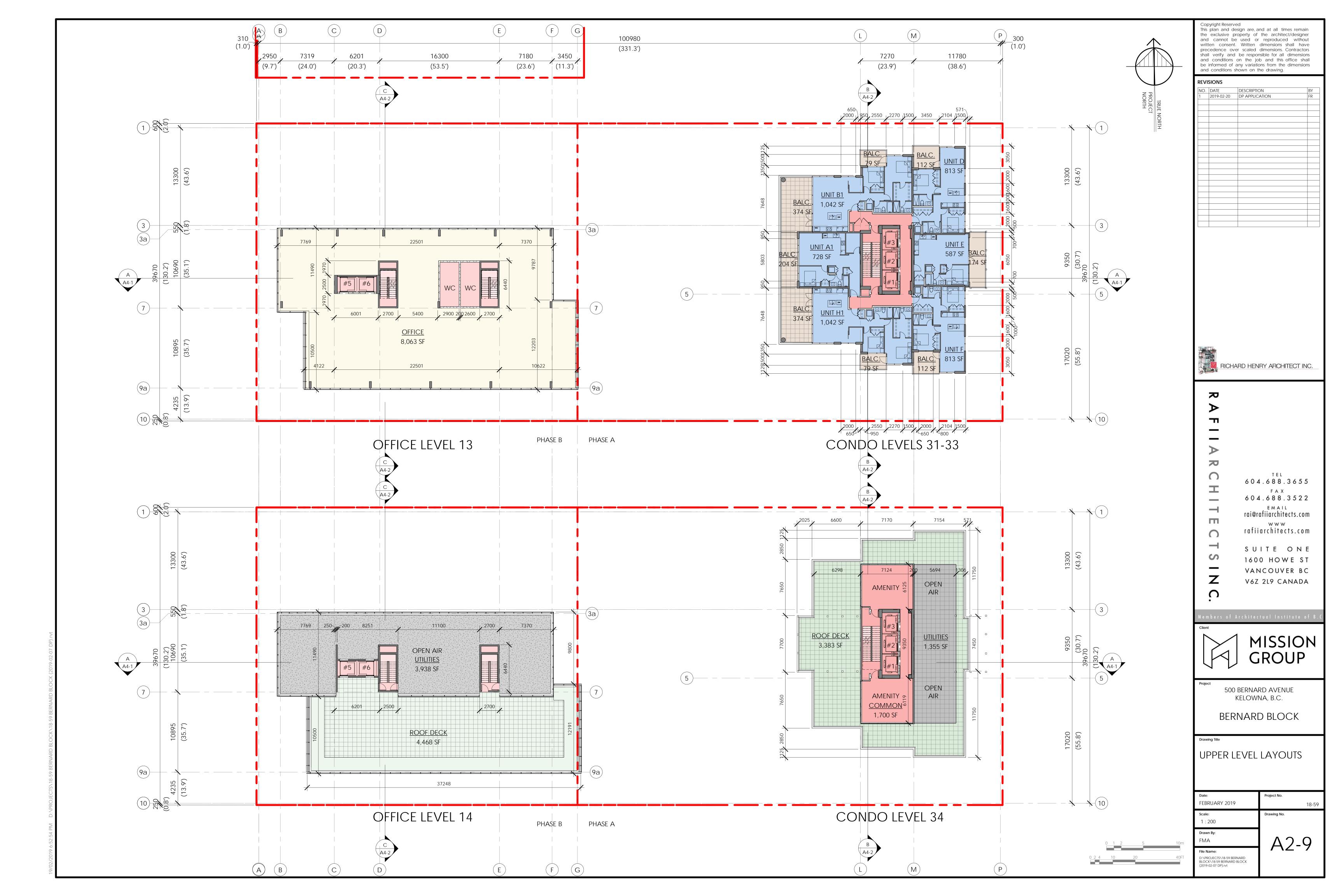


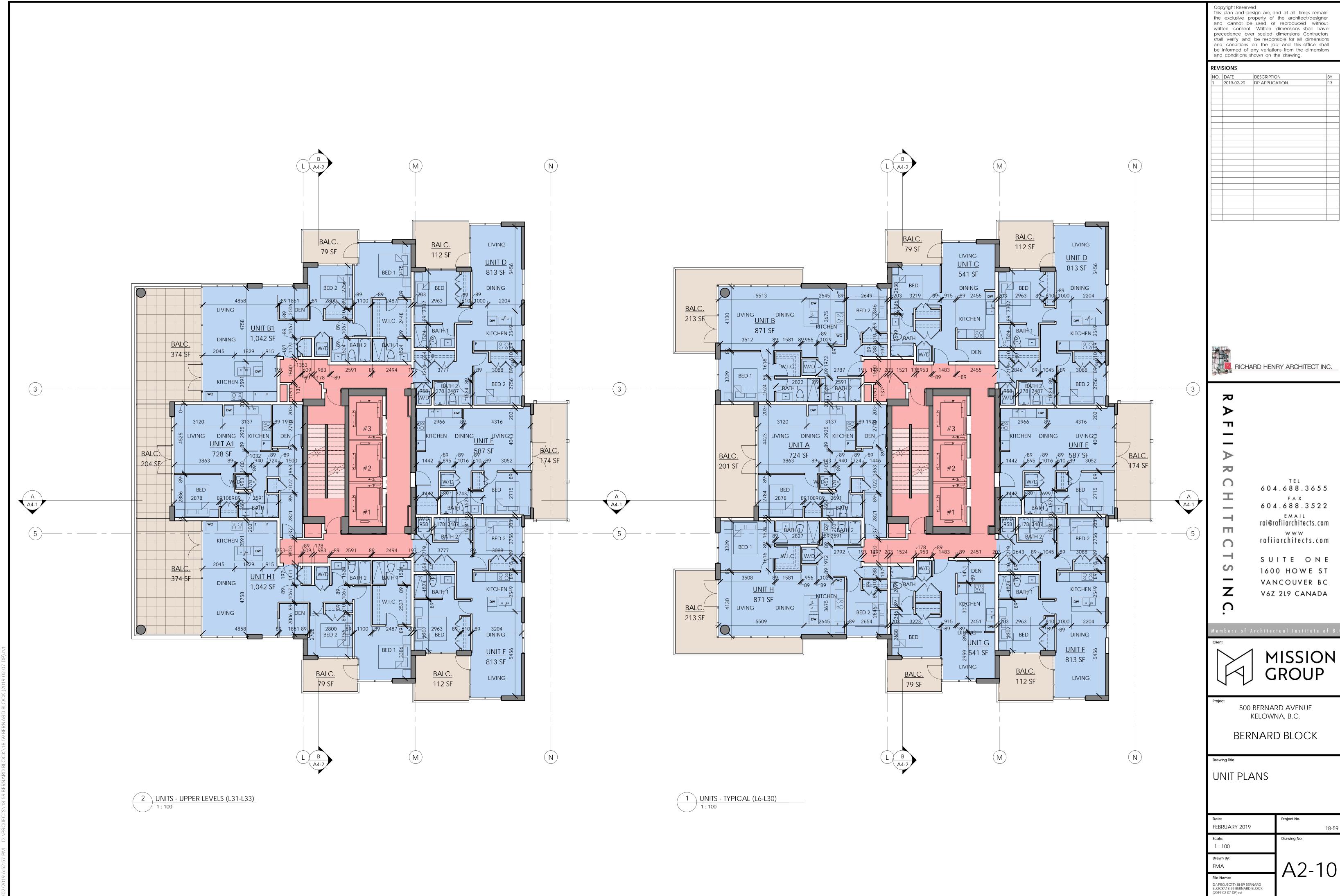


Date:	Project No.
FEBRUARY 2019	18-59
Scale:	Drawing No.
1 : 200	
Drawn By:	
FMA	Δ2-6 I
File Name:	

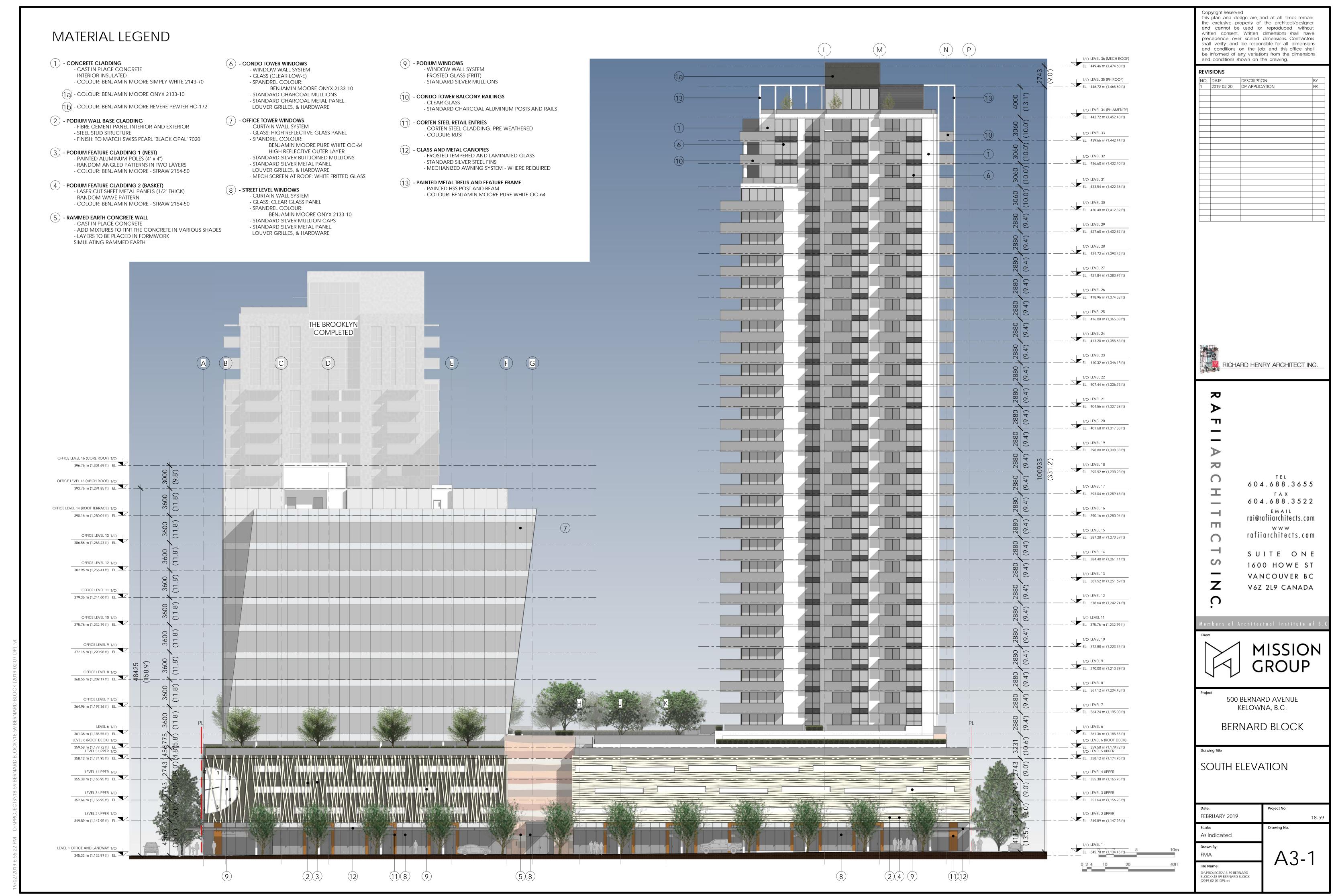


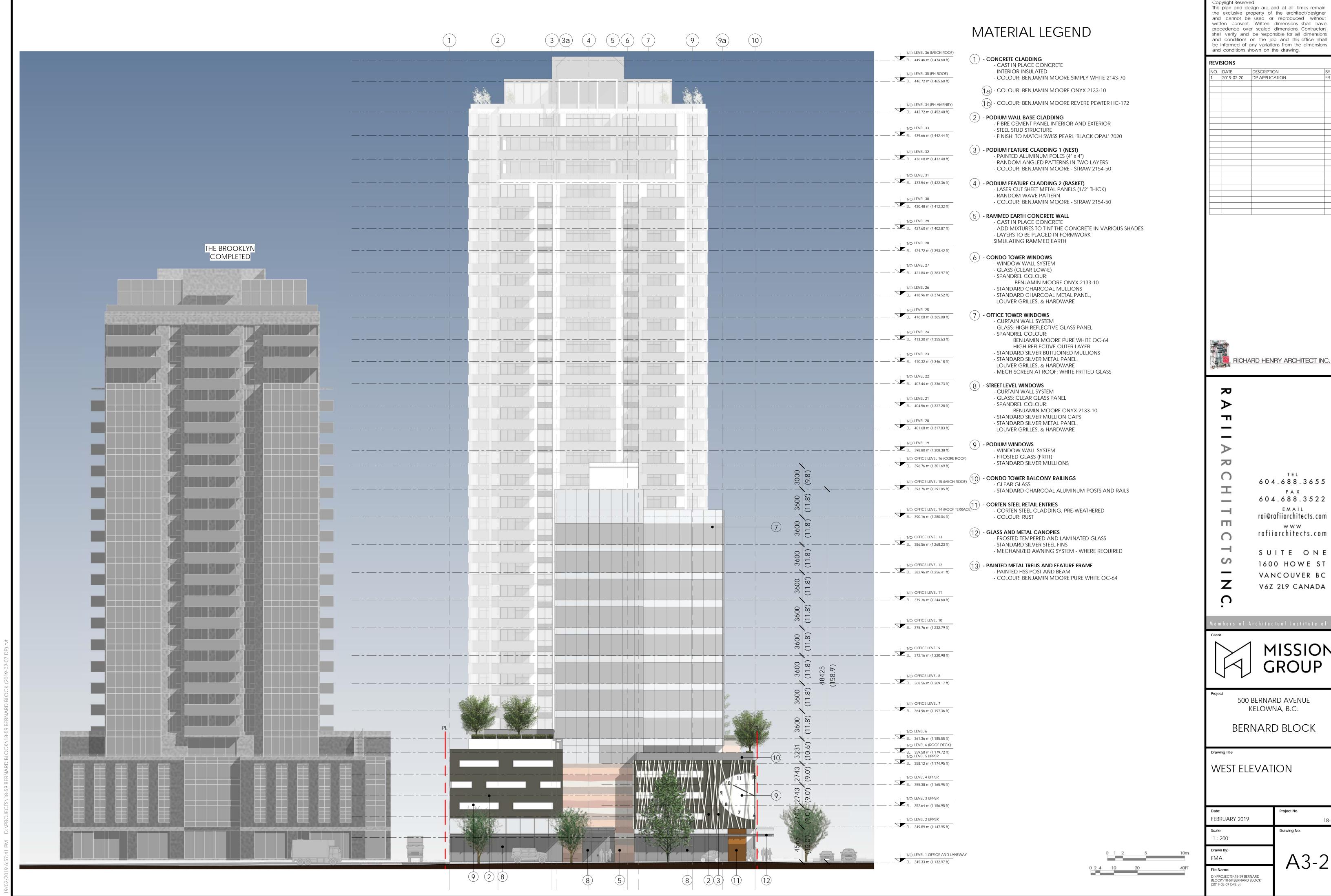




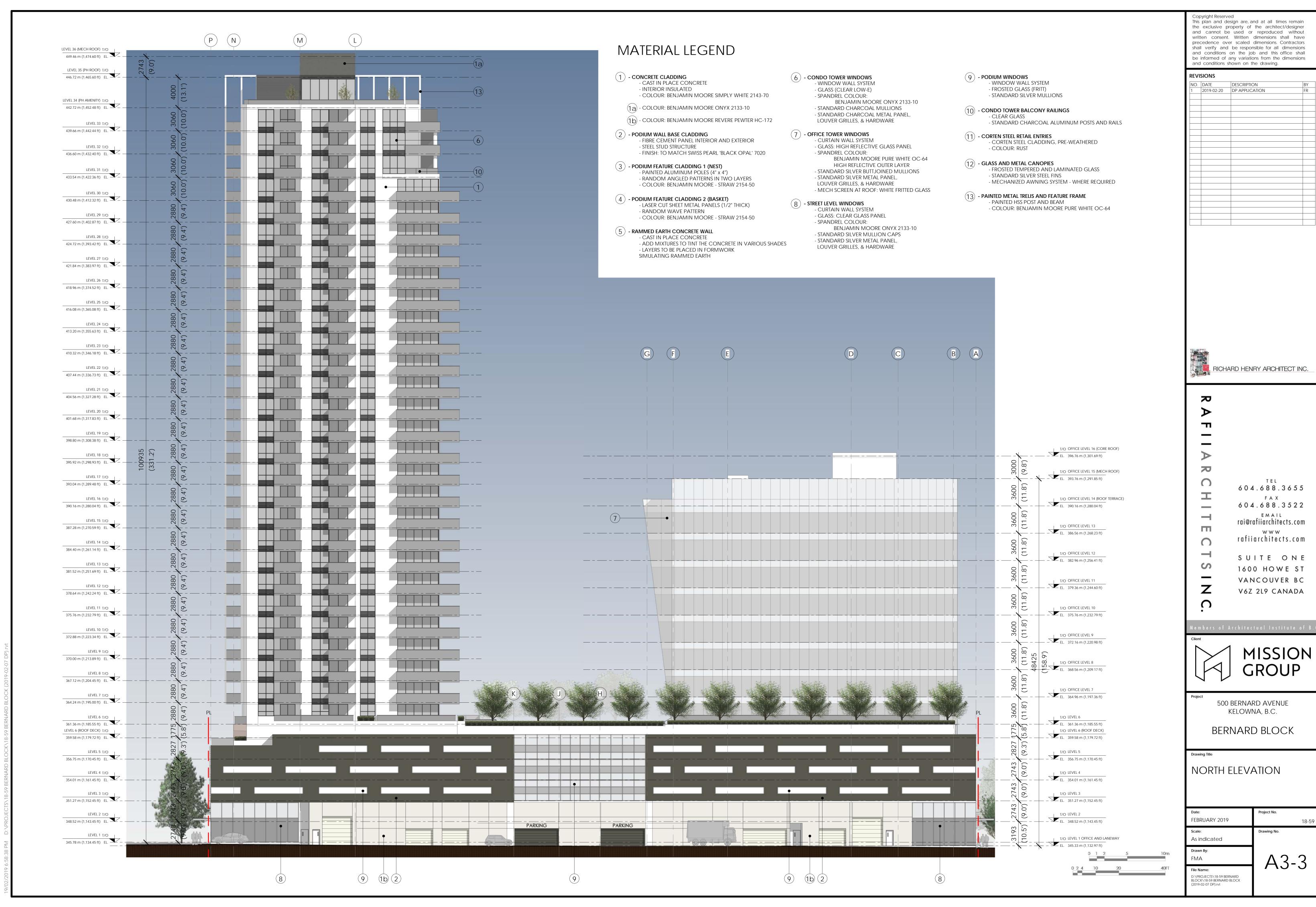


Date:	Project No.
FEBRUARY 2019	18-59
Scale:	Drawing No.
1 : 100	
	4





Date:	Project No.
FEBRUARY 2019	18-59
Scale: 1:200	Drawing No.
Drawn By:	
FMA	$\Lambda 2 2$





Copyright Reserved

NO.	DATE	DESCRIPTION	BY
1	2019-02-20	DP APPLICATION	FR



 \mathbf{z}

604.688.3655 FAX 604.688.3522 EMAIL rai@rafiiarchitects.com rafiiarchitects.com SUITE ONE 1600 HOWE ST VANCOUVER BC

V6Z 2L9 CANADA

500 BERNARD AVENUE KELOWNA, B.C.

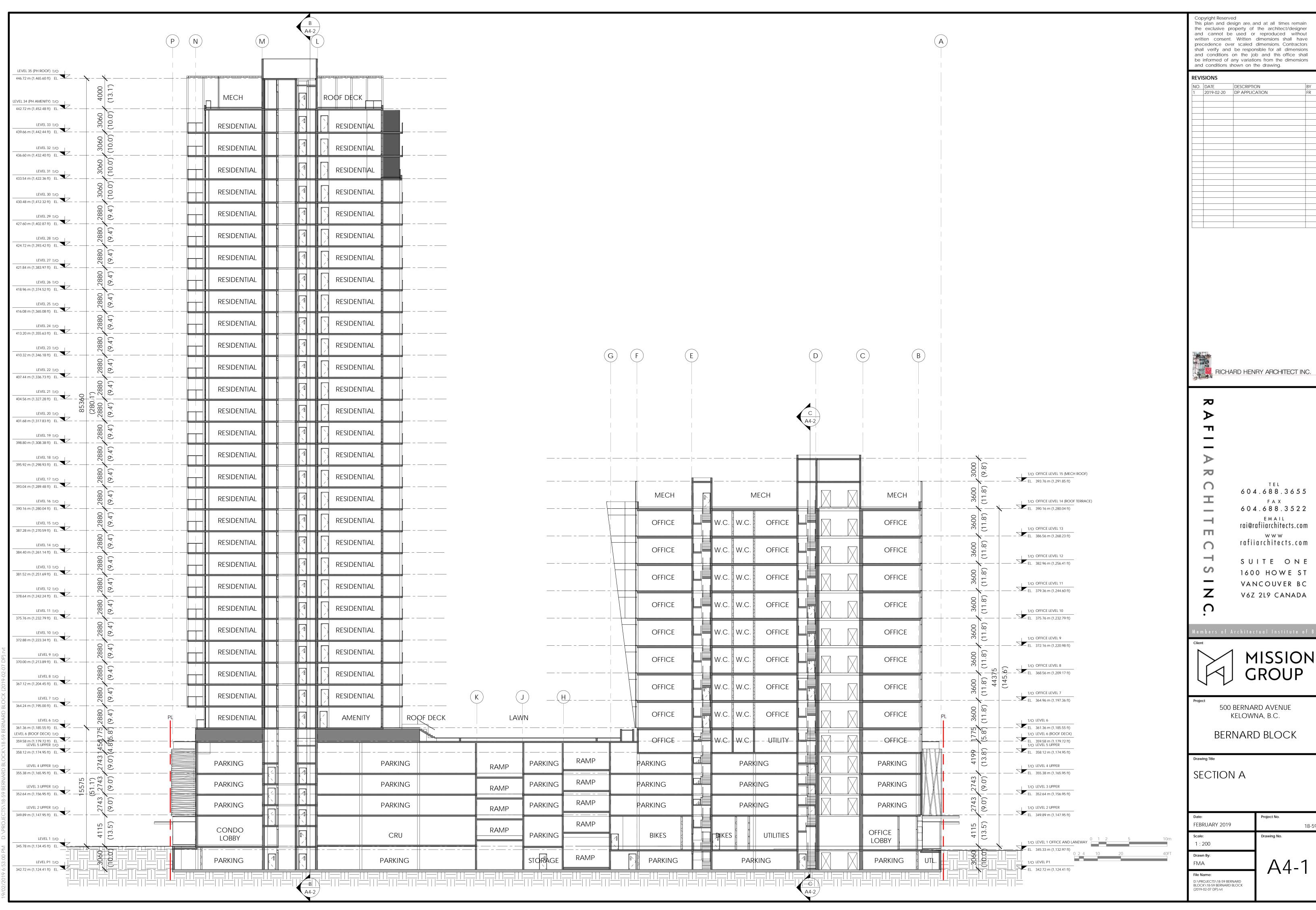
BERNARD BLOCK

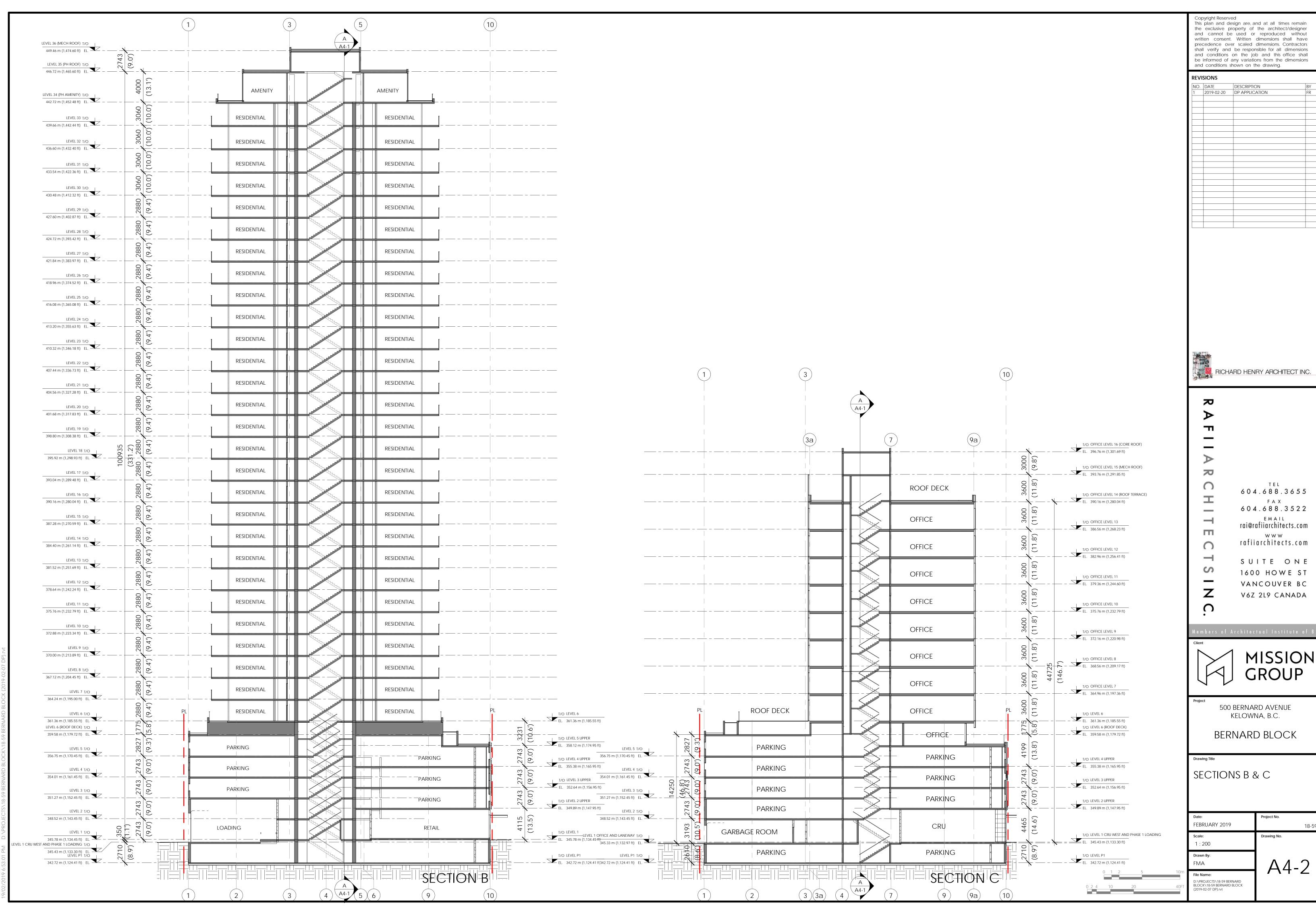
File Name:

EAST ELEVATION

Date:	Project No.
FEBRUARY 2019	18-59
Scale:	Drawing No.
1 : 200	
Drawn By:	
FMA	$\mathbf{I} \wedge \mathbf{O} \wedge \mathbf{I}$

A3-4D:\PROJECTS\18-59 BERNARD BLOCK\18-59 BERNARD BLOCK (2019-02-07 DP).rvt







PERSPECTIVE 1



PERSPECTIVE 2

NO.	DATE	DESCRIPTION	E
1	2019-02-20	DP APPLICATION	F
			-



6 0 4 . 6 8 8 . 3 6 5 5 6 0 4 . 6 8 8 . 3 5 2 2 EMAIL rai@rafiiarchitects.com www rafiiarchitects.com SUITE ONE 1600 HOWE ST VANCOUVER BC V6Z 2L9 CANADA



500 BERNARD AVENUE KELOWNA, B.C.

BERNARD BLOCK

PERSPECTIVES

FEBRUARY 2019

A100



ISOMETRIC VIEW - SOUTH EAST



ISOMETRIC VIEW - SOUTH WEST

NO.	DATE	DESCRIPTION	BY
1	2019-02-20	DP APPLICATION	FR



6 0 4 . 6 8 8 . 3 6 5 5 6 0 4 . 6 8 8 . 3 5 2 2 EMAIL rai@rafiiarchitects.com www rafiiarchitects.com SUITE ONE 1600 HOWE ST VANCOUVER BC V6Z 2L9 CANADA

MISSION GROUP

500 BERNARD AVENUE KELOWNA, B.C.

BERNARD BLOCK

 $\dot{\Omega}$

ISOMETRICS

Date:	Project No.
FEBRUARY 2019	18-59
Scale:	Drawing No.
Scale:	Drawing No.

A101



NO.	DATE	DESCRIPTION	BY
1	2019-02-20	DP APPLICATION	FR



TEL
604.688.3655
FAX
604.688.3522
EMAIL
rai@rafiiarchitects.com
www
rafiiarchitects.com
SUITE ONE
1600 HOWE ST
VANCOUVER BC
V6Z 2L9 CANADA



500 BERNARD AVENUE KELOWNA, B.C.

BERNARD BLOCK

Draw

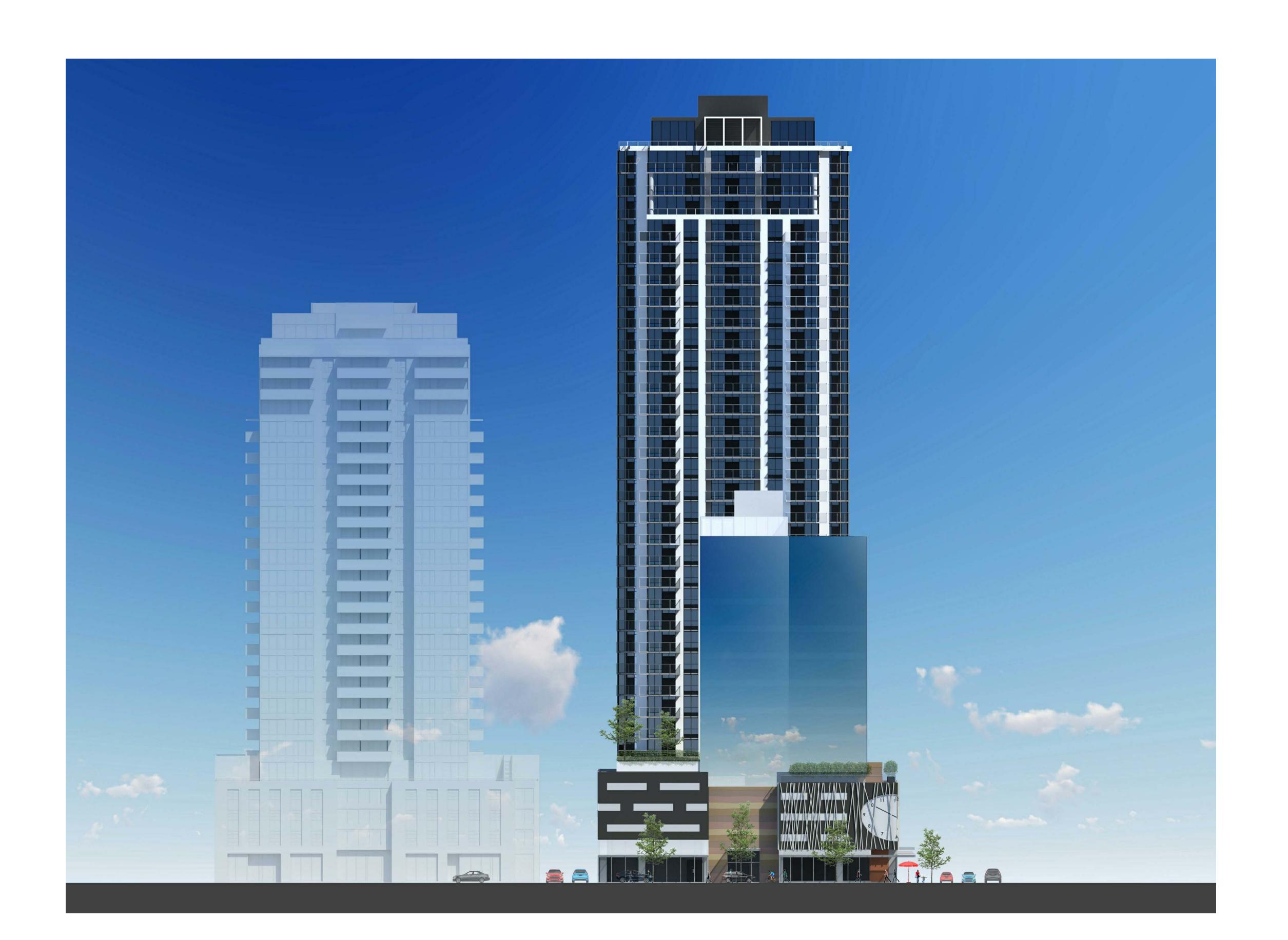
RENDERED ELEVATION (SOUTH)

EBRUARY 2019	18-59
ale:	Drawing No.
awn By:	
	L Δ102 I
e Name:	

File Name:

D:\PROJECTS\18-59 BERNARD
BLOCK\18-59 BERNARD BLOCK
(2019-02-07 DP).rvt

19/02/2019 6:53:49 PM D:\PROJECTS\18-



NO.	DATE	DESCRIPTION	B
1	2019-02-20	DP APPLICATION	FR



TEL
604.688.3655
FAX
604.688.3522
EMAIL
rai@rafiiarchitects.com
www
rafiiarchitects.com
SUITE ONE
1600 HOWE ST
VANCOUVER BC
V6Z 2L9 CANADA

mbers of Architectual Institute of B

MISSION
GROUP

500 BERNARD AVENUE KELOWNA, B.C.

BERNARD BLOCK

Draw

RENDERED ELEVATION (WEST)

EBRUARY 2019	18-59
ale:	Drawing No.
awn By:	
5	L Δ103 I
e Name:	

File Name:
D:\PROJECTS\18-59 BERNARD
BLOCK\18-59 BERNARD BLOCK
(2019-02-07 DP).rvt

/02/2019 6:53:52 PM D:\PROJECT



NO.	DATE	DESCRIPTION	B,
1	2019-02-20	DP APPLICATION	FF
•	2017 02 20	3. 7 2.97	
		_	
	+		
	+		
	+		
	+		
	+		
			\longrightarrow



TEL
604.688.3655
FAX
604.688.3522
EMAIL
rai@rafiiarchitects.com
www
rafiiarchitects.com
SUITE ONE
1600 HOWE ST
VANCOUVER BC
V6Z 2L9 CANADA
C



500 BERNARD AVENUE KELOWNA, B.C.

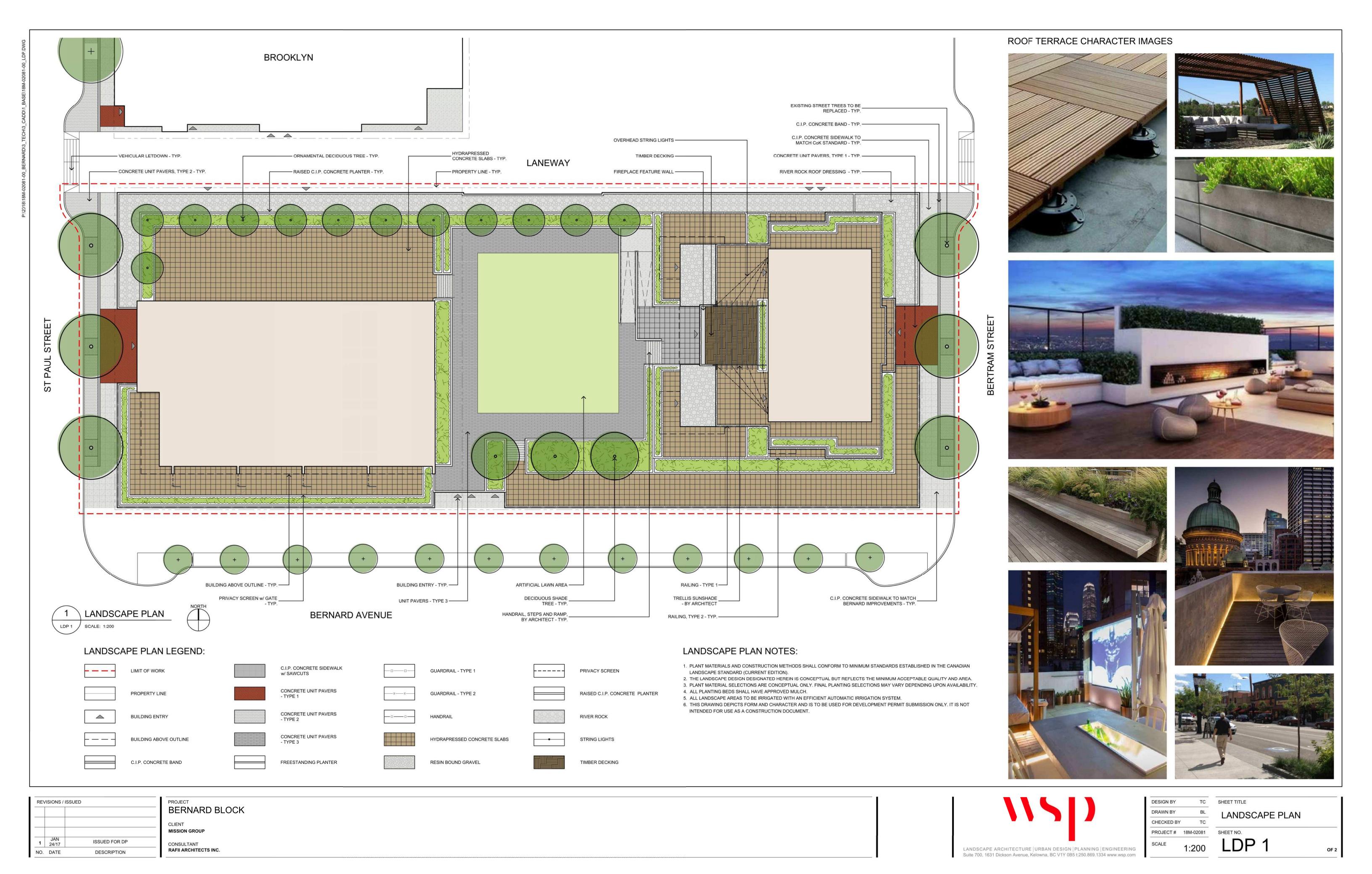
BERNARD BLOCK

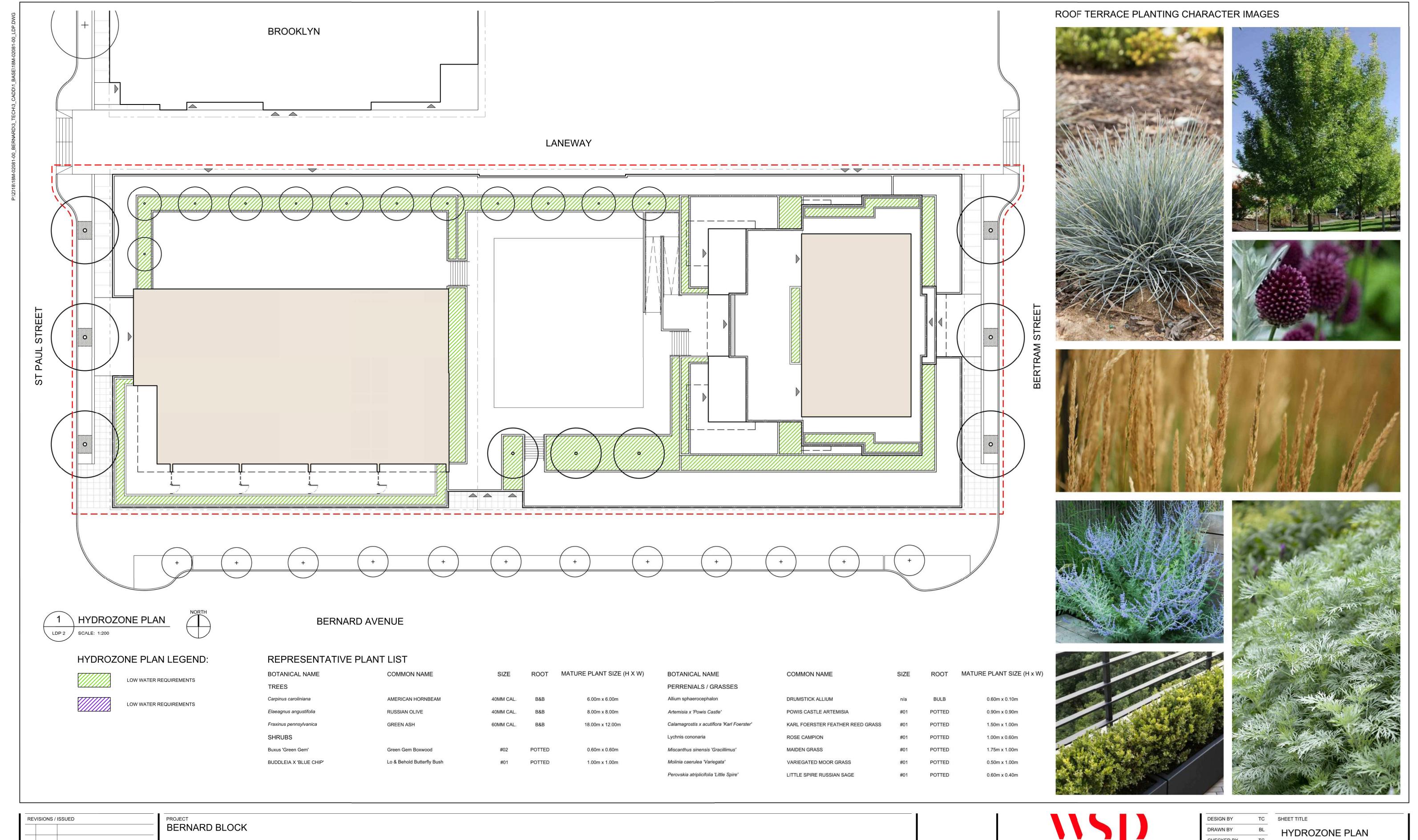
Drawi

RENDERED ELEVATION (EAST)

D:\PROJECTS\18-59 BERNARD BLOCK\18-59 BERNARD BLOCK (2019-02-07 DP).rvt

18-59	
Drawing No.	
$I \wedge 1 \wedge 1$	
A I U 4	





LANDSCAPE ARCHITECTURE | URBAN DESIGN | PLANNING | ENGINEERING Suite 700, 1631 Dickson Avenue, Kelowna, BC V1Y 0B5 t:250.869.1334 www.wsp.com

ı	DESIGN BY	TC
ı	DRAWN BY	BL
ı	CHECKED BY	тс
ı	PROJECT#	18M-02081
ı	SCALE	4 000

SHEET TITLE
HYDROZONE PLAN
SHEET NO.
LDP 2