



URBAN DEVELOPMENT INSTITUTE- OKANAGAN CHAPTER

210 – 1460 Pandosy Street
Kelowna, BC, V1Y 1P3, Canada
T. 778.478.9649 F. 778.478.0393

udiokanagan@udi.org

www.udiokanagan.ca

April 16, 2021

City of Kelowna
1435 Water Street
Kelowna, BC, V1Y 1J4

Attention: Robert Miles

Subject: Feedback on Official Community Plan (OCP) Form and Character Guidelines

Overall, UDI Okanagan believes that if the City of Kelowna upholds the spirit of the stated intent in Section 1.0 of the OCP Form and Character Guidelines in regards to stimulating creativity and not being too prescriptive, this is something that the industry can work with and it will help to align the development community with the direction that the City wants to go.

Although we will provide some brief comments today, we would like to reserve the opportunity to provide further comments on these guidelines at some point in the future should there be a need after the Zoning Bylaw updates are made and after we have had a chance to see how the two documents interact.

One key point that we would like to understand from the City's point of view is the contradiction between the City's desired building forms and the Step Code forms. Although we realize that you have addressed Step code buildings in its own section, the reality is every building will soon have to be a step code building. There are some risks inherent in having design guidelines that are internally contradictory as it relates to the Step Code so we want to flag that for potential further discussion.

Also, there is some redundancy within the Form and Character Guidelines. Some of the items within this document are already included in the Zoning Bylaw, such as needing to retain storm water to a certain level, etc. UDI recommends removing these redundancies as there does not appear to be a reason why they should have to be located in two different places and it would help to make this document more concise and succinct if they were to be removed.

A couple of other items to review would be to consider removing the two sub-points below item 2.21c on page 16, which are:

- WWR ratios should be higher at grade to promote at-grade transparency while accommodating the 40% WWR in the building overall; and

- WWR ratios should be lower on north facing facades than on south facing facades to account for lower solar gain potential.

We believe that they cause confusion and are unnecessary since ultimately it will be the energy modelling and design team that will work this out in greater detail and it is also something that is site specific.

An alternative to the above approach would be to amend item 2.21c and its first sub-point as follows, while removing the second sub-point:

c. For larger buildings, reduce the overall window-to-wall ratio to limit heat gain and loss through the building envelope by increasing the area of insulated wall (See Figure 14).

- WWR ratios should be higher at grade to promote at-grade transparency while accommodating the reduced WWR in the building overall.

The reason why we still recommend removing the second sub-point is because achieving this will not be feasible on most sites given that they are urban lots and fenestration orientation and size will be determined as part of the energy modelling process conducted to confirm Step Code compliance.

There is also some feeling that Item 4.1.6 b) which talks about a building having a base, middle, and top is far too simplistic a way to define “good” architecture. It would be our preference that this item be removed.

We would be happy to discuss any of these issues further if you would like.

Thank you in advance for your consideration.

Sincerely,

URBAN DEVELOPMENT INSTITUTE OKANAGAN CHAPTER

Jennifer Dixon
UDI Okanagan Executive Director

Luke Turri
UDI Okanagan Chair

Cc: Ryan Smith, City of Kelowna