

1355 St.Paul St Kelowna, BC



Design Rationale & Zoning Booklet



1 EXECUTIVE SUMMARY

1.1 Application Overview

Mission Group is pleased to submit to the City of Kelowna a Development Permit application for the site at 1355 St. Paul. The site is centrally located and an ideal location to introduce infill density and activate Kelowna's Downtown urban core.

The proposed redevelopment of 1355 St. Paul will create a compact and centrally located mixed-use development featuring a residential tower and retail spaces within a short walk to several amenities and points-of-interest located within the downtown and cultural districts.

Zoning: UC1 - Downtown Urban Centre

The subject site is addressed under UC1 in Zoning Bylaw 12375, which permits a podium up to 16 m height, and a point tower up to 40 storeys (and 147m) in height.

1.2 Project Description

The proposal consists of a 40-storey residential point tower and podium mixed-use building that will include retail and lobby spaces at grade, with three levels of parkade above to form the podium. The point tower will provide 35 floors of rental units. Level 5 provides a generous outdoor amenity deck with a community garden while Level 40 provides a shared indoor amenity space which will afford residents with a beautiful panoramic view of the lake, the mountains, and the city.

To maximize retail frontages to St. Paul St, all parking access and services are located to the east side of the site facing the laneway.

The proposal aims to support the OCP2040 plan by providing substantial residential and employment opportunities within the downtown urban core to further promote its vision of being a vibrant, mixed-use area.

The proposal stands at 117.4 m tall where the residential tower consists of a 703.9 square meter floor plate, and includes a podium that is setback from the property line 4m on it's North and South sides, and setback 3m from the property line on it's East and West sides. The development will provide 384 units that will include a housing mix featuring a variety of types of units and different levels of attainability that will benefit the future residents of the downtown urban centre:

- 175 Two-bedroom units,
- 141 One-bedroom units, and
- 68 Bachelor units.



Figure 1-1: NE Corner View



Figure 1-2: NW Corner View



Figure 1-3: SE Corner View



Figure 1-4: SW Corner View

2 LOCATION AND CONTEXT



2.1 Site Description

The site is located at 1355 St. Paul and will be neighbouring the upcoming UBCO Downtown project which is located on the corner of St. Paul St and Doyle Ave. This site sits within the downtown urban core, and is in immediate proximity to the Cultural District which features several points-of-interest.

Currently, St.Paul St does not have a definite sense of character and identity as there is a lack of consistency between building types, frontages, and a strong retail presence. Ultimately, these factors provided important considerations during the approach and design to this proposal.

The site also features a back/service road located towards the east of the site which serves as an important role of circulation for its surrounding context.

Legal Address:

Plan EPP123577 LOT 2
DISTRICT LOT 139

2.2 Current Site Condition

The current condition of the site consists of a parking lot with excavation taking place next-door along the parcel on the corner of St. Paul St and Doyle Ave.

With existing and future projects in-mind, properties adjacent to the subject site range from single-storey homes to mid and high-rise commercial, residential, and institutional buildings. Interior Health Authority community health centre, a Pharmasave, and the YMCA are located in the same building on the corner of St.Paul and Doyle Ave as well.

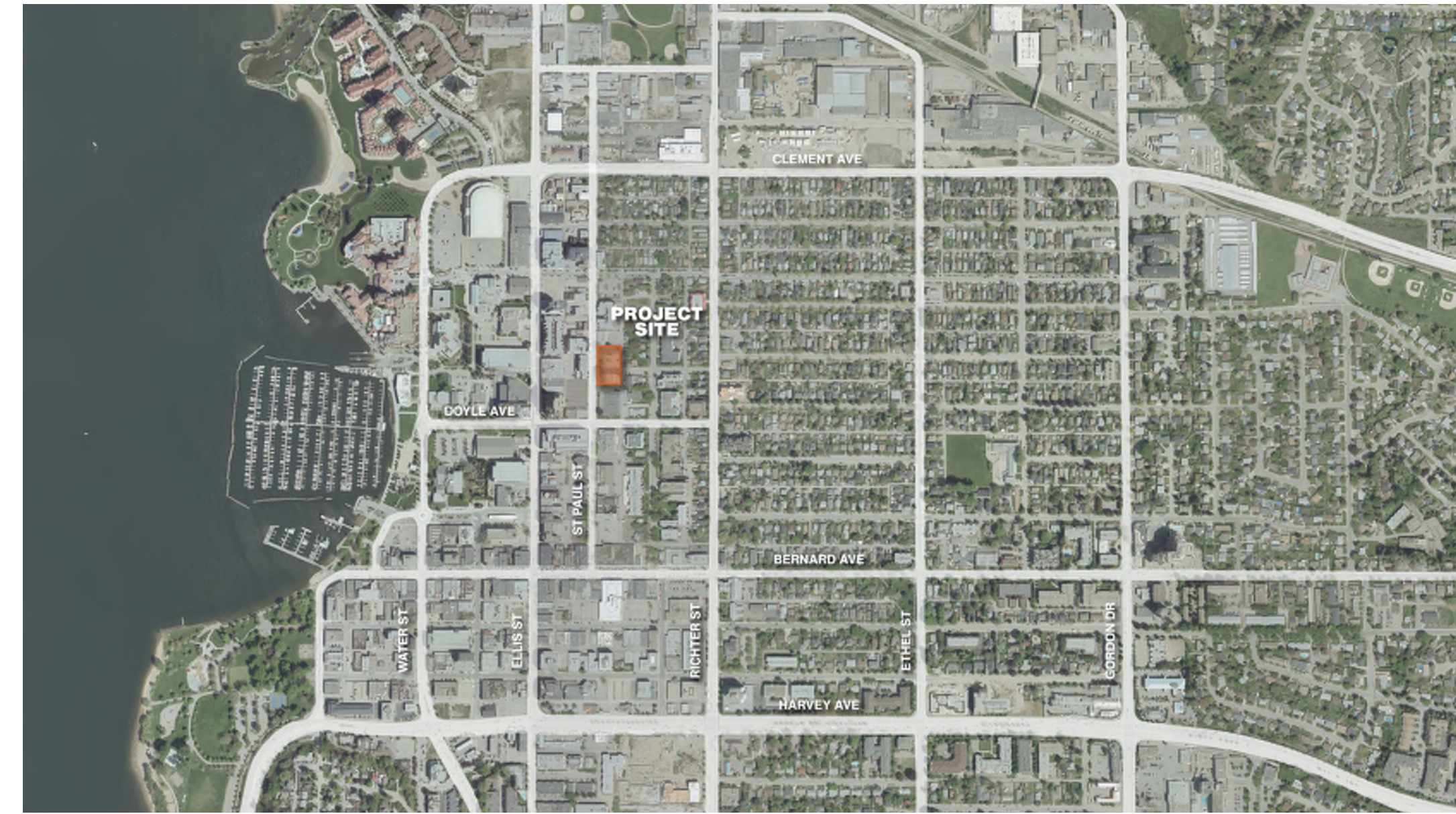


Figure 1-5: Site Location



Figure 1-6: Site Condition Key Map



View facing South along St.Paul St



View facing East along St.Paul St



View facing North from the parking lot across UBCO downtown development



View facing Northwest from the back-road next to UBCO development



View facing West from the end of Fuller Ave



View facing Southwest from the parking lot of the building next door

2.3 Surrounding Land Uses

The subject site is in close proximity to a variety of commercial, residential, and institutional uses in all directions. Directly south next-door, the new UBCO Downtown institutional development will be constructed. Towards the west of the site, key amenities are offered such as a pharmacy, a YMCA, and the Kelowna Downtown Library, and many other retail stores are in immediate proximity.

The surrounding area of the site features both single-family and multi-unit residential developments which stand at low to medium building heights respectively. This is especially the case in the immediate proximity along the site's North and East sides.

The OCP aims to continue to develop and promote the Downtown urban centre for retail, entertainment, financial, governmental, cultural, and civic developments while also encouraging high density mixed-use buildings.

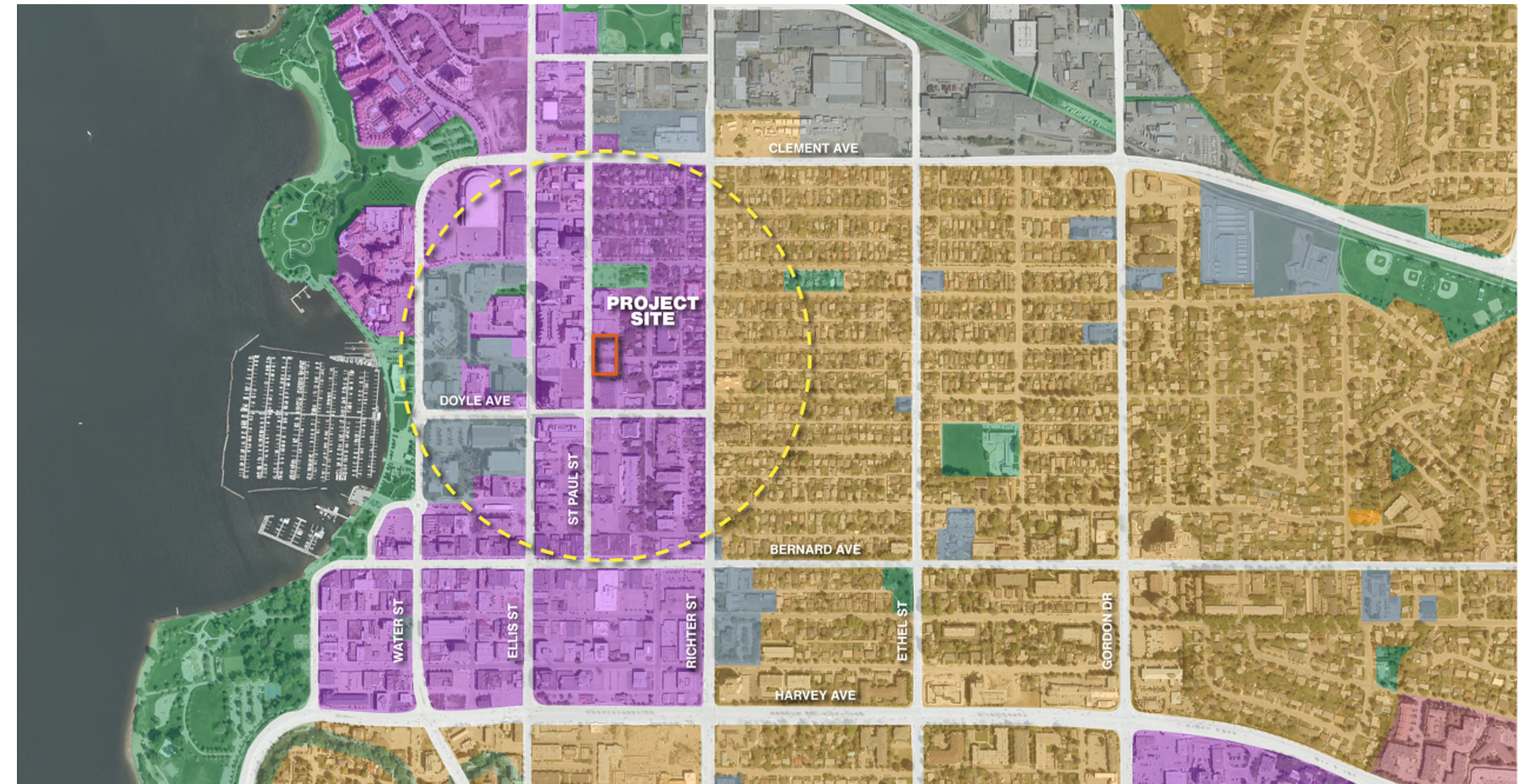
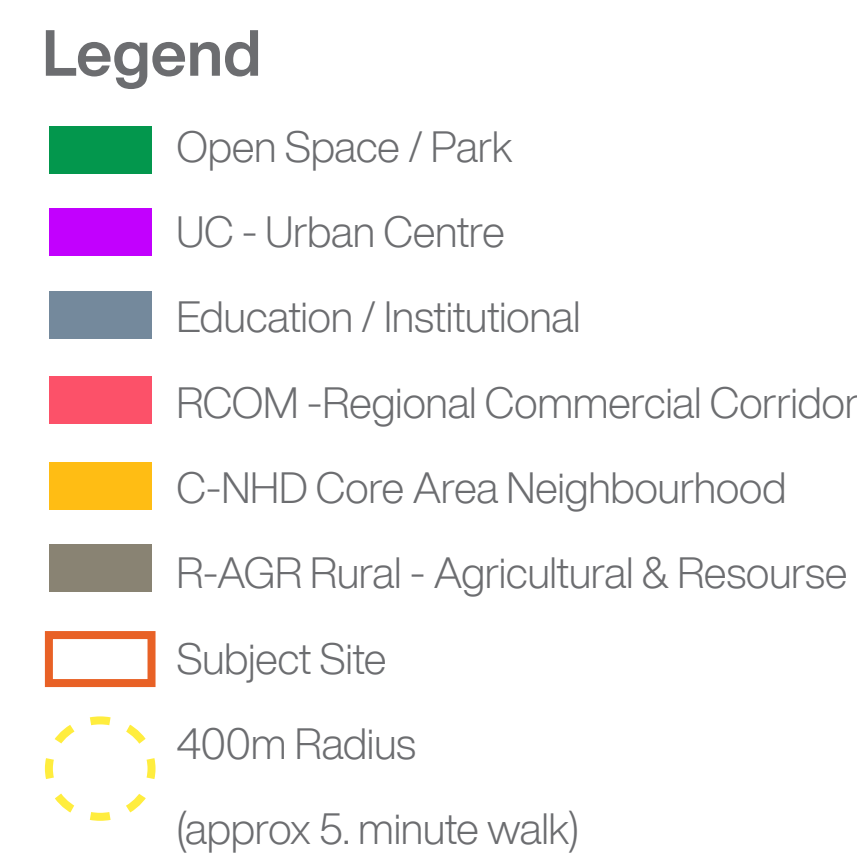


Figure 1-7: Surrounding Land Uses Map - OCP 2040

2.4 Connectivity Network

The proposal's site is located in a convenient area as the active transportation network is well-developed within the downtown-cultural district areas as primary and secondary bike lanes are featured on streets in the urban core such as Ellis St, Doyle Ave, Cawstone Ave, Richter St, and Water St. The transportation network within this urban core also connects to larger cycling avenues such as Bernard Ave, Clement Ave, and the downtown waterfront.

The OCP envisions further improvements to strengthen the road network, increasing connectivity and redundancy within this urban core. Providing more opportunities to travel into and through the urban centre for pedestrians, cyclists, transit users, and drivers, ultimately making active modes of transportation a safe and convenient option.

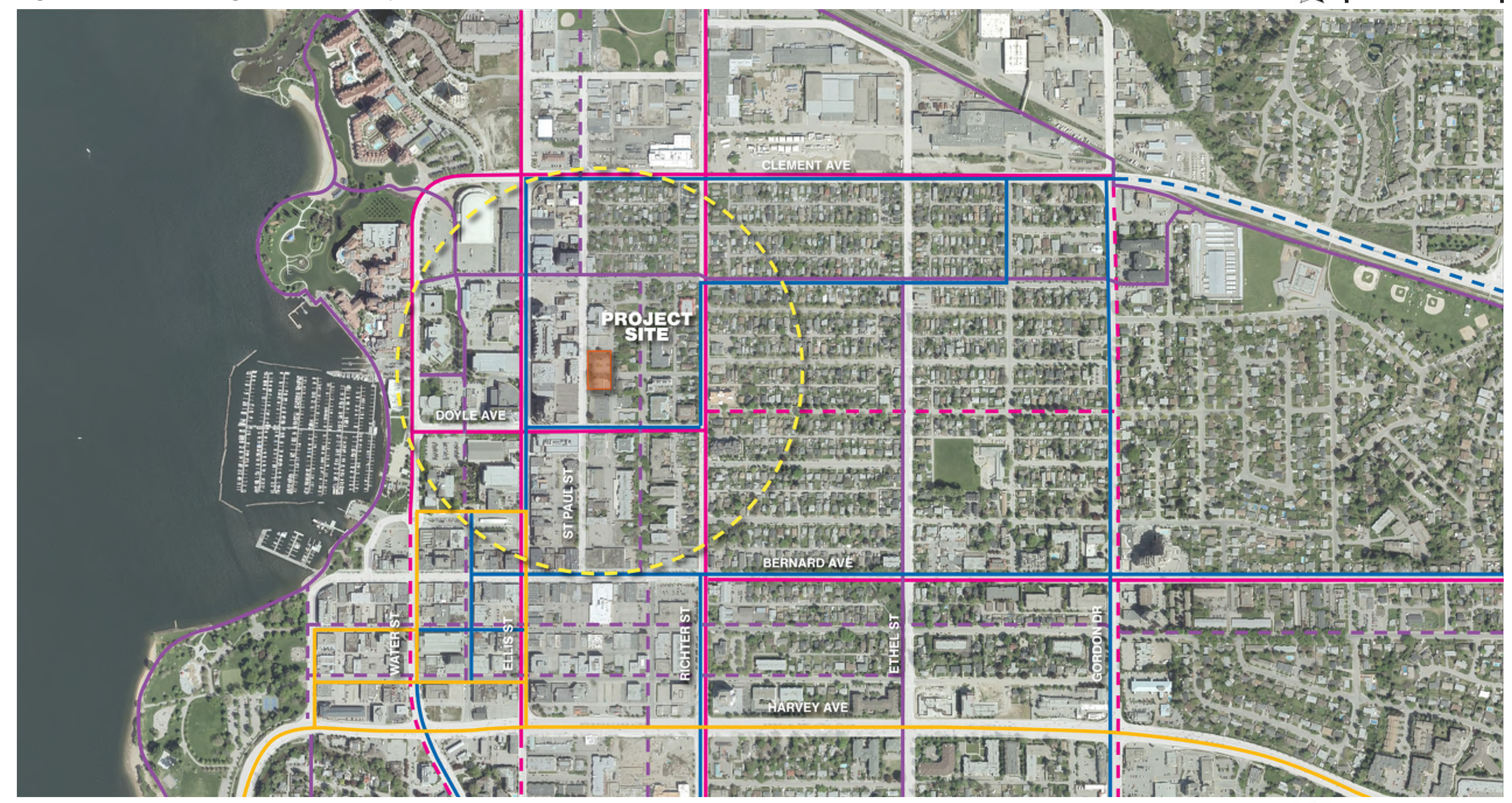
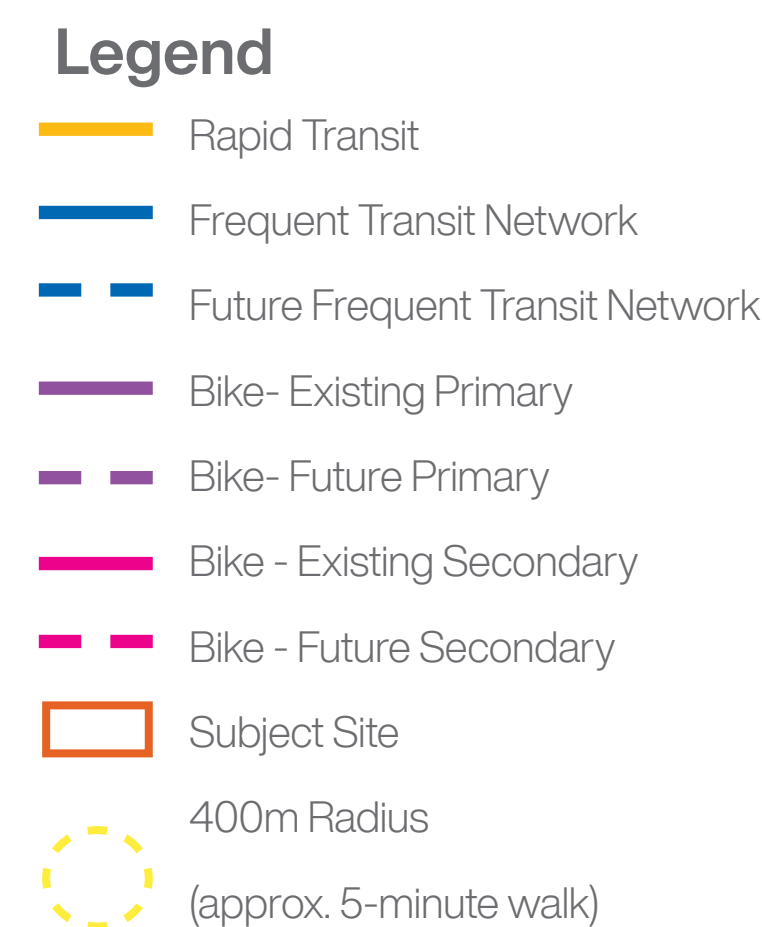


Figure 1-8: Connectivity Network Map - OCP 2040

2.5 Surrounding Building Heights

The current condition of building heights in the area vary as the current area surrounding 1355 St.Paul currently consists of a mix of low and medium-height buildings. However, the upcoming neighboring UBCO downtown development is envisioned to stand at 43 storeys tall with taller floor to floor heights for the classroom floor levels.

Furthermore, OCP 2040 projected buildings within the downtown urban core highlights the desire to gradually increase the building heights to 12 - 26 storeys in hopes to increase residential and employment densities. With the vision of building heights in St.Paul St starting to increase in the future, this concept was carefully considered in the approach and design to this proposal.

Legend

- 26 storeys
- 18 storeys
- 12 storeys
- 6 storeys
- 4 storeys
- 3 storeys
- Park
- Subject Site

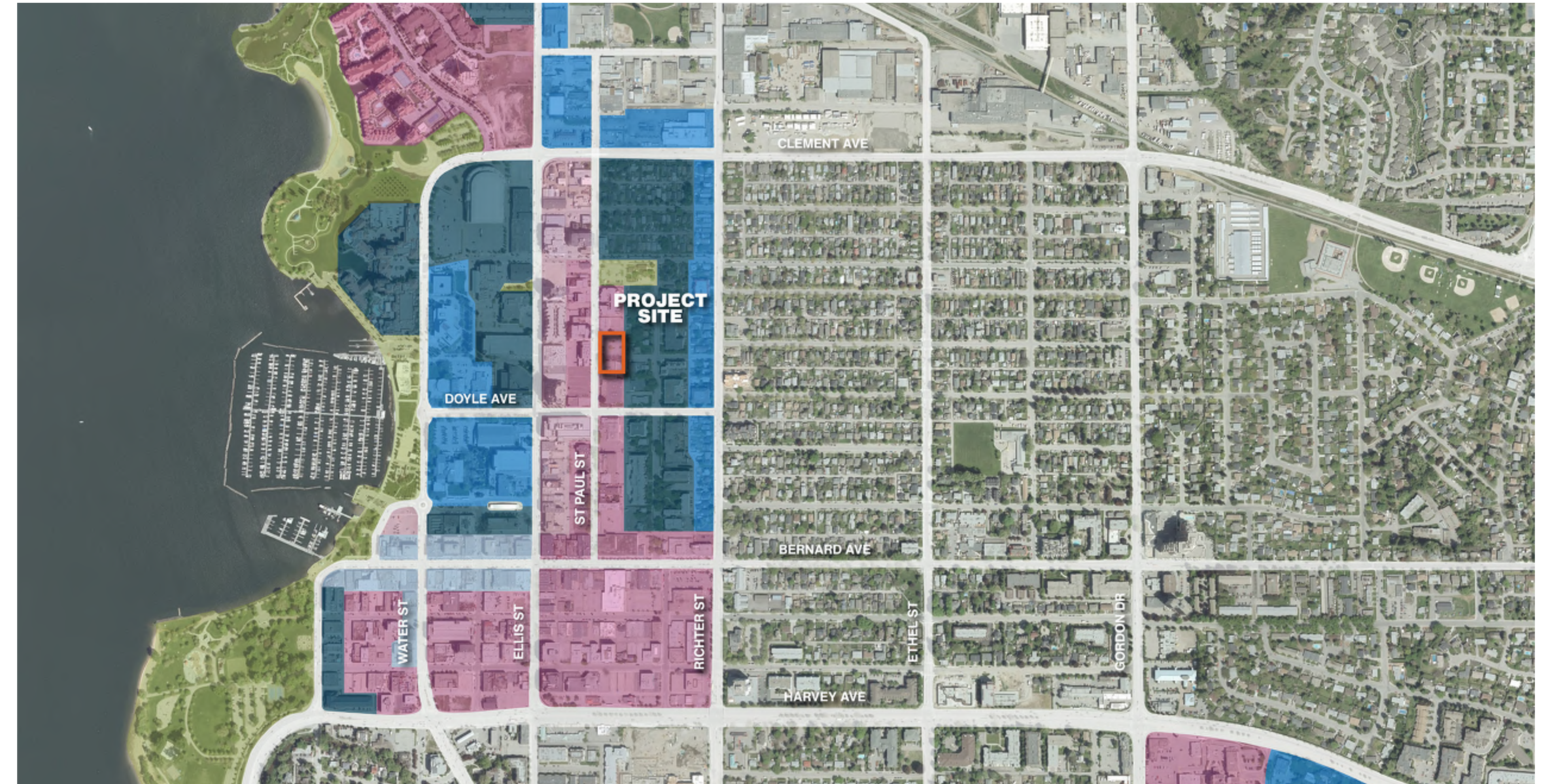


Figure 1-9: Building Heights - OCP 2040

2.6 Local Amenities

The downtown-cultural district urban core features an abundance of places-of-interest primarily consisting of places for leisure and cultural amenities. Essential amenities are in close proximity as a pharmacy, a YMCA, and the Kelowna Downtown Library are nearby the subject site.

Due to various methods of active transportation being provided within the urban core, amenities are able to be easily accessed from site. No dedicated grocery is provided in the immediate vicinity of the site, but a Safeway is located further south on Bernard St.

Legend

- Convenience Stores
- Parks
- Schools / Education
- Groceries
- Cultural Amenities
- Medical Centres
- Subject Site

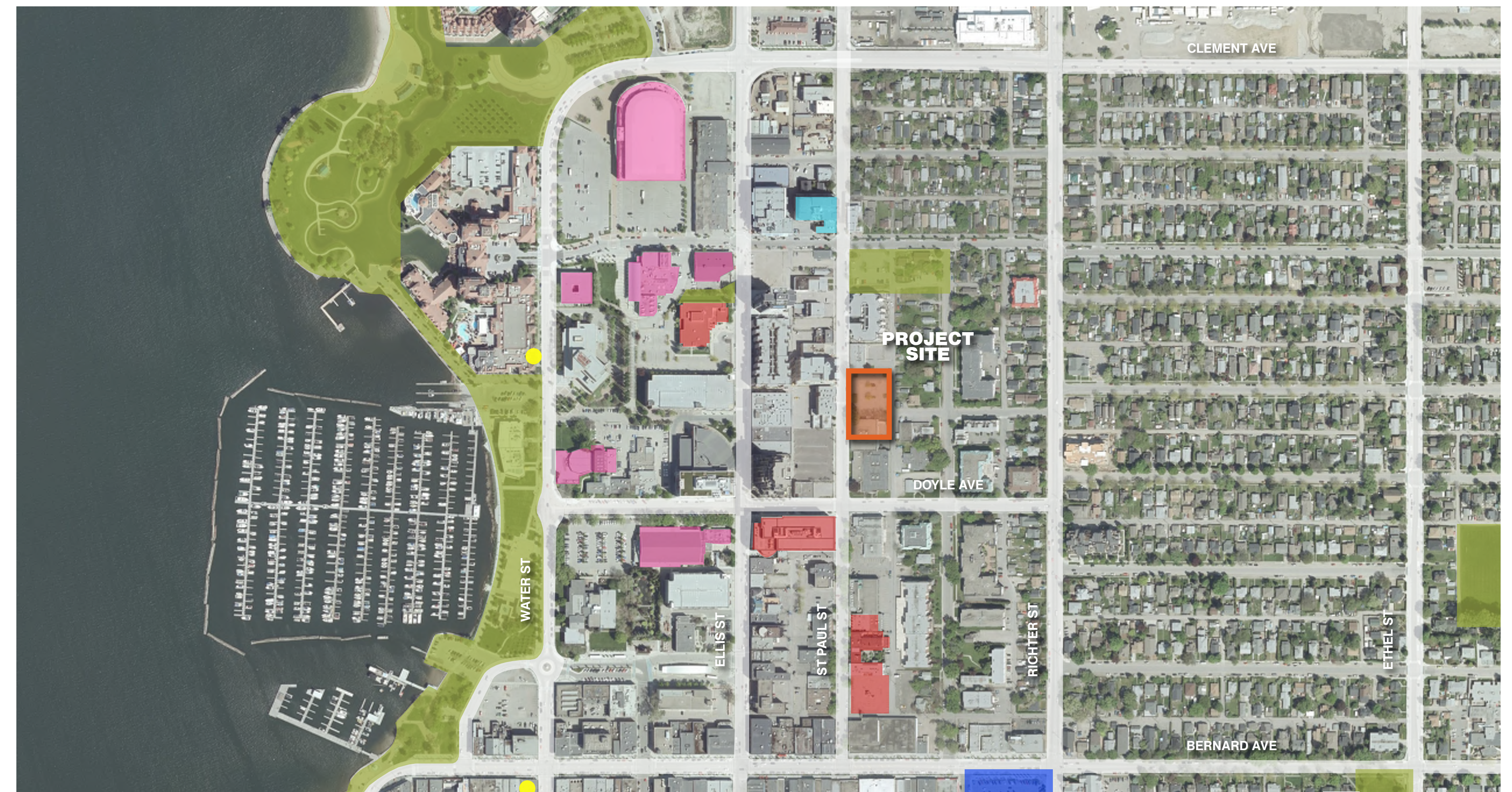


Figure 1-10: Local Amenities

3 DESIGN

3.1 Design Rationale

The design of this project aims to provide an impactful rental development within the heart of Kelowna which conforms to the OCP2040's vision of the downtown urban core and the housing demands listed by Kelowna's 2023 Housing Needs Assessment, all while integrating itself into the current and future surrounding context, especially in regard to the neighboring UBCO development.

The design of the podium effectively organizes the required amenities, services, CRU's, and parking for the residents of the building by placing parking access and back-of-house spaces towards the east-lane way on the site, allowing for a consistent frontage along St. Paul St.

The proposals' commercial and residential programs on-grade along St. Paul St are designed to inspire activity with pedestrians through the use of a large and continuous transparent frontage. The presence of 5 commercial retail units provides a great opportunity to engage pedestrians, especially with the presence of UBCO next-door. They also provide employment opportunities and further enhance the mixed-use nature of the area. Furthermore, the project includes a prominent outdoor corner plaza which can feature an art installation, creating an opportunity to enhance the space.

The design of the building façade is created through an overlaying grid whose white exterior frame is designed in accordance with the building's structural elements. Using a high-performance aluminum window wall system with a high-performance paint finish, it ensures the longevity of the façade and establishes its visual character.

The visual character is further enhanced through the juxtaposition of the tower's corner residential units alongside the white gridded frame. After every 6 stories, the grid terminates for 2 stories at the corners of the tower, creating a sense of verticality and scale that is both unique and harmonious with the surrounding urban landscape. This interplay challenges the conventional stacked-balcony vocabulary of high-rise residential towers while creating a dynamic visual rhythm that distinguishes the tower from its surroundings.

The project offers multiple valuable amenities, spaces which provide opportunities to create community among residents. This concept is exemplified within the breath-taking penthouse amenity level, the ground-floor co-working space, and the generous rooftop terrace that features a community garden area.



Figure 1-11: West Podium Rendering



Figure 1-12: NW Corner Plaza Rendering

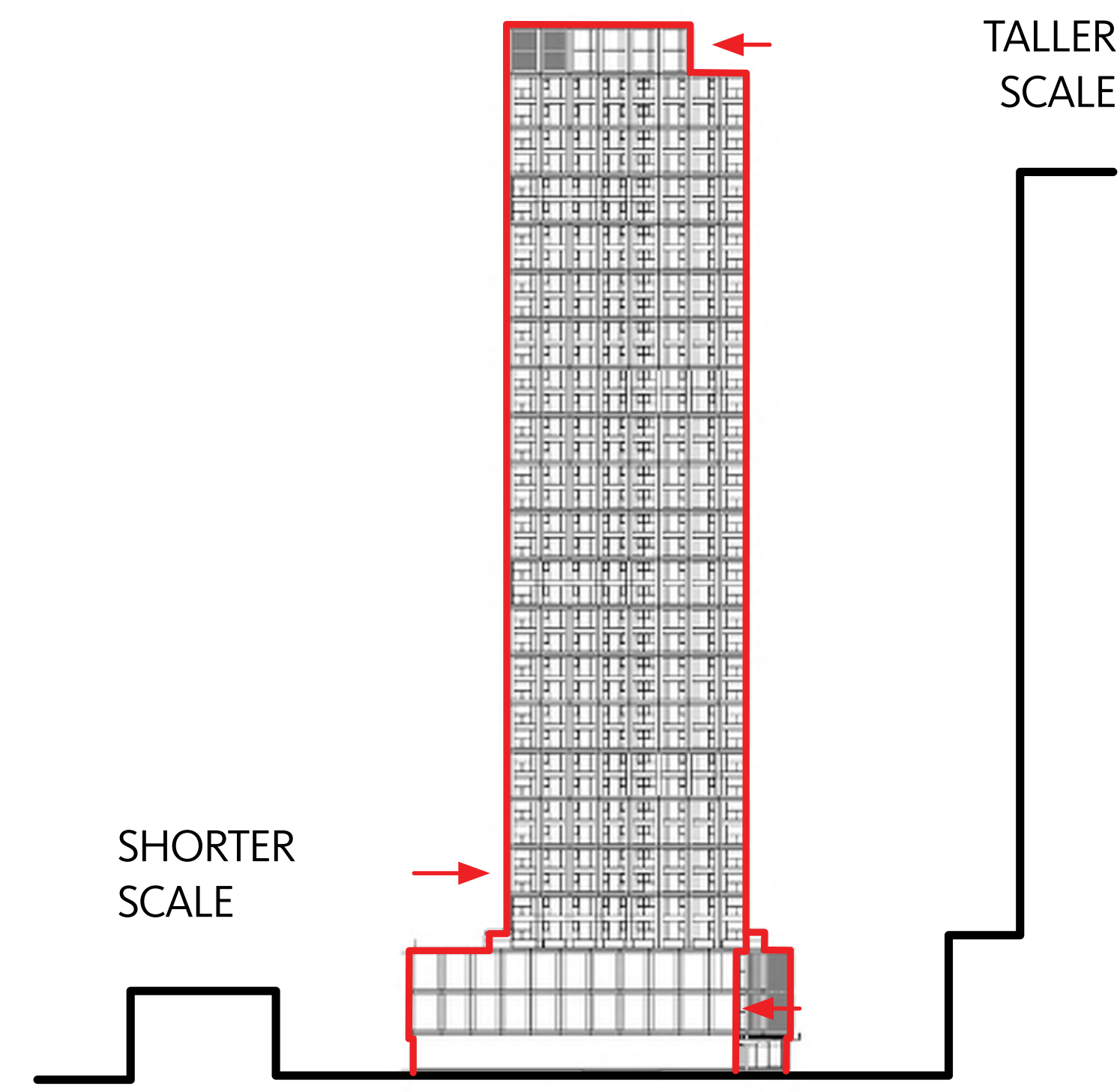
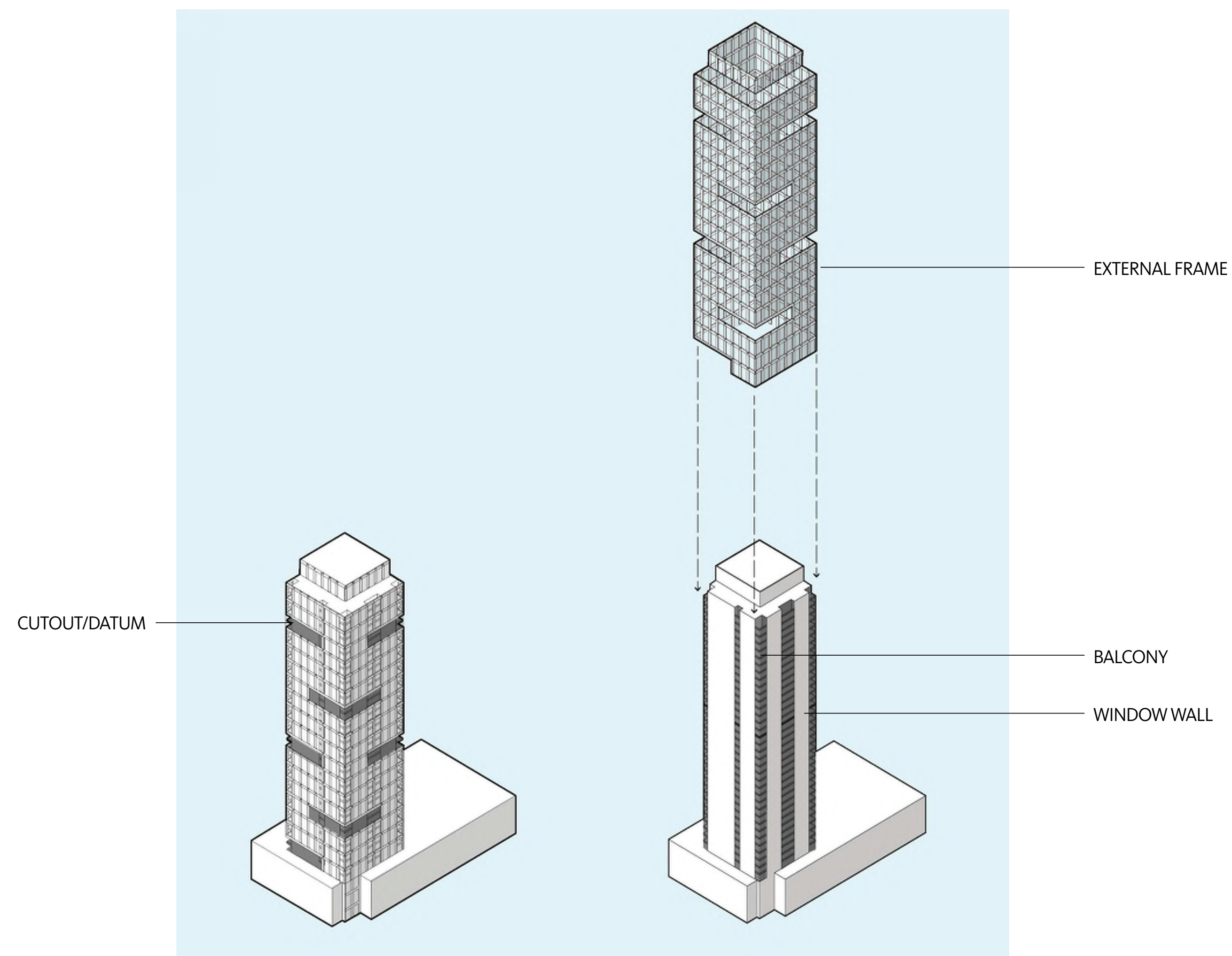


Figure 1-13: Storefrontage Rendering

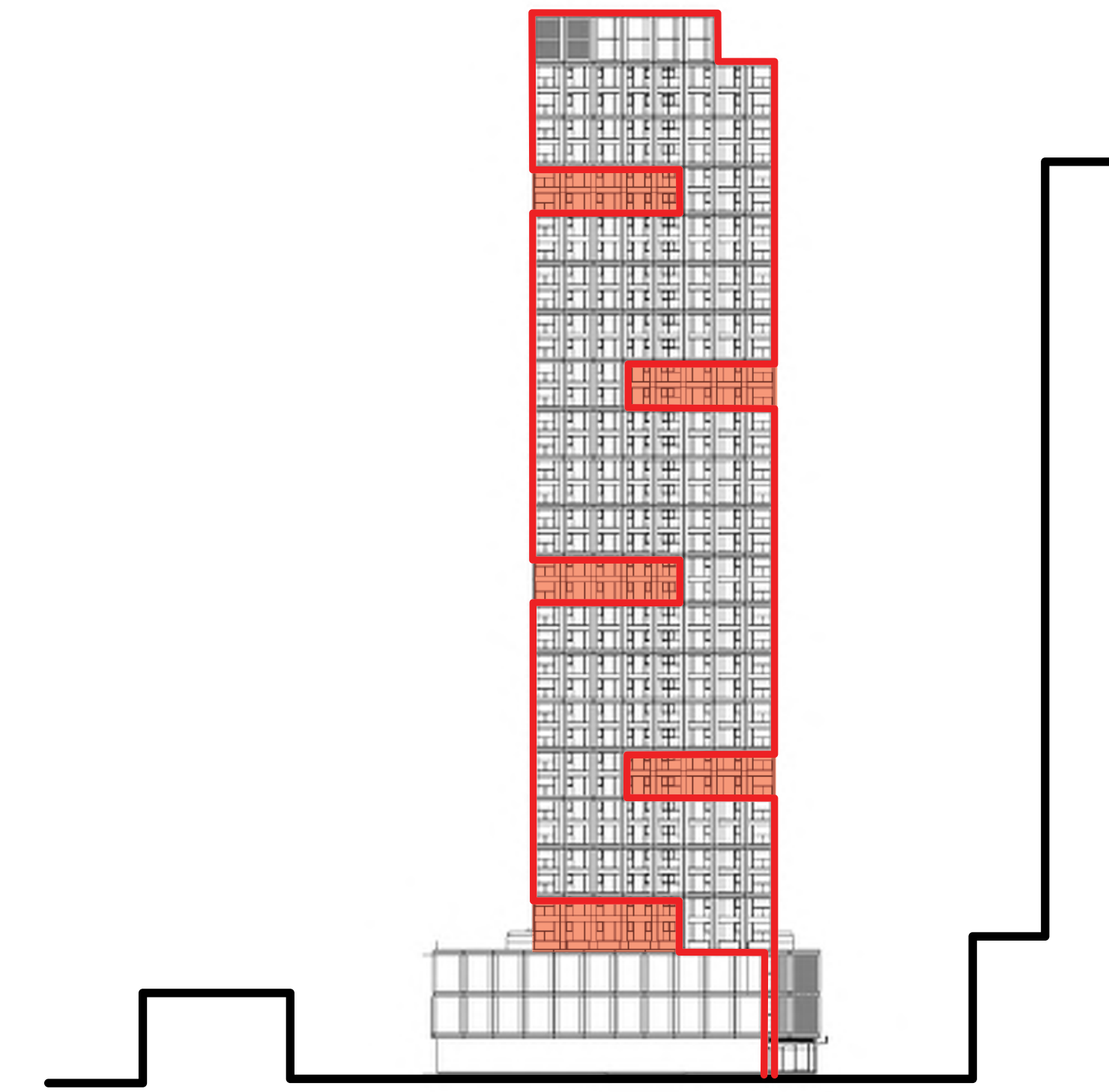


Figure 1-14: West Aerial View

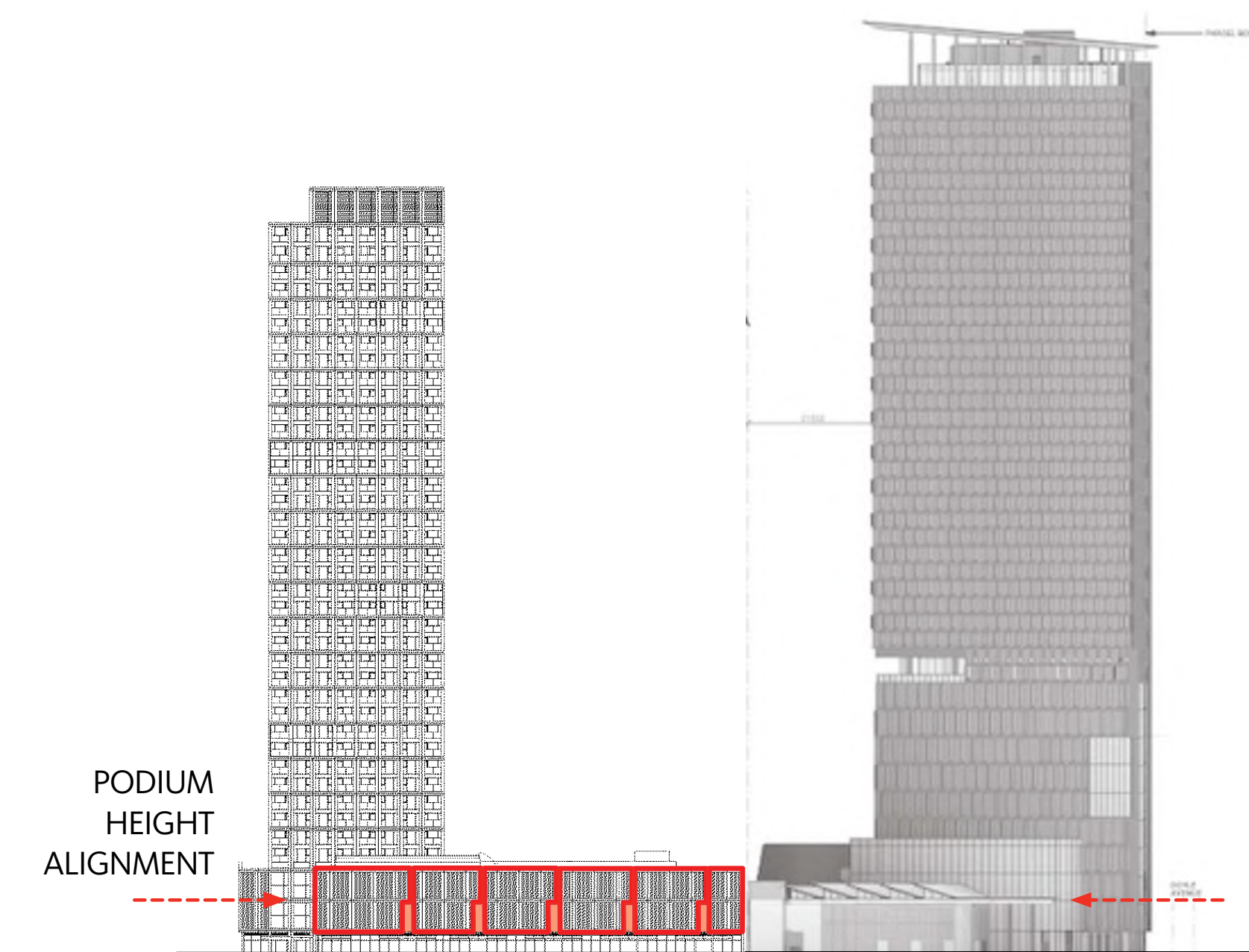
3.2 Design Diagrams



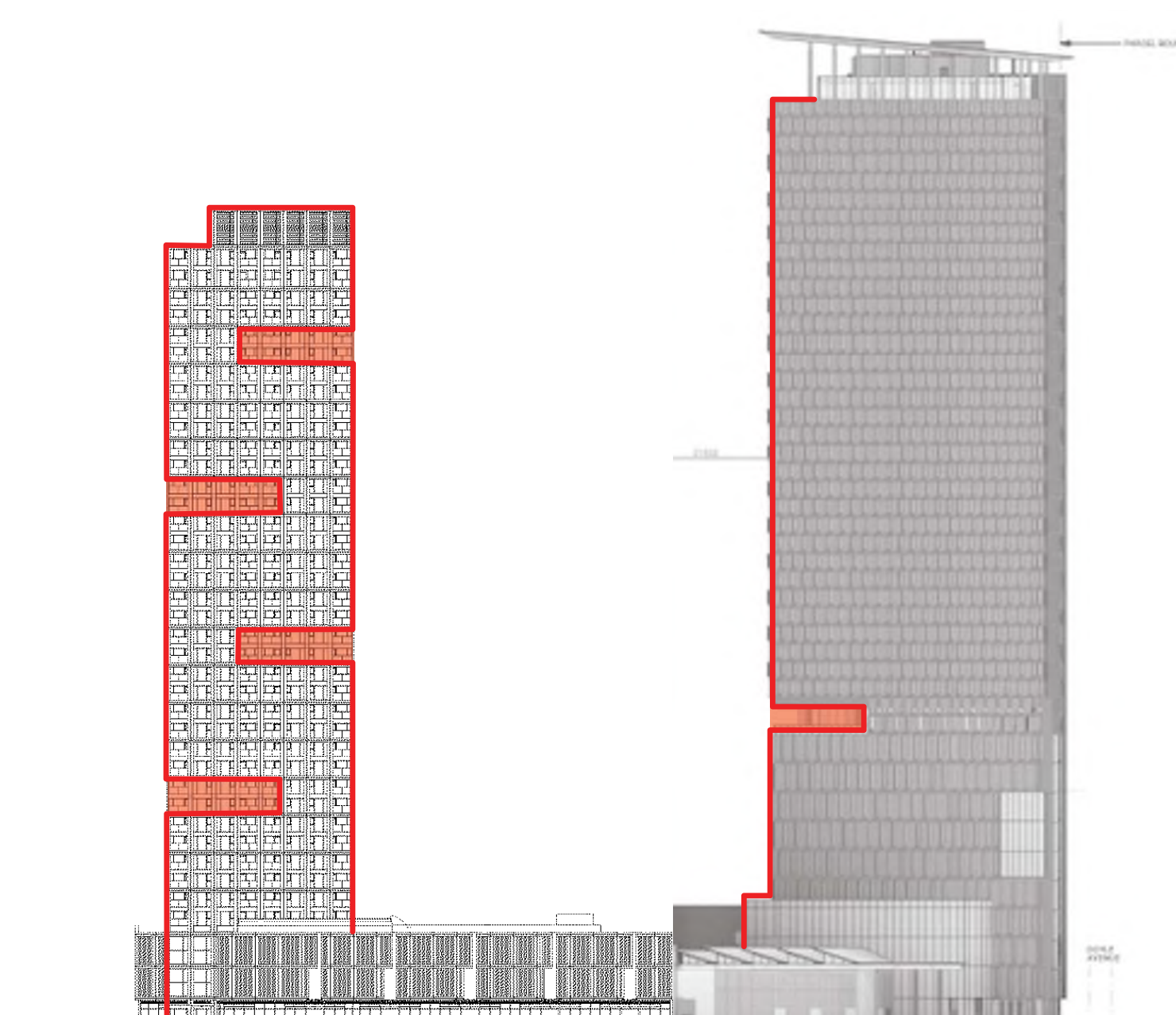
MASSING SETBACKS AT BASE AND TOP RESPOND TO CONTEXT



CUTOUT DATUM EXPRESSION BREAKS UP MASSING



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BALCONY EXPRESSION BREAKS UP MASSING - RELATES TO UBC TOWER

3.3 Compact Communities

Intensifying urban development patterns is the most efficient way to responsibly use land, accommodate regional growth, mitigate the impacts of climate change, and foster a high quality of life in Urban Centres.



Social Benefits:

- A concentrated tax base provides new or renewed services to the area, benefiting all residents.
- Social networks and gathering places - including parks, trails, cafes, community services - are within walking distance for more people.
- A smaller development footprint allows for larger, more open common outdoor spaces.

Environmental Benefits:

- Opportunity for lower emissions, energy-efficient buildings allow for a smaller ecological footprint for residents.
- Reduced reliance on carbon-emitting individual cars due to increased walkability in a compact neighbourhood.
- Local businesses gain customers in their community.
- Urban sprawl is curbed, protecting valuable ALR land and regenerating brownfield or infill sites.

Economic Benefits:

- Increases investment value of urban infrastructure, serving more people with less hardscape and servicing costs.
- Makes efficient use of the transit network by concentrating housing and jobs along transit routes.
- Smaller development footprint shared among more residents results in lower housing costs, providing attainable affordable housing for more households.

3.4 Response to Zoning By-law

Zoning Bylaw No.: 12375 (2022)/ 8000 (2014)

This proposal and its design conforms to the UC1 - Downtown Urban Centre zoning requirements.

Legend			
Zoning Bylaw	Policy #	Section Name	Regulation
Section 14: UC1	14.1	Categories Purpose	UC1-Downtown Urban Centre The purpose of this zone is to designate and to preserve land for developments of the financial, retail and entertainment, governmental, cultural and civic core of the downtown while also encouraging high density mixed-use buildings.
	14.3		Refer to Policy 14.9 Principal and Secondary Land Uses
	14.9	Land Uses - (UC1)	
	14.10	Subdivision Regulation (UC1)	Minimum lot width Minimum lot depth Minimum lot area Maximum site coverage Maximum site coverage buildings, structures, impermeable surfaces Maximum density/height Minimum front yard & flanking side yards setbacks for all portions of a building that are not ground-oriented Minimum front yard & flanking side yards setbacks for ground-oriented, residential
	14.11	Commercial and Urban Centre Zone Redevelopment Regulations (UC1)	Minimum front yard & flanking side yards setbacks for ground-oriented, commercial Minimum building setback from front yard and flanking side yard Minimum side yard setback Minimum rear yard setback Minimum common & private amenity space Minimum accessory building or structures setback Upper floor setbacks Corner lot Urban Plaza Tall Buildings
			Minimum / maximum commercial or residential floor based on fronting street type
			Minimum common & private amenity space
			Minimum accessory building or structures setback Upper floor setbacks
			Corner lot Urban Plaza Tall Buildings
			Minimum / maximum commercial or residential floor based on fronting street type
			Provided 6.0m 30.0m 200m ² 100% 100% Refer to 14.14 0.0m 0.0m 0.0m n/a 0.0m 0.0m 6.0m ² per bachelor dwelling unit. 10.m ² per 1-bedroom dwelling unit. 15.0m ² per dwelling unit with more than 1-bedroom. An accessory building or structure shall follow the setbacks within that zone except the setback shall not be less than 1.6m when abutting an urban residential or rural residential zone. For any portion of a building abutting a street a 3.0m setback is required for any portion of the building above the lesser of 16m of four storeys. For any building greater than 18.0m or 4.5 storeys and located on a corner lot, there shall be a triangular setback 4.5m in length along the lot lines that meet at each corner of an intersection. This setback will only be required at the storey. Any site within an urban centre larger than 1 acre with a building length larger than 100m shall provide an urban plaza at grade. For tower and podium regulations refer to Section 9.11 Tall Buildings Regulations. The commercial and residential principle use floor area restriction is based on street type as defined in the City of Kelowna's Official Community Plan (See Maps: 4.2 Downtown, 4.4 Capri-Landmark, 4.6 Pandosy, 4.8 Rutland, & 4.10 Midtown). Secondary uses are permitted in accordance with Section 14.9. Any building on streets classified as a: High Streets or Retail Streets shall provide a ground commercial principal uses, which must occupy a minimum of 90% of the street frontage. Access driveways or other portions of the street frontage not used as a building will not be considered for the purpose of this calculation. Any Combination of commercial and residential principal uses is permitted above ground-floor. Mixed streets can contain any combination of commercial and residential principal uses at the ground floor and above. Mixed Residential Streets can contain any combination of ground-floor commercial or residential principal uses. One hundred percent (100%) of the floor area above the ground-floor shall be residential principal use. Residential streets shall contain one hundred percent (100%) of the floor area as residential principal uses.

Figure 1-15: Summary of Policy Analysis

4 PUBLIC BENEFIT STRATEGY

4.1 Neighborhood Integration

Defined Skyline

1355 St. Paul enhances the skyline as it adds a complimentary, tapered figure in relation to UBCO. Furthermore, the project adheres to the city's planning policies, ultimately providing a smaller floorplate and floor-to-floor height to reduce impact on views while also establishing a prominent rental housing development located within the center of the downtown area.

Exemplary Architecture

Present within the downtown area, 1355 St. Paul will introduce a design that contributes to defining the style and character of the city. This development is designed in a way that effectively organizes its spaces while also adhering to housing needs listed in both the OCP2040 and Kelowna's 2023 Housing Needs Assessment document. 1355 St. Paul provides a high-quality design for its residents, establishing a standard for high-density rental housing developments in Kelowna. Furthermore, 1355 St. Paul will also contribute in establishing St. Paul St as a prominent and active pedestrian street within the downtown area that enhances the public and retail realm through engagement with pedestrians and creating employment opportunities, especially in relation to the neighboring UBCO development.



4.2 Public Realm

Pedestrian-Scale Design and Experience

1355 St. Paul provides an active streetscape as the presence of a cohesive transparent store-frontage consisting of 5 CRU's along St. Paul St creates opportunities of engagement with pedestrians, especially with the presence of the next door UBCO development. Furthermore, the creation of 5 new CRU's on St. Paul St will help to extend the boundaries of the existing retail realm, ultimately activating this part in the downtown area.

Enhanced Streetscapes & Landscaping

The frontage design of 1355 St. Paul's stores and podium will provide pedestrian activity, lighting, and will add on to the visual character of St. Paul St. Furthermore, the project includes landscaping and greenery to the sidewalk, establishing a safe, accessible, and welcoming pedestrian experience within the city.

Corner Plaza

The presence of the corner plaza provides pedestrians a place of respite as it serves multiple user groups. It is the entrance to the building and the street. It acts as an area to meet, it supports the pedestrians using the crosswalks, and it acts as the end of this active section of St. Paul St and a counterpoint to UBCO's outdoor plaza.

Placemaking with Public Art

With the corner plaza providing the provision of public art, the addition of a visual and meaningful artistic element can enhance the experience of the corner plaza and the identity of the street as a whole.



4.3 Private Realm

Extensive Amenities

Diverse and private indoor and outdoor amenities are provided exclusively for residents, offering quality spaces and programs whose experience is elevated by their connection to scenic and panoramic views of the city.

Outdoor Living Rooms

St. Paul North provides a large rooftop deck on top of the podium, offering a relaxing area for residents where leisurely spaces are connected with nature. These spaces that are aided by the presence of plants, shrubs, and a community garden create a communal space that ultimately feels private from the city.

Ecosystem Benefits

The various plants and greenery throughout the project provides benefits to both residents as well as wildlife such as birds. Shrubs, and native species gardens will contribute to Kelowna's ecosystem and green network, and enhance the outdoor quality of 1355 St. Paul with color and softscaping.



5 SUSTAINABILITY PLAN

5.1 Green Building Design Principles

In 2018, the City of Kelowna published its Community Climate Action Plan. This includes actions for advancing towards climate targets that are led by the city, though implementation can also happen by developers and community members as the city grows and changes.

1355 St.Paul will contribute to each of the themes through its siting, planning, design, and operations. The measures taken to address these themes are listed on the following table.

Kelowna's Community Climate Action Plan Themes	1355 St.Paul Response
1. The Way We Get Around - providing options to reduce vehicle trips and accelerate transition to low carbon transportation options	<ul style="list-style-type: none"> • Located less than a 7-minute walk away from the Queensway Transit Exchange bus terminal that allows for access to multiple areas throughout the city. • The property is located in the immediate vicinity of three bus routes along Ellis St and Doyle Ave. • Pedestrian and cyclist amenities such as bike parking and comfortable, convenient pathways will encourage active transportation. • The proximity to mixed use areas and commercial shops and services will reduce vehicle trips.
2. The Energy We Use in Our Buildings - improving energy performance and reducing GHG emissions in new and existing buildings.	<ul style="list-style-type: none"> • Low-carbon building measures including locally manufactured materials and low-BOC emitting materials will be used where possible. • The buildings are designed to minimize air and heat transfer between units and the outside, and maximize daylight and views for regularly occupied spaces. • Energy efficient mechanical and electrical systems, including lighting and appliances, will be preferred in the building fit-out. • Specified common areas (stairwells and parking) will have occupancy sensors to limit the duration and/or intensity of operational lighting, and use LED bulbs. Outdoor lighting will be controlled by photocells and/or timers.
3. The Waste We Create - increasing the diversion of waste from the landfill.	<ul style="list-style-type: none"> • Recycling facilities will be provided on site.
4. Planning Our Community - managing energy and emissions by focusing growth in urban areas so residents and workers are located closer to transit and services.	<ul style="list-style-type: none"> • This key infill site is a positive opportunity to accommodate population growth within Kelowna's urban area, close to services and various modes of transportation.

6 RESPONSE TO OCP 2040

6.1 Desire for Taller Buildings

Policy 4.4.3. Taller Downtown Buildings,

With due consideration of the objectives of Policy 4.4.2, consider support for development that is higher than the heights outlined in [Map 4.1](#) where the proposal contains significant benefit to Kelowna citizens, including some or a combination of the following:

Policy 4.4.3. Taller Downtown Buildings		1355 St.Paul Response
<ul style="list-style-type: none"> An affordable, supportive and/or rental housing component that further advances Urban Centre housing objectives; 	✓	<ul style="list-style-type: none"> 384 rental units are proposed with this project, supporting the city’s need to increase density in order to bolster stronger urban centres and to adhere to housing deficits and housing demands listed by Kelowna’s 2023 Housing Needs Assessment. The unit mix provided features bachelor, one-bedroom, and two-bedroom units, smaller households that adheres to Kelowna’s OCP 2040 projected increase of demands for apartments and smaller households. The building’s proximity to transit and active transportation options promotes a more walkable, active, and engaging downtown neighbourhood.
<ul style="list-style-type: none"> 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 	✓	<ul style="list-style-type: none"> Features a publicly accessible urban plaza space that is provided at the NW corner of the site, and will include the provision of public art. The art feature could be a sculpture or mural with details to be confirmed later in the design process. Consists of 5 CRU’s to provide an active street frontage that engages with the public realm, especially in close-proximity to UBCO.
<ul style="list-style-type: none"> Offsite considerations, including enhanced streetscapes; provision of Active Transportation Corridors, tree canopy protection and enhancement, or green infrastructure within the road right of way; 	✓	<ul style="list-style-type: none"> The architectural design of the storefronts and podium intends to provide a cohesive and tight streetscape design that sees this site and the UBCO frontage complement each other. Trees and planters along St.Paul St activate the road and the sidewalk, providing shade, comfort, and a dynamic connection with nature. The project is located within the vicinity of various designated existing and future roads that are a part of the city’s active transportation network. The project is within the proximity of various transit stops, enhancing incentives to utilize sidewalks.
<ul style="list-style-type: none"> Smaller tower floorplates to mitigate the impact on views and shadowing; and/or 	✓	<ul style="list-style-type: none"> The design of a 40-storey tower with a 703.9 square meter floorplate provides an opportunity where there is a reduced impact of views and shadows while achieving a higher density.
<ul style="list-style-type: none"> Outstanding and extraordinary architectural design 	✓	<ul style="list-style-type: none"> The building’s façade grid is dynamic as it is designed to establish a distinct design that effectively works in accordance with other the building elements of the project. The juxtaposition of residential units with corner balconies and a striking white architectural frame creates a dynamic visual rhythm, while the high-performance aluminum window wall system ensures both durability and aesthetic appeal. The alternating cutouts within the grid captures the diverse scales and datums of the city, fostering a visual dialogue with the urban environment. By challenging conventional stack-balcony designs, the tower introduces a fresh perspective, enhancing both the city’s skyline and the residents’ living experience.

6.2 Key Project Provisions

With 1355 St. Paul's housing mix consisting entirely of rental units, this aspect of the project ultimately inspired a goal to achieve a high-standard of rental housing design. This is exemplified through the design of the project's amenity spaces that provide high-quality experiences for the residents.

This goal further extends to the ground-level as the design of the spaces and programs provided establish a vibrant destination, ultimately creating an animated public realm.



Rental Units (Level 5-39)			
Bachelor	1 BR	2 BR	TOTAL
68	141	175	384
Rental Percentage			100%

Anticipated Population:

Kelowna's population has **grown faster** than expected, placing further pressure on housing affordability; this trend is likely to continue

