

**CITY OF KELOWNA**  
**BYLAW NO. 10998**  
**TA14-0004 -**  
**CD25 - Capri Centre Comprehensive Development Zone**

---

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts that City of Kelowna Zoning Bylaw No. 8000 be amended as follows:

1. THAT **Section 1 - General Administration, 1.3 Zoning Map, 1.3.1** be amended by adding to the end of **Section 18 - Comprehensive Development Zones** the following:

CD25	Capri Centre Comprehensive Development Zone
------	---

2. AND THAT **Section 7 - Landscaping and Screening, Table 7.1 - Minimum Landscape Buffer Treatment Levels Schedule, Commercial Zones** be amended by adding to the end of the list "CD25";
3. AND THAT a new **CD25 - Capri Centre Comprehensive Development Zone** be added to **Section 18 - Schedule B - Comprehensive Development Zones** as attached outlined in Schedule "A" attached;
4. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this 6<sup>th</sup> day of October, 2014.

Considered at a Public Hearing on the 22<sup>nd</sup> day of October, 2014.

Read a second and third time by the Municipal Council this 22<sup>nd</sup> day of October, 2014.

Approved under the Transportation Act this 7<sup>th</sup> day of January, 2016.

Blaine Garrison  
(Approving Officer-Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

---

Mayor

---

City Clerk

## Schedule 'B' - Comprehensive Development Zones

### CD25 – Capri Centre Comprehensive Development Zone

#### 1.1 Purpose

The purpose is to provide the framework for the existing uses and for the redevelopment and use of the Capri Centre in stages, over time, with a mixture of commercial and residential uses that serve more than one neighbourhood.

#### 1.2 Capri Centre Lands

The Capri Centre Lands consist of 3 legal lots as shown in Figure 1.2. Character-area designations indicated in Annexure “1” are for the purpose of the application of guidelines only. The application of the zoning regulations applies for all areas within the Capri Centre Lands irrespective of character area.



Figure 1.2: Capri Centre Lands

### 1.3 Design Guidelines

The CD 25 - Capri Comprehensive Development 25 Zone has been designated as a Development Permit Area by "Kelowna 2030 – Official Community Plan Bylaw No. 10500" for the purpose of guiding the form and character of development. The guidelines applicable to the CD 25 - Capri Comprehensive Development 25 Zone are annexed to this Bylaw as Annexure "1" and entitled "CD 25 Development Area Guidelines."

### 1.4 Principal Uses

Principal uses in this zone are:

- (a) amusement arcades, major
- (b) animal clinics, minor
- (c) apartment hotels
- (d) apartment housing
- (e) boarding or lodging houses
- (f) business support services
- (g) care centres, major
- (h) Child Care
- (i) commercial schools
- (j) commercial use
- (k) congregate housing
- (l) emergency and protective services
- (m) financial services
- (n) food primary establishment
- (o) gas bars
- (p) government services
- (q) group homes, major
- (r) health services
- (s) hotels
- (t) insurance services
- (u) liquor primary establishment, major
- (v) liquor primary establishment, minor
- (w) non-accessory parking
- (x) offices
- (y) participant recreation services, indoor
- (z) personal service establishments
- (aa) private clubs
- (bb) public education services
- (cc) public libraries and cultural exhibits
- (dd) recycled materials drop-off centres
- (ee) religious assemblies
- (ff) retail liquor sales establishment
- (gg) retail stores, convenience
- (hh) retail stores , health products
- (ii) retail stores, general
- (jj) shopping centre
- (kk) spectator entertainment establishments
- (ll) supportive housing

- (mm) temporary shelter services
- (nn) utility services, minor impact
- (oo) rowhousing
- (pp) townhouses

### 1.5 Secondary Uses

The secondary uses in this zone are:

- (a) amusement arcades, minor
- (b) care centres, minor
- (c) home based businesses, minor

### 1.6 Conditional Uses

The following uses are permitted subject to being located within 40m of Harvey Road:

- (a) drive-in food services

### 1.7 Subdivision Regulations

- (a) The minimum **lot width** is 13.0 m.
- (b) The minimum **lot depth** is 30.0 m.
- (c) The minimum **lot area** is 460 m<sup>2</sup>.
- (d) **air space parcels** will be allowed where appropriate

### 1.8 Density

- (a) The maximum allowable built area of **buildings** in this Capri Centre Zone is 205,807m<sup>2</sup> (2,215,287 ft<sup>2</sup>) or 2.60 FAR.
- (b) The maximum **site coverage** is 75% to be calculated on a net basis on the Capri Centre Lands
- (c) The minimum commercial area (to be calculated by combining the total commercial area constructed plus commercial area under approved permit) is 18,581 m<sup>2</sup> (200,000 ft<sup>2</sup>) net floor area.

### 1.9 Height

**Height** requirements are as indicated in Figure 1.9 and as described below:

- (a) In the area located within 40m of the property line abutting Harvey Avenue and in all areas east of Capri Street the maximum **height** of all **buildings** and **structures** shall be 6 storeys or 22m.
- (b) In the area located beyond 40m of Harvey Avenue the maximum height of all **buildings** and structures shall be 22 storeys or 70m with one exception as described in 1.9(c)
- (c) In the area located beyond 40m of Harvey Avenue the maximum **height** of one landmark **building** or **structure** shall be 26 storeys or 82m.

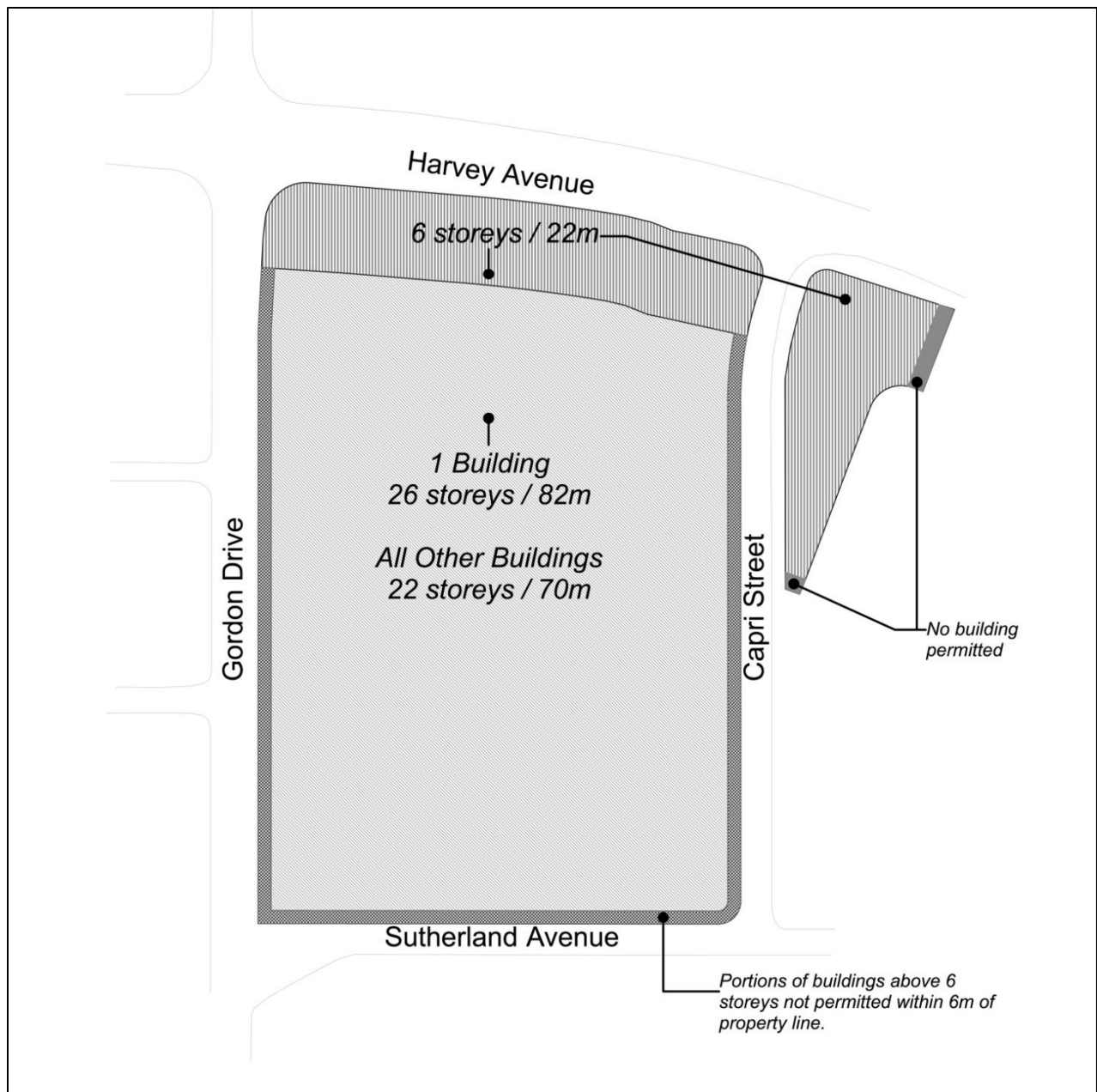


Figure 1.9: Height

### 1.10 Setbacks

- (a) The minimum **setback** to Harvey Road is 4.5 m
- (b) The minimum **setback** to Gordon Drive for all **buildings** or portions of the building located within 40m of Harvey Avenue is 0.0 m.
- (c) The minimum **setback** to Gordon Drive for all **buildings** or portions of the building located beyond 40m of Harvey Avenue is 3.0 m, excluding decks and patios.
- (d) The minimum **setback** to Capri Street for all **buildings** or portions of the building located within 40m of Harvey Avenue is 0.0 m.
- (e) The minimum **setback** to Capri Street for all buildings or portions of the building located beyond 40m of Harvey Avenue is 3.0 m, excluding decks and patios.
- (f) The minimum **setback** to Sutherland Drive is 3.0 m, excluding decks and patios.
- (g) All portions of buildings above 6 storeys shall be setback a minimum of 6m from Gordon Drive, Sutherland Avenue, and Capri Street.
- (h) The minimum **setback** to lands abutting the Capri Centre Lands is 7.5m.

### 1.11 Tall Buildings

- (a) The minimum separation distance between portions of **buildings** above 12 storeys is 30m.
- (b) The maximum floor plate for portions of **buildings** above 12 storeys is 650 m<sup>2</sup> (7,000 ft<sup>2</sup>) with one exception as described in 1.11(c)
- (c) The maximum floor plate for portions of one landmark building above 12 storeys is 696 m<sup>2</sup> (7,500 ft<sup>2</sup>)

### 1.12 Public Open Space

- (a) A minimum of 1.5 acres of publicly accessible open space shall be provided.

### 1.13 Amenities

Amenities shall be phased and provided concurrent with substantial new construction in a development stage and will be secured via Statutory Right of Way being registered on title securing public access. Amenities are:

#### *Within Amenity Area A*

- (a) one north-south pathway linkage extending from Harvey Road to the north face of the existing hotel;
- (b) an additional north-south pathway linkage located approximately near the bus station extending from Harvey Avenue to an internal drive aisle;
- (c) a surface parking area that includes landscape elements, trees, and electric hook-ups for occasional events.
- (d) all surface treatments pertaining to drive aisles, sidewalks, and landscape areas.

*Within Amenity Area B*

- (e) one north- south pathway linkage extending the full length of Amenity Area B, ensuring that the site is accessible for pedestrians and cyclists and connects the private drive aisle with Harvey Road;
- (f) all surface treatments pertaining to private drive aisles, sidewalks, and landscape areas.

*Within Amenity Area C*

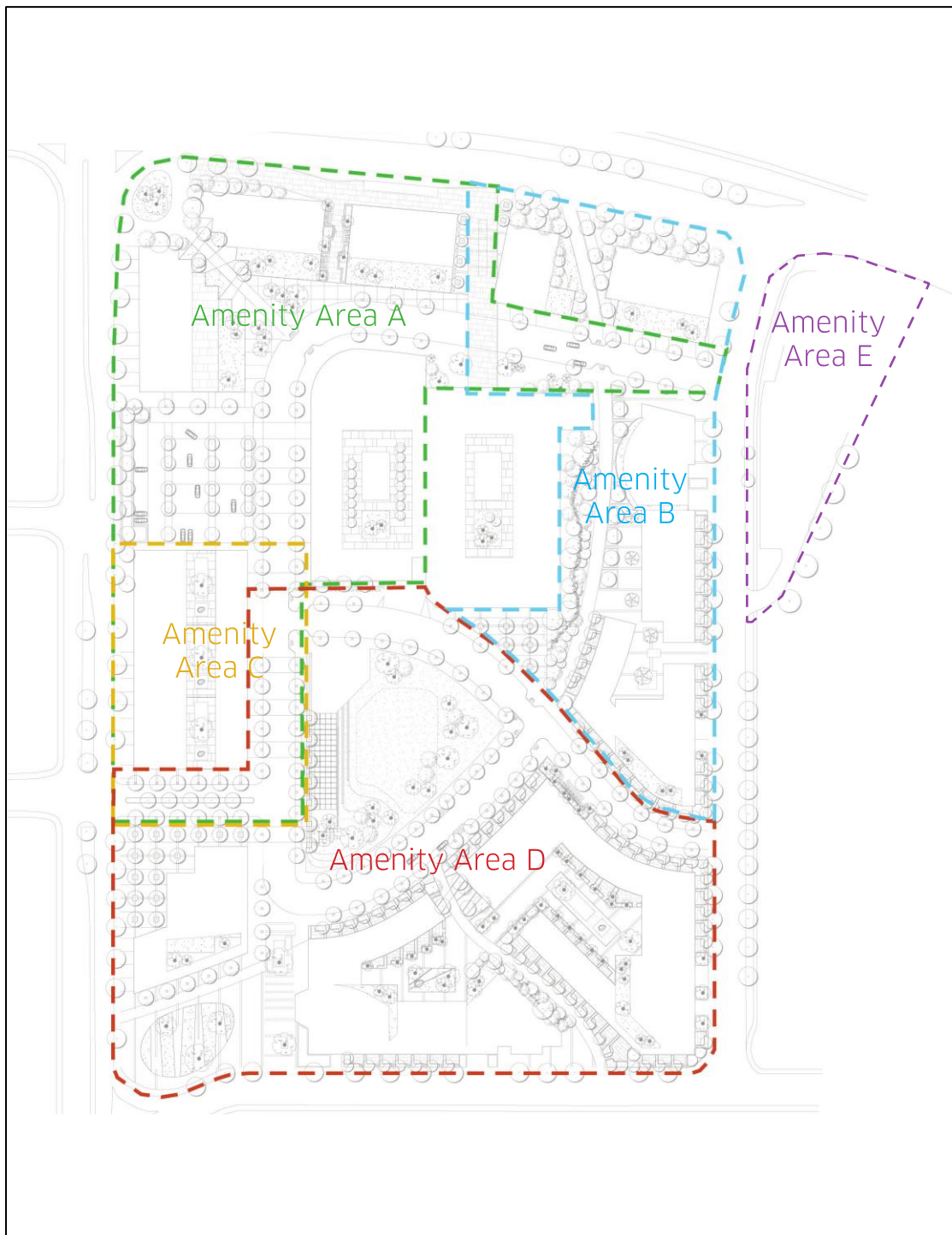
- (g) all surface treatments pertaining to private drive aisles, sidewalks, and landscape areas.

*Within Amenity Area D*

- (h) one publicly accessible open space that is flanked on at least one side by an internal drive aisle for a distance no less than 20m and has an area of 5,000 m<sup>2</sup> and includes an outdoor ice surface that is convertible to other uses outside of winter
- (i) in addition to the accessible open space identified in 1.11(h), one publicly accessible open space that is flanked on at least one side by an internal drive aisle or public street for a distance no less than 20m and has an area of 1,250 m<sup>2</sup>
- (j) two pathway linkages, ensuring that the site is accessible for pedestrians and cyclists and connects well with the surrounding community
- (k) all surface treatments pertaining to drive aisles, sidewalks, and landscape areas.

*Within Amenity Area E*

- (l) none





### 1.14 Parking and Loading

- (a) Parking spaces shall be designed in accordance with the parking regulations of **Section 8 – Parking and Loading** of this bylaw, with the exception that the minimum number of parking spaces required must be in accordance with Table 1.14.1 of this CD25 Zone.
- (b) Loading facilities shall be designed in accordance with the loading regulations of **Section 8 – Parking and Loading** of this bylaw, with the exception that the minimum number of parking spaces required must be in accordance with Table 1.14.2 of this CD25 Zone.
- (c) Bicycle parking shall be provided in accordance with the bicycle parking regulations of **Section 8 – Parking and Loading** of this bylaw.

**Table 1.14.1: Parking Requirements**

<b>Residential Uses</b>	
Residential	1.0 space per 1 dwelling unit
Visitor	Of the required parking for residential uses, 1.0 space per 7 dwelling units
<b>Commercial Uses</b>	
Commercial Uses	1.75 parking spaces per 100m <sup>2</sup> GFA
<b>Hotel Uses</b>	
Hotel	1.0 space per 1 sleeping unit

**Table 1.14.2: Loading Requirements**

<b>Commercial Uses</b>	
Commercial Uses, excluding retail liquor sales establishments and grocery stores exceeding 1,858m <sup>2</sup> (20,000 ft <sup>2</sup> )	1.0 space per building with a commercial use
Retail liquor sales establishment	1.0 space per retail liquor sales establishment
Grocery store exceeding 1,858m <sup>2</sup> (20,000 ft <sup>2</sup> )	2.0 spaces per grocery store exceeding 20,000 ft <sup>2</sup>
<b>Hotel Uses</b>	
Hotel	2.0 spaces per hotel

### 1.15 Other Regulations

- (a) Apartment housing and major group homes require access to grade separate from the commercial uses. In the case of elevator equipped buildings, uses can share elevators provided security measures are in place to restrict access to residential areas.
- (b) A minimum area of 6.0 m<sup>2</sup> of **private open space** shall be provided per **bachelor dwelling**, 10.0 m<sup>2</sup> of **private open space** shall be provided per 1 **bedroom dwelling**, and 15.0 m<sup>2</sup> of **private open space** shall be provided per **dwelling** with more than 1 **bedroom**.
- (c) The development of new **drive-in food services** is not a permitted form of development in this zone in areas located more than 40m from Harvey Avenue.
- (d) In addition to the regulations listed above, other regulations may apply. These include the general **development** regulations of Section 6 (accessory **development**, **yards**, projections

into **yards**, accessory **development**, lighting, stream protection, etc.), the **landscaping** and fencing provisions of Section 7, the parking and loading regulations of Section 8, and the specific **use** regulations of Section 9.

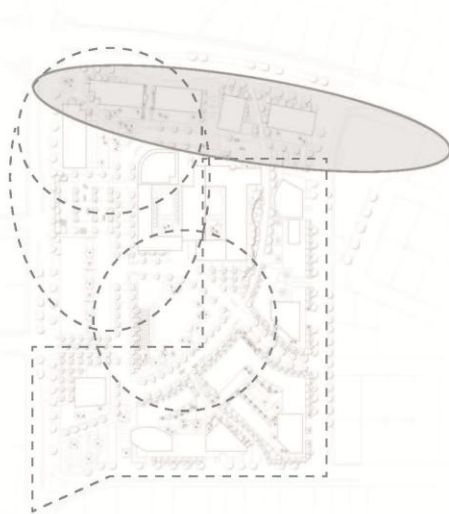
- (e) **Financial services** shall have a maximum total **gross floor area** of 500 m<sup>2</sup> unless a larger branch of the **financial services** establishment is located within the Downtown Urban Centre.

## Capri Centre Design Guidelines

Annexure 1  
CD 25 Development Area Guidelines



# Harvey Avenue Urban Edge



The above sketch indicates the general location of the "Harvey Avenue Urban Edge" area. The 3D view provides an illustrative example of where - based on this concept plan - the Harvey Avenue Urban Edge guidelines would apply. The actual boundary may vary by 20 to 30m but should include all buildings immediately adjacent to Harvey Avenue.

The "Harvey Avenue Urban Edge" character area creates an important urban interface between the Capri Centre and Harvey Avenue. A continuous streetwall condition will provide an edge to Harvey Avenue, helping to create a sense of enclosure along this broadly dimensioned corridor and define the public space. This character area will include lower form buildings and a range of retail, office, and residential uses. A portion of this area overlaps with the "Transit-Oriented Commercial Focus" character area.

## DESIGN GUIDELINES

### Public Realm

- 1 The Harvey Avenue streetscape should be defined by generous sidewalks (approximately 3m) and broad landscape areas (approximately 5m - 8m).
- 2 North / south pedestrian connections shall be provided between buildings to provide visual and physical connections between Harvey Road and the interior portions of the site. Particular emphasis should be placed on a connection located approximately mid-block that provides a direct link to the entry of the hotel. Connections located closer to Gordon Drive should emphasize ease of pedestrian movement, anticipating high pedestrian volumes moving between transit services. Connections located further east on the site closer to Capri Street should emphasize landscape elements and serve as an initial component of a green link towards the Central Park.

- 3 Parking shall be located underground and driveway access shall be located off of an internal street (not Harvey Road) and care should be taken to minimize the visual impact of access points from the public realm.

### Occupancies

- 4 Street level and second level units should include commercial uses such as retail or office. An emphasis should be placed on providing retail at street level to contribute to a more interesting streetscape. Above level 2, buildings may include office or residential uses.

### Buildings' Relationship to the Street

- 5 All buildings should emphasize a high level of transparency at ground level achieved through extensive use of windows. Facades should incorporate - through articulation or change in materials - vertical delineation every 8m to 12m in order to facilitate the inclusion of small-scale retail tenants. Residential entries should be lit and well-signed.
- 6 Weather protection shall be provided along the face of buildings where retail is present. This cover may take the form of fabric awnings or fixed, metal and glass canopies. The minimum width of weather protection should be 1.5 to 2.0 metres with a ground clearance of 2.75 metres to the underside of the structure.

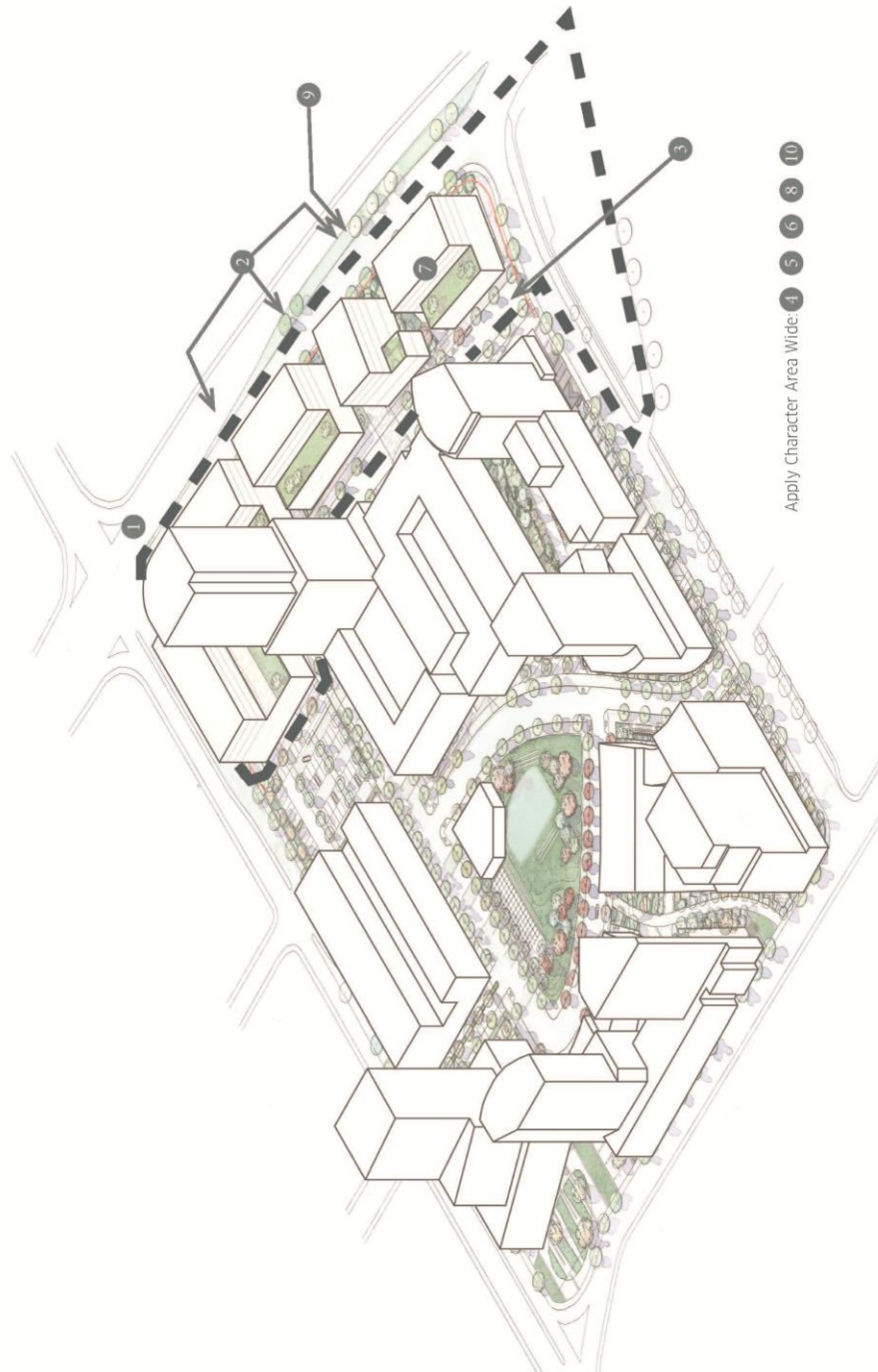
### Building Massing

- 7 Buildings up to 6 stories are anticipated in this character area. To create a strong streetwall condition, upper level step backs are not required on the north-side of the buildings, though buildings should incorporate some articulation or texture through the use of recessed patios, balconies, vertical articulation of the facade. Upper level step backs are encouraged on the south side of the building providing an opportunity for rooftop access and open space.

### Landscape

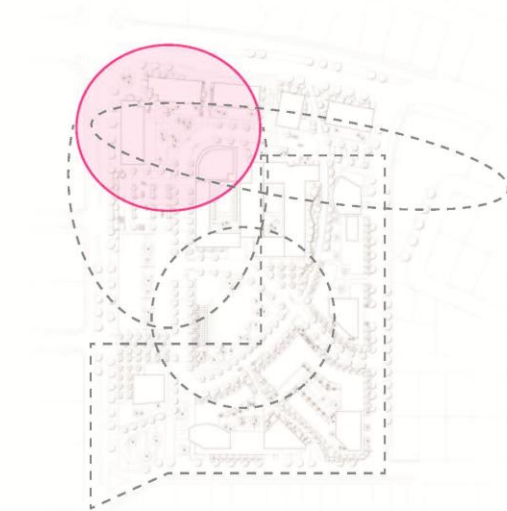
- 8 Landscape design in this area should recognize the high volumes of pedestrian circulation. A range of surface materials may be deployed to signal traffic calm areas internal to the site where pedestrian and vehicle movements occur in close proximity. Sight lines between Harvey Avenue and the hotel as well as between Harvey Avenue and the proposed landmark tower should be retained, if possible, through the use of low-level landscaping or columnar - rather than large canopy - trees.
- 9 The pedestrian pathway linking Harvey Road to the "Central Park" along the crescent should include landscape elements that unite the park space with the crescent throughout the neighbourhood. Fruit trees are suggested.
- 10 Continuous street tree planting shall be provided.

## Harvey Avenue Urban Edge





## Transit-Oriented Commercial Focus



The above sketch indicates the general location of the "Transit-Oriented Commercial Focus" area. The 3D view provides an illustrative example of where - based on this concept plan - the Transit-Oriented Commercial Focus guidelines would apply. The actual boundary may vary by 20 to 30m

The "Transit-Oriented Commercial Focus" character area overlaps with both the Harvey Avenue Urban Edge and the "Commercial Core" areas. The guidelines outlined in each of those character areas apply but these additional guidelines are meant to encourage finer grained retail and enhanced pedestrian circulation at a level commensurate with being a transit interchange between two significant bus / bus rapid transit routes. In the case of conflict between guidelines, these guidelines supersede.

### DESIGN GUIDELINES

#### Public Realm

- 1 The Harvey Avenue and Gordon Drive streetscape should be defined by generous sidewalks capable of handling both pedestrian movements and transit stations (approximately 4m to 5m). Broad landscape areas are proposed further east along Harvey Avenue, but are of secondary importance within this area. Maintaining ease of pedestrian movement - both connecting transit riders, local residents, employees, and shoppers - is of primary importance. Consequently, large areas of hard surfaces (such as stone, concrete pavers or concrete) are anticipated, punctuated by landscape elements.
- 2 The prominence of the Harvey and Gordon intersection may warrant the placement of public art in this high visibility location.
- 3 Notwithstanding prioritizing pedestrian movements, space allocated adjacent to storefronts for the outdoor display of commercial products is encouraged.

- 4 The generous provision of seating areas - either as informal seating such as a planter box edges or through the provision of specific street furnishings - is encouraged.
- 5 Pedestrian pathways connecting Gordon Drive or Harvey Avenue to the interior of the site should be designed to have clear site lines and meet CPTED guidelines in terms of lighting.

#### Occupancies

- 6 Street level and second level units should include commercial uses such as retail or office. An emphasis should be placed on providing retail at street level and office above to contribute to a more interesting streetscape. Above level 2, buildings may include office or residential uses.

#### Buildings' Relationship to the Street

- 7 All buildings should emphasize a high level of transparency at ground level achieved through extensive use of windows. Facades should incorporate - through articulation or change in materials - vertical delineation every 8m to 12m in order to facilitate the inclusion of small-scale retail tenants. Residential entries should be lit and well-signed.
- 8 Robust weather protection shall be provided along building facades facing Harvey Avenue and Gordon Drive.
- 9 In this area, particular care should be given to contribute to a high level of transparency on all sides of buildings.

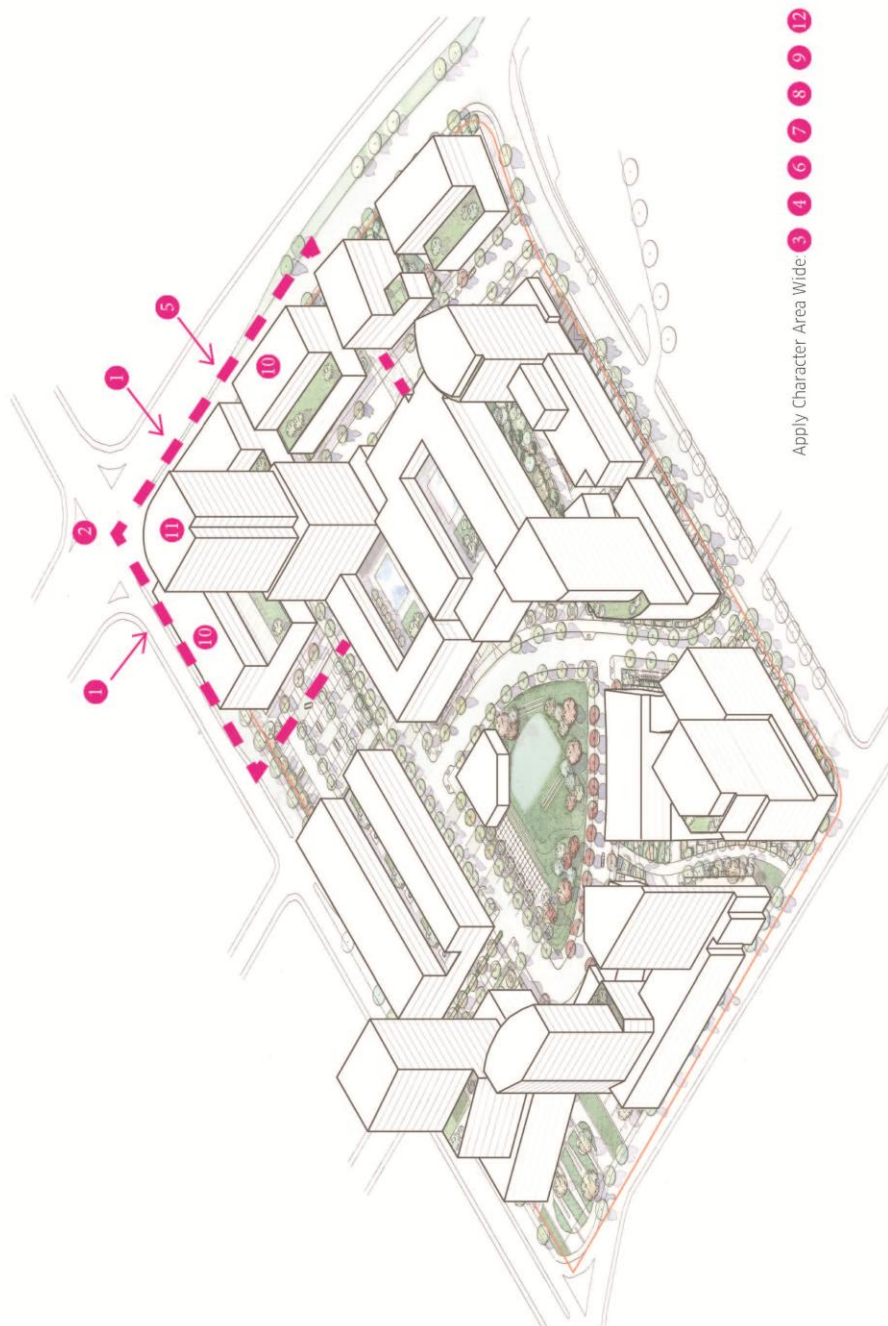
#### Building Massing

- 10 Buildings up to 6 stories are anticipated in this character area. To create a strong streetwall condition, upper level step backs are not required on the north-side of the buildings, though buildings should incorporate some articulation or texture through the use of recessed patios, balconies, vertical articulation of the facade. Upper level step backs are encouraged on the south side of the building providing an opportunity for rooftop access and open space.
- 11 One "landmark" tower of up to 26 storeys may be located in this area. The tower should have a strong vertical expression at the upper levels to provide design interest and, given its visual prominence, should include a distinctive "crown".

#### Landscape

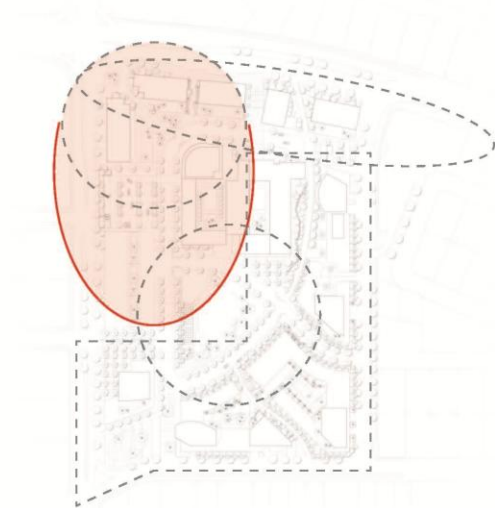
- 12 Continuous street tree planting shall be provided.

## Transit-Oriented Commercial Focus





## Commercial Core



The above sketch indicates the general location of the "Commercial Core" area. The 3D view provides an illustrative example of where - based on this concept plan - the Commercial Core guidelines would apply. The actual boundary may vary by 20 to 30m.

The "Commercial Core" character area is the primary location for commercial shops and services at the Capri Centre. Commercial units ranging in size from supermarket to small-scale retail may be accommodated. Residential uses will also be present in this character area but, given the emphasis of commercial uses at street level, will largely be located at upper levels only. A portion of this area overlaps with the "Transit-Oriented Commercial Focus" character area.

### DESIGN GUIDELINES

#### Public Realm

- 1 Continuous street tree planting and generous sidewalk space should characterize the public realm. To provide adequate space for sidewalk cafe seating, the outdoor display of commercial goods, and higher volumes of pedestrian traffic, trees may be planted in tree wells and grates rather than boulevards.
- 2 Sidewalk corner bulges, clearly demarcated crosswalks, and other pedestrian safety measures shall be incorporated to contribute to ease of movement for all ages and abilities.
- 3 Parking shall be located underground and driveway access shall be located off of an internal streets (not off of Harvey Road or Gordon Drive). Care should be taken to minimize the visual impact of parkade access points from the public realm.

- 4 Serving a large grocer, the inclusion of one surface parking lot is anticipated in this area. The surface parking lot shall be treed. The use of special materials such as concrete pavers (rather than asphalt) is encouraged. To facilitate the transformation of the space into a weekend or evening public market, electric outlets shall be prevalent.

#### Occupancies

- 5 Street level or second level units should include commercial uses such as retail or office. An emphasis should be placed on providing retail rather than office at street level to a more interesting streetscape. Above level 2, buildings may include office or residential uses. For buildings located greater than 60m from Harvey Avenue, street level residential uses are acceptable.

#### Buildings' Relationship to the Street

- 6 All buildings should emphasize a high level of transparency at ground level achieved through extensive use of windows. Facades should incorporate - through articulation or change in materials - vertical delineation every 8m to 12m in order to facilitate the inclusion of small-scale retail tenants. Common residential entries should be lit and well-signed. Private residential entries (street level townhouses, for example) should be 3 to 5m away from the sidewalk to allow for patio space or landscape area and 0.75m to 1.25 m above street level.
- 7 Weather protection shall be provided along the face of buildings where retail is present. This cover may take the form of fabric awnings or fixed, metal and glass canopies. The minimum width of weather protection should be 1.5 to 2.0 metres with a ground clearance of 2.75 metres to the underside of the structure.
- 8 Buildings should be oriented towards the street and be located no more than 5m from the street edge to frame the public space and, in particular, create a sense of enclosure around the "market square" and "central park."

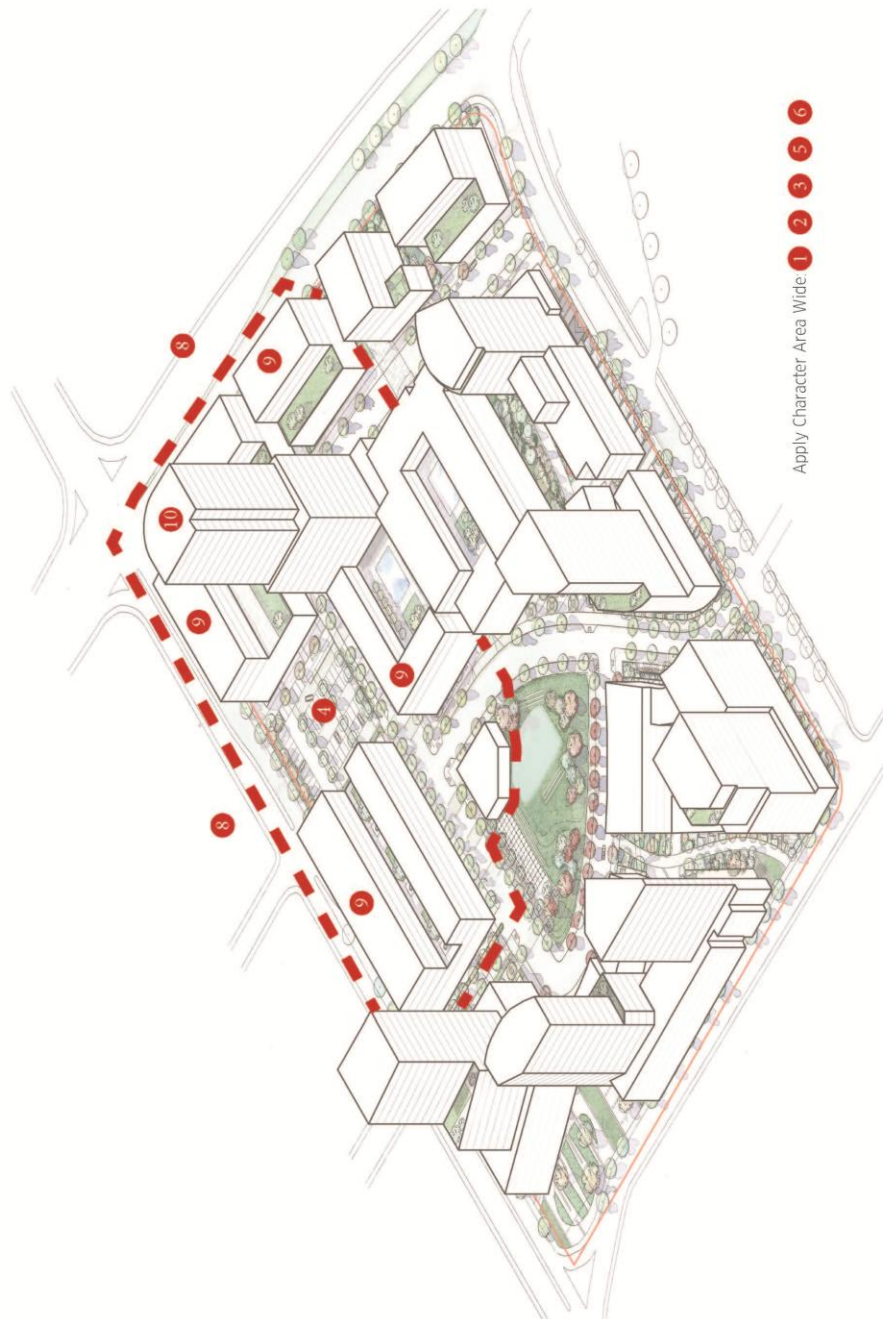
#### Building Massing

- 9 Buildings up to 6 stories are anticipated in this character area. To create a strong streetwall condition, upper level step backs are not required on the north-side of the buildings, though buildings should incorporate some of articulation or texture through the use of recessed patios, balconies, vertical articulation of the facade. Upper level step backs are encouraged on the south side of the building providing an opportunity for rooftop access and open space.
- 10 One "landmark" tower of up to 26 storeys may be located in this area, preferably in the overlap area with the "Transit-Oriented Commercial Focus." The tower should have a strong vertical expression at the upper levels to provide design interest and, given its visual prominence, should include a distinctive "crown". An additional tower - lower in height - may also be located in this character area away from Harvey Road.

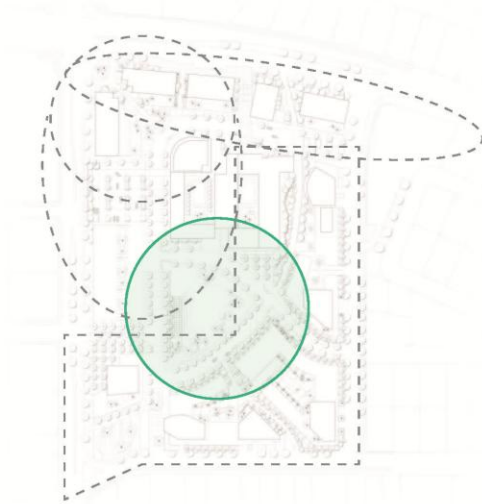
#### Landscape

- 11 Landscape design in this area should recognize the high volumes of pedestrian circulation. A range of surface materials may be deployed to traffic calm areas internal to the site where pedestrian and vehicle movements occur in close proximity. Sight lines between Harvey Avenue and the interior portion of the site should be retained, if possible, through the use of low-level landscaping or columnar - as opposed to large canopy - trees.

## Commercial Core



## Capri Central Park



The above sketch indicates the general location of the "Capri Central Park" area. The 3D view provides an illustrative example of where - based on this concept plan - the Capri Central Park guidelines would apply. The actual boundary may vary by 20 to 30m but should include the central park space, portions of the "Crescent" pedestrian linkage, and the front elevation of all podium elements of buildings that face onto the park.

*The "Capri Central Park" character area is the proposed approximate location for a community open space to be used for gatherings and public events at all times of the year.*

### DESIGN GUIDELINES

#### Public Realm

- 1 The public realm should be characterized by high quality and abundant landscape elements included in the park and ample pedestrian access.
- 2 The park space shall be designed to accommodate a variety of passive and active uses and give consideration to encouraging use at all times of year. An outdoor ice rink (winter) that doubles as an amphitheatre (summer) or performance space shall be constructed.
- 3 Though the site is currently relatively flat, subtle contours or mounds may be introduced to provide dimension to the space and create informal seating or play spaces.
- 4 The park shall be adjacent to the street on at least two sides to contribute to public access and high visibility.

- 5 A "Crescent" pedestrian linkage, incorporating similar landscape elements such as paving materials, street furnishing, and street trees, should extend from the Central Park north towards Harvey Avenue. Additional visual and pedestrian links will extend to nearby Capri Street, Sutherland Avenue, and Gordon Drive.

#### Occupancies

- 6 The "Central Park" area is a neighbourhood scale public space to be used by both residents and visitors to the Capri Centre. As it is expected to be generally surrounded by residential uses, the inclusion of a small-scale commercial retail or community building is encouraged.

#### Building's Relationship to the Street

- 7 The only building envisioned entirely within this area is a small scale commercial and / or community building. The primary orientation of the building shall be to the park space, though care should be taken to contribute to an interesting streetscape by minimizing the length of blank walls facing the streets and by providing a main entrance, well-lit and prominently addressed, towards one of the streets. Garbage and recycling facilities should be shared with a nearby building, if possible.
- 8 Residential buildings should be directly oriented to the park. This means that all ground level units should have direct access to the street. Balconies or Juliet balconies are strongly encouraged along all podium elements of buildings that face the park.

#### Building Massing

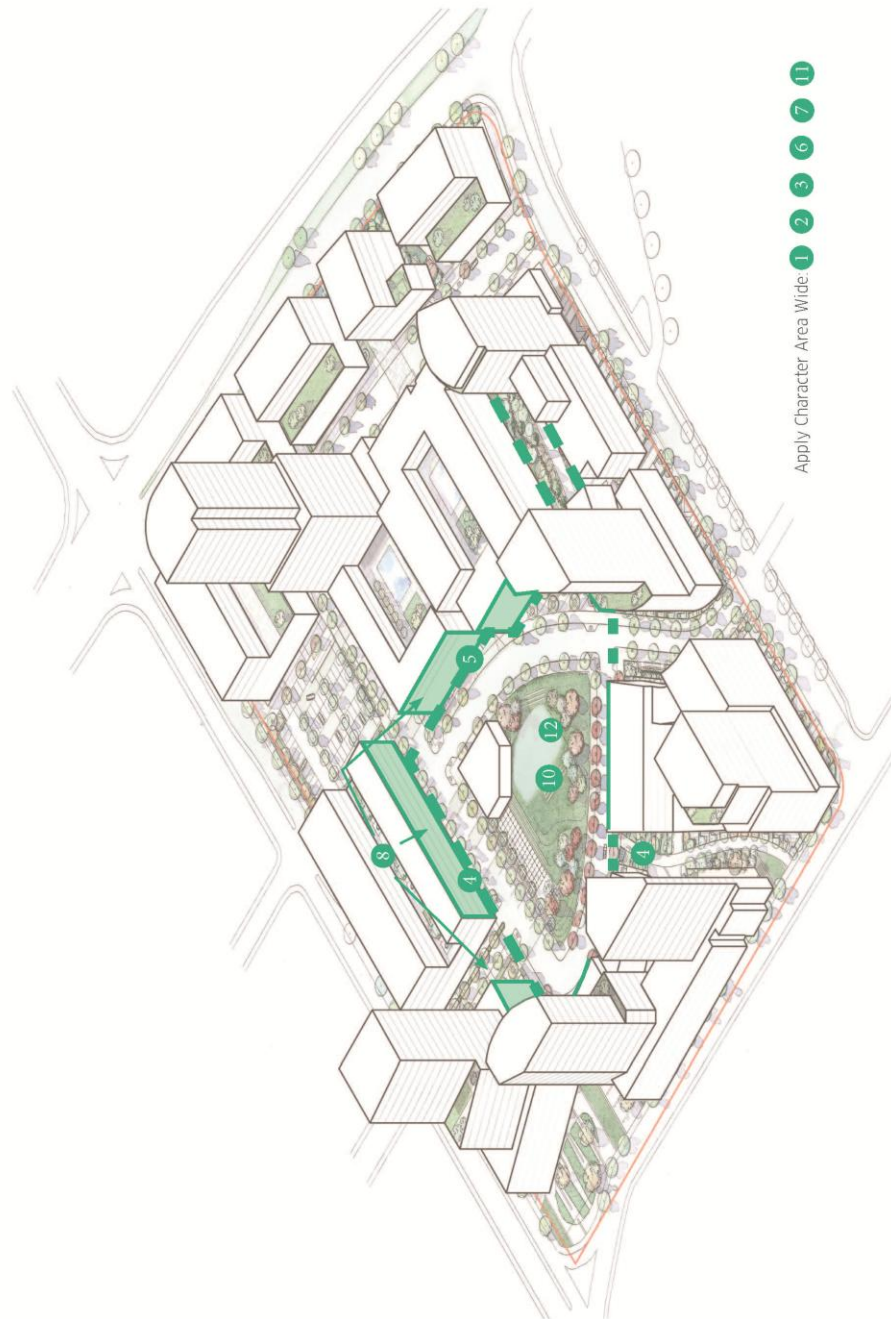
- 9 The community building within the park shall be no higher than two stories. In a two storey building, a portion of the second storey should be reserved as an outdoor patio.

#### Landscape

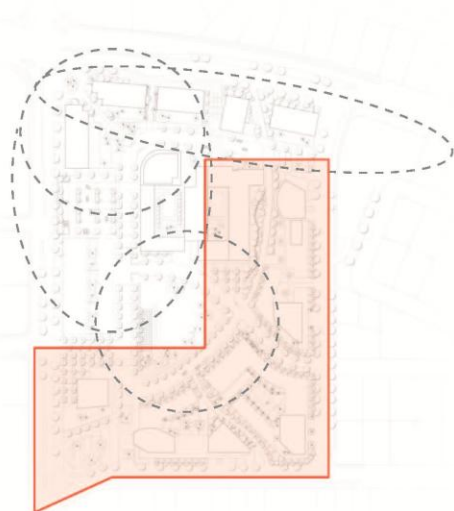
- 10 Landscape should reinforce the role of the central park as a neighbourhood gathering space expected to attract people year round. Seasonal interest shall be considered in plant selection including fruit trees and plants with showy fall foliage. A selection of evergreen plants or plants with winter interest (bold branch structure, striking bark, or winter berries) shall also be incorporated.
- 11 Drought tolerant species are encouraged.
- 12 Though some hard surface areas are expected to facilitate outdoor seating, event space, or the ice rink, the emphasis on the park space should be on lush landscaping.



## Capri Central Park



## Residential Focus



The above sketch indicates the general location of the "Residential Focus" area. The 3D view provides an illustrative example of where - based on this concept plan - the Residential Focus guidelines would apply. The actual boundary may vary by 20 to 30m but is generally those portions of the Capri Centre flanking Sutherland Avenue and Capri Street but excluding those developments adjacent to Harvey Avenue.

*The "Residential Focus" character area is the primary location for residential-only development at the Capri Centre. In all cases commercial uses are permitted as part of a mixed-use development, but given the commercial focus at Gordon Drive and Harvey Avenue and the surrounding residential uses, this character area is envisioned as having a strong residential quality.*

### DESIGN GUIDELINES

#### Public Realm

- 1 Continuous street tree planting and landscaped boulevards should characterize the public realm.
- 2 Additional landscape areas between the sidewalk and building faces shall be provided.
- 3 Through-block pedestrian connections from Sutherland Avenue and Capri Street should have clear sight lines and visual access into the internal areas of the Capri Neighbourhood, particularly towards the park.
- 4 Additional consideration should be given to incorporating bicycle infrastructure along Sutherland Avenue.

#### Occupancies

- 5 The majority of space in this area will be for residential uses including street-level "townhouse" style housing and condominium use in podium and tower forms. Allowance for small-scale neighbourhood serving retail along Sutherland Avenue is acceptable.

#### Building's Relationship to the Street

- 6 All buildings should emphasize a high level of transparency at ground level achieved through extensive use of windows. Facades should incorporate - through articulation or change in materials - vertical delineation every 8m to 12m in order to facilitate the inclusion of small-scale retail tenants. Common residential entries should be lit and well-signed. Private residential (street level townhouses, for example) entries should be 3 to 5m away from the sidewalk to allow for patio space or landscape area and 0.75m to 1.25 m above street level.
- 7 Weather protection shall be provided along the face of buildings where retail is present. This cover may take the form of fabric awnings or fixed, metal and glass canopies. The minimum width of weather protection should be 1.5 to 2.0 metres with a ground clearance of 2.75 metres to the underside of the structure.
- 8 Buildings should be oriented towards the street and be located no more than 5m from the street edge to frame the public space and, in particular, create a sense of enclosure around the "market square" and "central park."

#### Building Massing and Design

- 9 Smaller-scaled figurative elements shall be used at lower-levels to break up the massing of the building. Tower forms should have strong vertical elements to define upper levels and extensive glazing. Solar shading devices are acceptable.
- 10 Tower heights should range from 14 to 22 storeys while podium elements will range from 4 to 8 storeys.
- 11 Rooftop spaces of podium elements (less than 14 storeys) shall not be left bare but should be utilized as amenity space for residents of each building or should incorporate a green roof.

#### Landscape

- 12 Landscape design in this area should employ a narrow range of species in order to unify the character area as a whole.

## Residential Focus

