

# REPORT TO COUNCIL



**Date:** January 15, 2018

**RIM No.** 0940-00

**To:** City Manager

**From:** Community Planning Department (LK)

**Application:** DP17-0179

**Owner:** 1017496 B.C. Ltd., INC No.  
BC1017496

**Address:** 1800 Richter Street

**Applicant:** Meiklejohn Architects Inc.

**Subject:** Development Permit Application

Existing OCP Designation: MXR – Mixed Use (Residential/Commercial)

Existing Zone: CD22 – Central Green Comprehensive District

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## 1.0 Recommendation

THAT Council authorizes the issuance of Development Permit No. DP17-0179 for Lot A District Lots 14 and 139 ODYD Plan EPP18764, located at 1800 Richter Street, Kelowna, BC subject to the following:

1. The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A,"
2. The exterior design and finish of the building to be constructed on the land, be in accordance with Schedule "B";
3. Landscaping to be provided on the land be in accordance with Schedule "C";
4. The applicant be required to post with the City a Landscape Performance Security deposit in the form of a "Letter of Credit" in the amount of 125% of the estimated value of the landscaping, as determined by a Registered Landscape Architect;

AND THAT the applicant be required to complete the above noted conditions of Council's approval of the Development Permit Application in order for the permits to be issued;

AND FURTHER THAT this Development Permit is valid for two (2) years from the date of Council approval, with no opportunity to extend.

## 2.0 Purpose

To consider the form and character of the proposed 55-unit 4-storey multiple dwelling housing project on the subject property (Central Green).

### 3.0 Community Planning

Community Planning Staff are supportive of the proposed 55-unit multiple dwelling housing project on the subject parcel. The application is consistent with the objectives of the Official Community Plan (OCP) Urban Design Guidelines and the design is appropriate for the context of the site within the Central Green Master Site Development Permit. The proposal also meets the OCP's Urban Infill objectives and it meets all of the Zoning Bylaw Regulations within the CD22 – Central Green Comprehensive Development Zone.

The property is within the Permanent Growth Boundary and is located in the City Centre Urban Centre. Proposed building 'D' is at the south end of the developable site (current location of the Central Green Sales Centre) with Rowcliffe Park directly south and west of the building. Richter Street runs along the street frontage. The residential density should be well supported by the City's efforts to build Rowcliffe Park (to the south) and the close proximity of the shops and services of the downtown.

### 4.0 Proposal

#### 4.1 Background

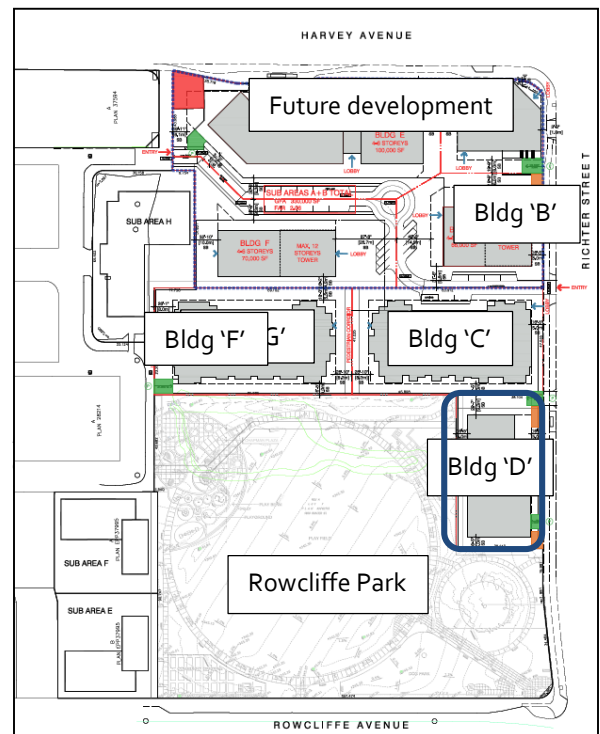
On December 14, 2015, Council approved the Central Green Master Site Development Permit. Since that time, Development Permits have been approved for three buildings (Buildings F, G and C). Refer to Figure 1 for building locations.

Building F is under construction and the application for Building B is currently under review by Staff. These two buildings, along with the future development along Harvey Avenue are intended to be rental projects.

Buildings C & G are two strata developed buildings which are currently under construction. The current project site is notated by the blue outline in Figure 1. The City will also be proceeding with the building of Rowcliffe Park; the first phase of construction was approved in the 2017 Capital Plan.

#### 4.2 Project Description

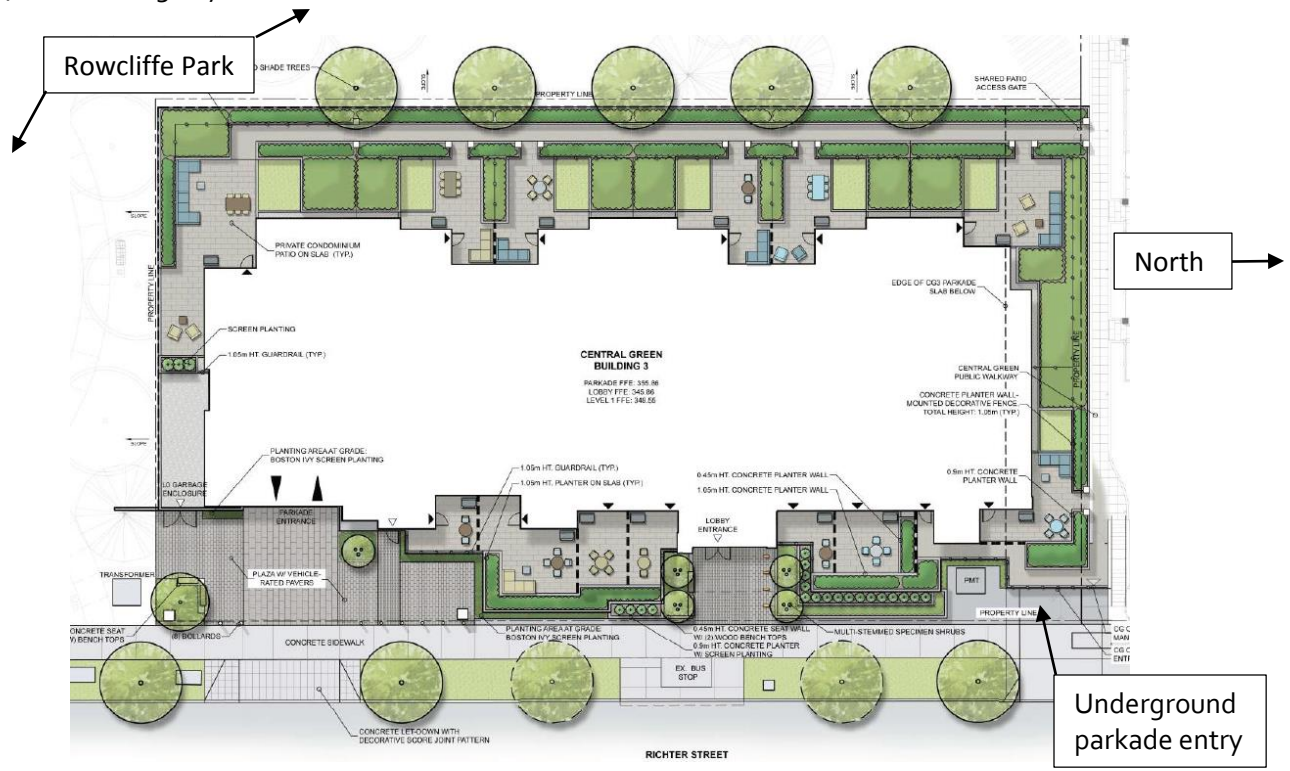
The proposed development is for the form and character of the third strata building for the south portion of the Central Green project site. The subject four storey, 55-unit building will have 20 three-bedroom units, 19 two-bedroom units, 12 one-bedroom units and 4 micro-suites. Each unit has a balcony or patio to meet the private amenity space requirements.



#### 4.3 Central Green Master Site Plan



#### 4.4 Building Layout



The proposed four storey building is wood frame construction and has a frontage onto Richter Street, with Rowcliffe Park to the west and south. Central Green Building C is located to the north. The parkade podium height is consistent across the entire Central Green development site. The parkade entry is at the north end of the proposed building and provides a single level of parking. To provide a cohesive transition across the Central Green site, the same plant species and design elements are utilized. This includes the use of brick masonry and interlocking pavers along with cast in place concrete.

#### 4.5 Building Design

The approved buildings currently under construction to the north of the subject project site are designed in a traditional architectural form. The proposed building 'D' will be consistent in form and finishes approved for the two previous buildings. The exterior will be clad in a combination of red brick masonry, exposed concrete with cast reveals and hardi-plank siding in contrasting tones. Articulation is provided along the building facades to provide visual interest to those approaching the site. The use of metal detailing on the railings lends to the urban aesthetic, while the 'red brick' is a historic reference to the Central School site located across Richter Street. When viewed from along Richter Street, the style of the Central Green development flows from 'traditional' to a more 'modern' style, with the red brick providing a consistent visual tie throughout the entire project site.



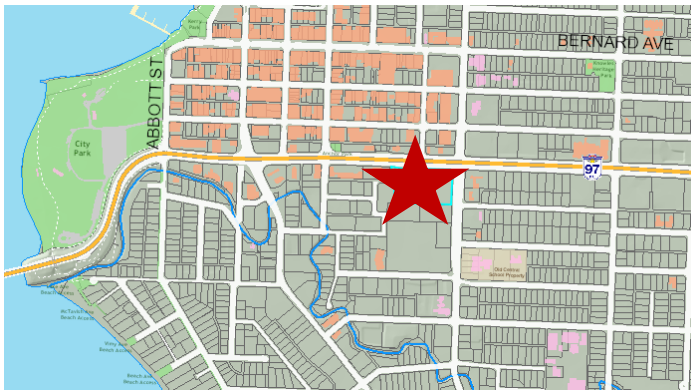
#### 4.6 Site Context

Specifically, adjacent land uses are as follows:

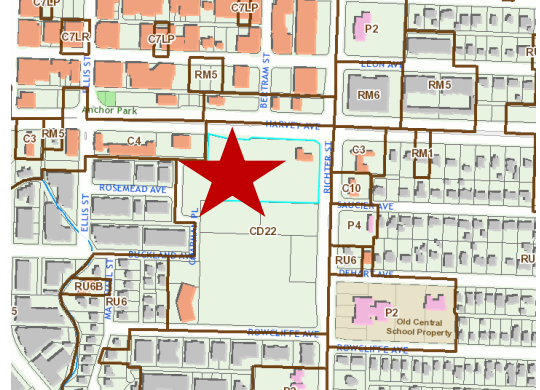
Orientation	Zoning	Land Use
North	C4 – Urban Centre Commercial	Food Primary Establishment, Gas Bar
East	C3 – Community Commercial C10 -Service Commercial	Gas Bar Rapid Drive-Thru Vehicle Service
South	CD22 – Central Green	Multiple Dwelling Housing
West	RM5 – Medium Density Multiple Housing	Multiple Dwelling Housing



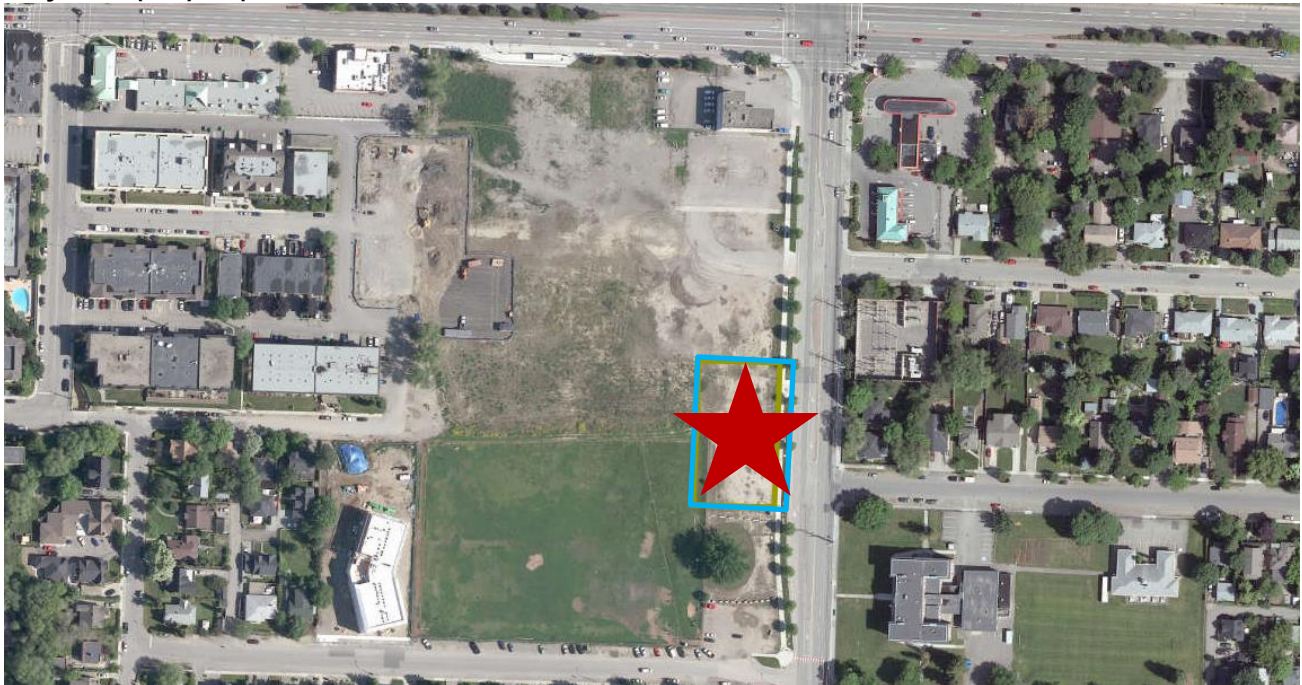
Context Map:



Zoning Map:



Subject Property Map: 1800 Richter Street



#### 4.7 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	CD22 ZONE REQUIREMENTS	PROPOSAL
Development Regulations		
Floor Area Ratio	2.0	1.62
Maximum Site Coverage	50%	47.94%
Maximum Height	16.5 m	16.5 m
Front Yard (Richter St)	3.0 m	3.62 m
Side Yard (north)	3.0 m	3.65 m
Side Yard (south)	3.0 m	3.62 m
Rear Yard	3.0 m	4.6 m

Other Regulations		
Minimum Parking Requirements	53 stalls	63 stalls
Bicycle Parking	Class I – 40 stalls required Class II – 8 stalls required	Class I – 100 stalls provided * Class II – 8 stalls provided at-grade
Private Open Space	874 m <sup>2</sup>	1132m <sup>2</sup>
* Bicycle stalls are provided within the underground parking area.		

## 5.0 Current Development Policies

### 5.3 Kelowna Official Community Plan (OCP)

#### Development Process

**Compact Urban Form.**<sup>1</sup> Develop a compact urban form that maximizes the use of existing infrastructure and contributes to energy efficient settlement patterns. This will be done by increasing densities (approximately 75 - 100 people and/or jobs located within a 400 metre walking distance of transit stops is required to support the level of transit service) through development, conversion, and re-development within Urban Centres (see Map 5.3) in particular and existing areas as per the provisions of the Generalized Future Land Use Map 4.1.

#### Comprehensive Development Permit Area Objectives.<sup>2</sup>

- Convey a strong sense of authenticity through urban design that is distinctive for Kelowna;
- Promote a high urban design standard and quality of construction for future development that is coordinated with existing structures;
- Integrate new development with existing site conditions and preserve the character amenities of the surrounding area;
- Promote interesting, pedestrian friendly streetscape design and pedestrian linkages;
- Provide for a scale and massing of commercial buildings that promotes a safe, enjoyable living, pedestrian, working, shopping and service experience;
- Incorporate architectural features and detailing of buildings and landscapes that define an area's character;
- Promote alternative transportation with enhanced streetscapes and multimodal linkages;
- Highlight the significance of community institutional and heritage buildings.

## 6.0 Technical Comments

### 6.1 Building & Permitting Department

A Building Code analysis is required for the structure at time of Building Permit applications, but the following items may affect the form and character of the building(s):

- Any alternative solution must be accepted by the Chief Building Inspector prior to the release of the Building Permit
- Location, Heights, Colors of mechanical systems and the required screening are to be determined at time of DP
- Any security system that limits access to exiting needs to be addressed in the code analysis by the architect.
- Handicap Accessibility to the main floor levels to be provided, ramps may be required.
- Hard surfaced paths leading from the egress stairwells to a safe area are to be clearly defined as part of the DP

<sup>1</sup> City of Kelowna Official Community Plan, Policy 5.2.3 (Development Process Chapter).

<sup>2</sup> City of Kelowna Official Community Plan, Objectives 14.2 (Urban Design Development Permit Areas Chapter).

- f. Access to the roofs are required per NFPA and guard rails may be required and should be reflected in the plans if required.
- g. Storm water management systems below the parkade slab may affect the Radon mitigation system and be potentially into the high water level of the ground water. If this system is in place at time of building permit application a peer review may be required to ensure compliance with the Building Code. The cost of the peer review will be at the cost of the developer. Please contact the city for clarification of the peer review process.

Any changes or revisions to an approved Development Permit will require an amendment.

## 6.2 Development Engineering Department

- Refer to Attachment A.

## 7.0 **Application Chronology**

Date of Application Received: August 9, 2017

**Report prepared by:** Lydia Korolchuk, Planner

**Reviewed by:** Terry Barton, Urban Planning Manager

**Approved for Inclusion:** Ryan Smith, Community Planning Department Manager

### **Attachments:**

Attachment A: Development Engineering Memorandum

Attachment B: MOTI Letter

Attachment C: Draft Development Permit DP17-0179

Schedule A: Site Plan

Schedule B: Conceptual Elevations

Schedule C: Landscape Plan