

REPORT TO COUNCIL



Date: April 16, 2018

RIM No. 0940-00

To: City Manager

From: Community Planning Department (TA)

Application: DP17-0252 **Owner:** RG Properties Ltd. Inc. No. BC0812619

1835 Gordon Drive

Address: 1171 Harvey Avenue **Applicant:** ICR Projects Inc.

1755 Capri Street

Subject: Development Permit Application

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

Existing Zone: CD 26 – Capri Centre Comprehensive Development Zone

1.0 Recommendation

THAT Council authorizes the issuance of Development Permit No. DP17-0252 for the following properties:

- Lot A, DL 137, ODYD, Plan KAP64836, Except Plan EPP33990, located at 1835 Gordon Drive, Kelowna, BC;
- Lot B, DL 137, ODYD, Plan KAP64836; Except Plan EPP33990, located at 1171 Harvey Avenue, Kelowna, BC;
- Lot C, DL 137, ODYD, Plan KAP64836; Except Plan EPP33990, located at 1755 Capri Street, Kelowna, BC;

subject to the following:

1. The site layout be in general accordance with Schedule "A".

2.0 Purpose

To consider a Master Development Permit for the CD26 - Capri Centre Comprehensive Development Zone to establish a general site layout for future phased development.

3.0 Community Planning

Community Planning Staff recommend support for the proposed Master Development Permit for the comprehensive redevelopment of Capri Centre Mall as it is in general in accordance with the design guidelines in CD 26 – Capri Centre Comprehensive Development Zone. The Master Development Permit is intended to broadly guide development on the site with specific details of form and character to be considered with individual Development Permits for each phase of the development. The Master DP will allow tracking of multiple phases of development to ensure that zoning requirements such as amenities, pedestrian linkages, parking, landscaping, and vehicle accesses are being met. Staff anticipate the applicant will bring forth changes and revisions to the Master DP as their development evolves over the long-term build-out of the project.

Through the rezoning process, several key objectives were identified that guided the direction of the development guidelines and zoning regulations for CD26. These objectives included creating a Transit Oriented Development with connected open spaces, prioritizing pedestrians, providing street level retail, and including a diversity of housing types and commercial space. The main components of the proposal are a market square, a community park and ice rink, creating an urban edge along Harvey Avenue, and redeveloping a people friendly place with a vibrant mixed-use village neighbourhood centre. The Master DP will establish a general site plan that can be used to ensure the design guidelines and amenities are being provided in accordance with each phase of development.

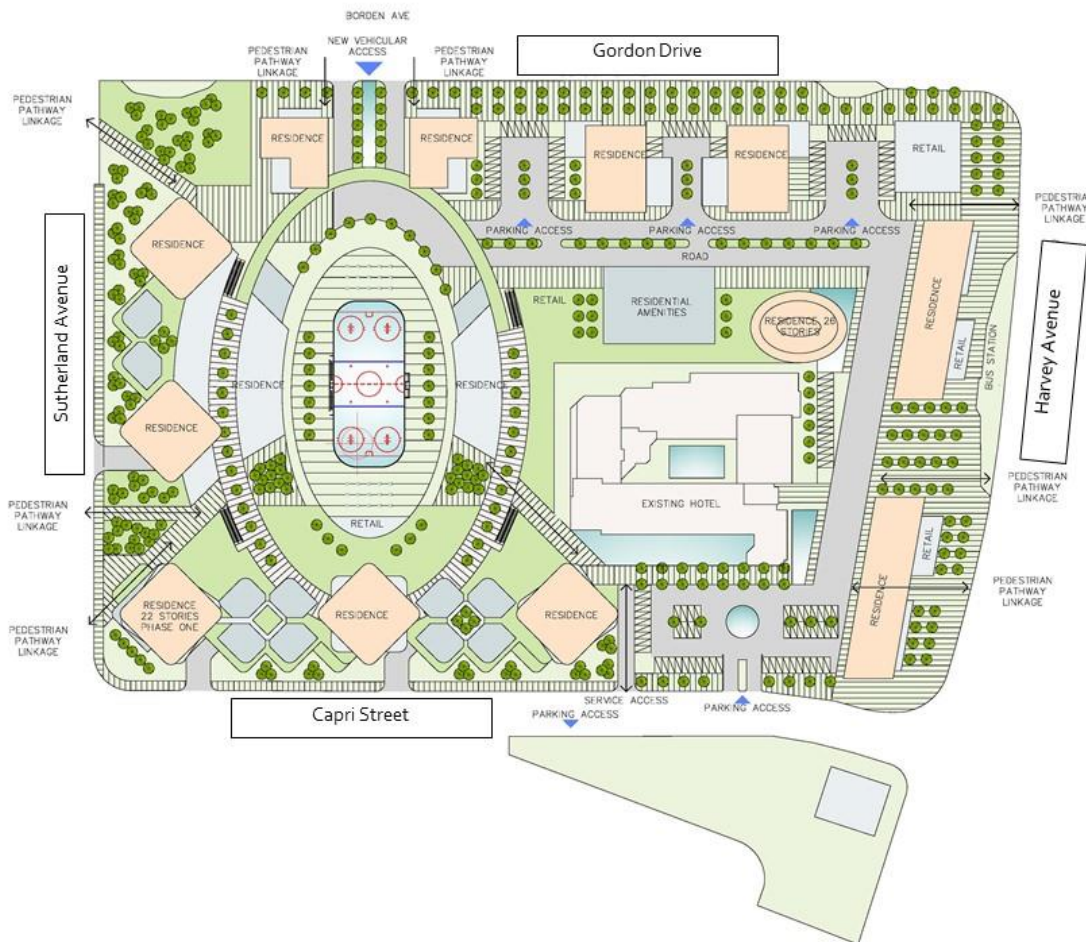


Figure 1: Overall Site Plan

The CD26 design guidelines focus on five objectives; the public realm, building occupancies, buildings' relationship to the street, massing, and landscaping in five character areas:

- a) Harvey Avenue Urban Edge (north)
- b) Transit-Oriented Commercial Focus (north-west)
- c) Commercial Core (west)
- d) Capri Central Park (interior)
- e) Residential Focus (south east)

Harvey Avenue Urban Edge (north)

The primary purpose of the Harvey Avenue Urban Edge is to create an urban interface between Capri Centre and Harvey Avenue through lower form buildings, a focus on retail and office space, creating pedestrian connections, and providing a continuous streetwall. The proposed Master DP broadly meets the design guidelines by providing retail at-grade with office and residential above. Pedestrian linkages with wide sidewalks are provided to connect Harvey Avenue with the interior of the site as well as the transportation node at the north west corner of the site. The plan shows landscape plantings along pedestrian linkages including the connection to the Capri Central Park while maintaining sight lines between Harvey Avenue and the hotel.

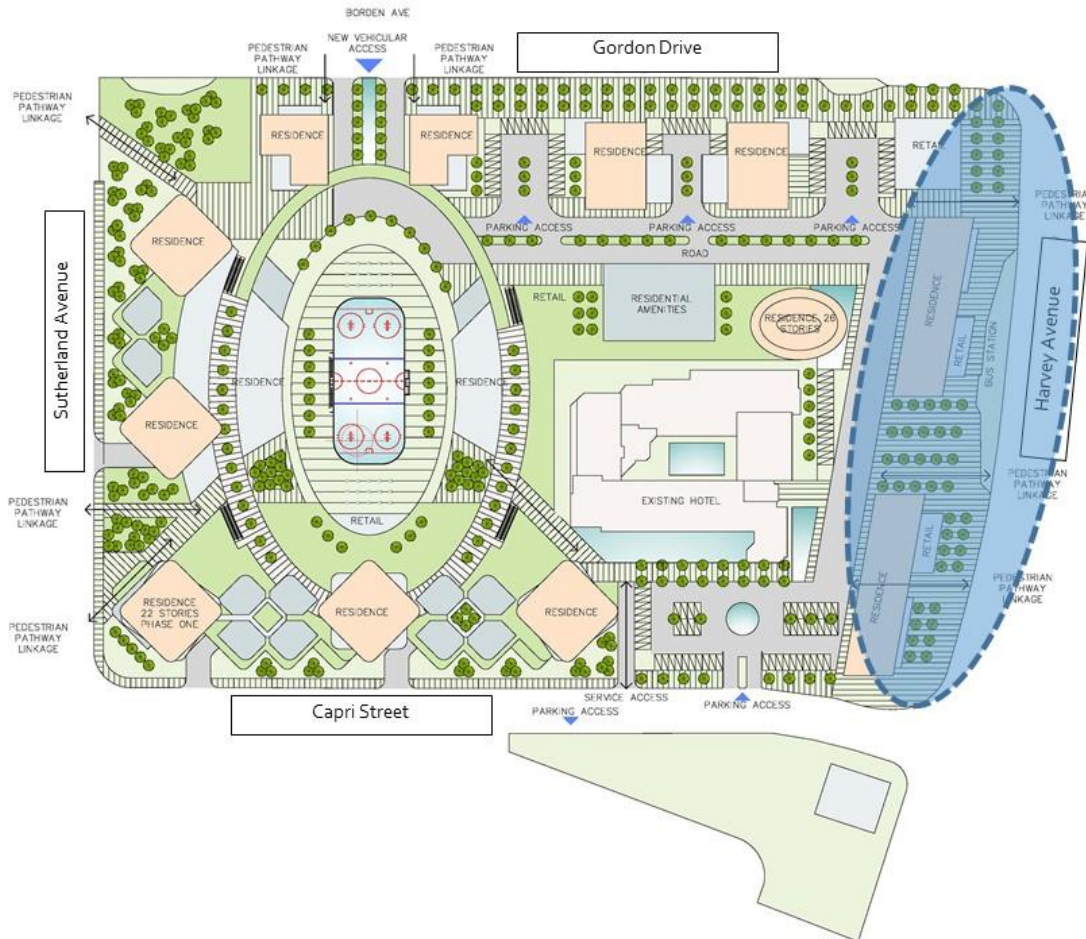


Figure 2: Harvey Avenue Urban Edge Area

Transit-Oriented Commercial Focus (north west)

This character area overlaps with the Harvey Avenue Urban Edge and Commercial Core area. The guidelines for this area are meant to encourage smaller retail units than the commercial core, and enhanced pedestrian circulation as it is a transit interchange between two significant transit routes. The Master DP site plan shows generous sidewalks with street level retail and residential above and continuous street tree planting. Space for sidewalk retail space is to be included near store fronts.

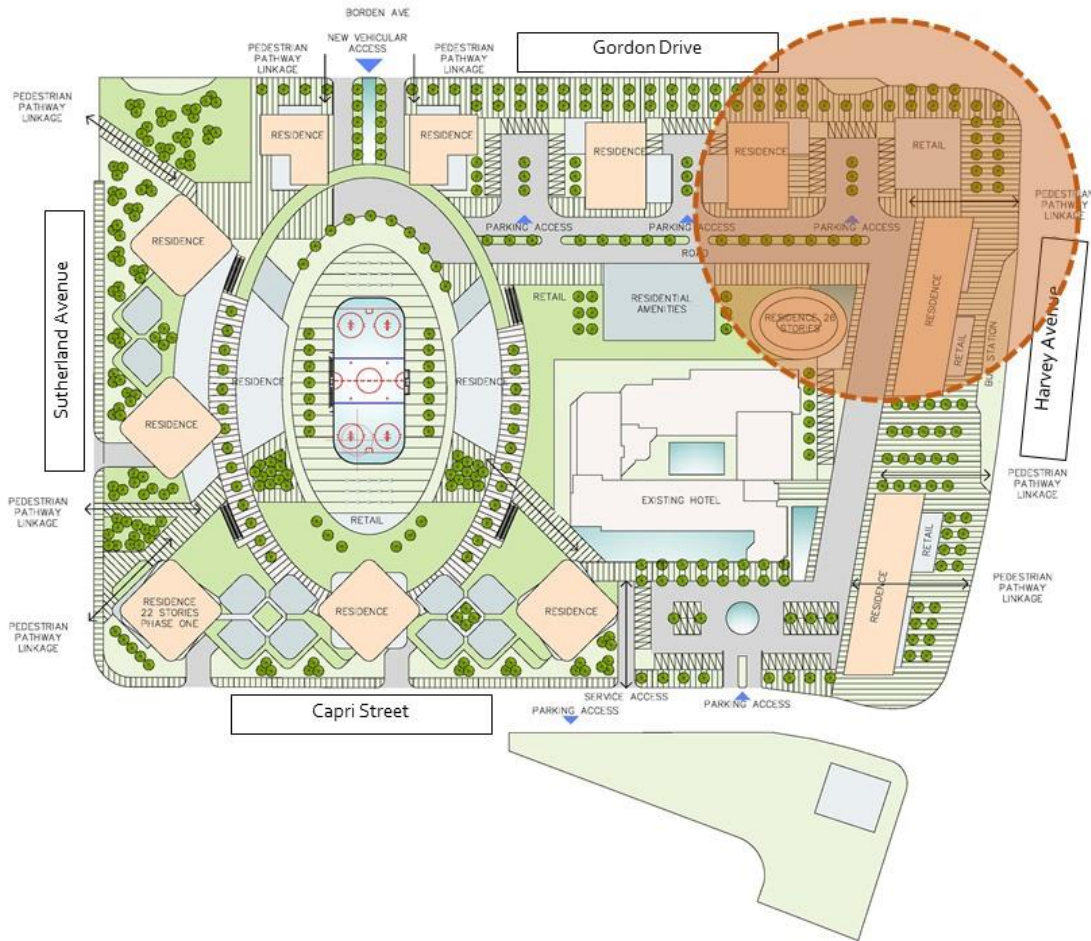


Figure 3: Transit Oriented Commercial Focus Area

Commercial Core (west along Gordon Avenue)

The guidelines for the Commercial Core area place a primary focus on commercial shops and services ranging from a large grocer to small scale retail with residential uses located on upper levels only. The Master DP illustrates a large “residential amenity” area which will provide the commercial space necessary for a large grocer, with surface parking provided for that use. A landmark residential tower at 26 stories in height is shown in this area with an overlap to the transit-oriented commercial area. Specific form and character design guidelines for the landmark tower will be evaluated in a separate development permit at time of development. Retention of the Capri Hotel will occupy the interior of this area, and continuous street tree planting is provided along Gordon Avenue.

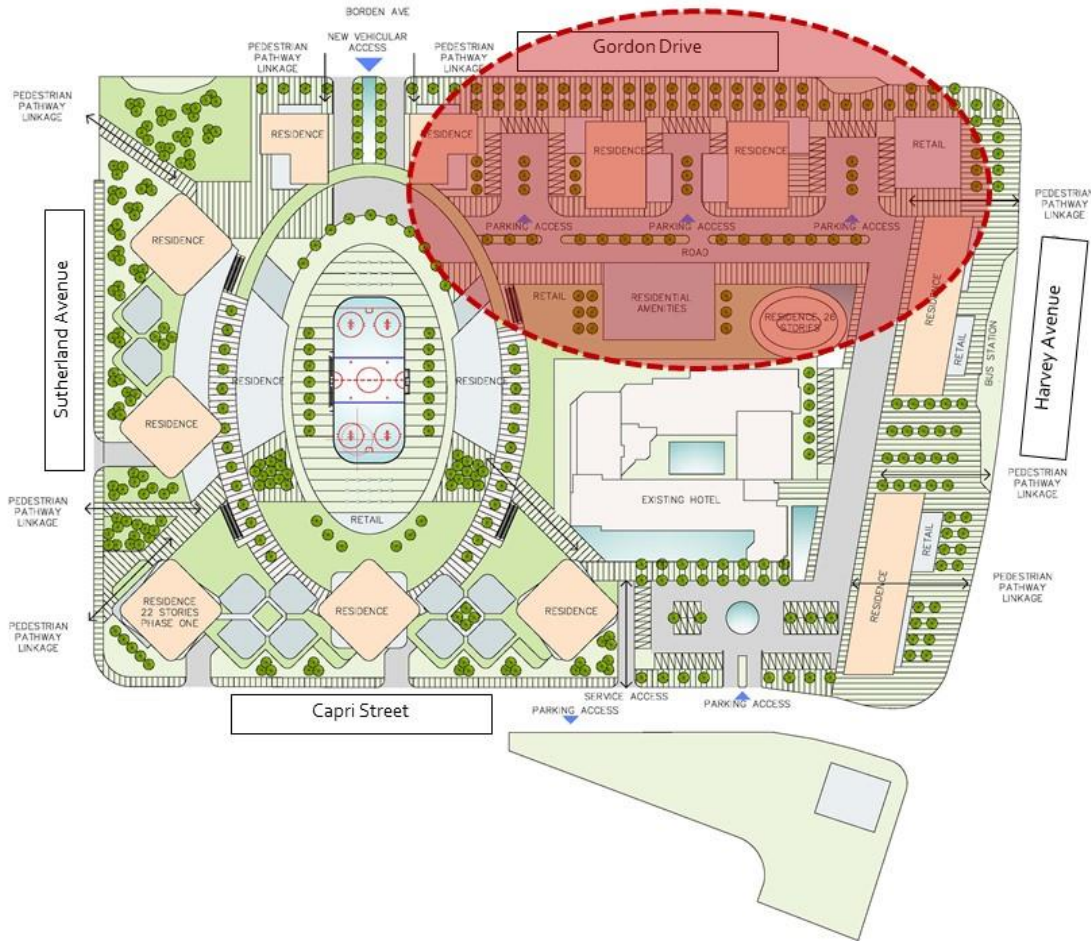


Figure 4: Commercial Core Area

Capri Central Park (centre)

The primary purpose of the Capri Central Park character area is to provide a location for a community open space to be used for gatherings and public events at all times of the year. The Master DP site plan includes an outdoor ice rink that doubles as an amphitheatre in the summer and is primarily surrounded by single storey residences with small scale retail incorporated. Strong pedestrian connections from all other areas and the public realm are included in the Master DP, with two sides of the park are adjacent to Sutherland and Capri Street to encourage public access and visibility. The conceptual landscaping shows ample green space and tree plantings.



Figure 5: Capri Central Park Area

Residential Focus (south and east)

The Residential Focus character area is the primary location for residential-only development. Design guidelines promote pedestrian connections from Sutherland Avenue to the interior of the site, and building form should be townhouse and condominium in podium and tower forms. The Master DP shows 7 residential towers which could reach in height up to 22 storeys or 70.0m. The site plan shows the towers flanked by townhome clusters oriented around the Capri Central Park. Through-block pedestrian linkages are provided along Capri Street and Sutherland Avenue. Phase one of the development is the first tower in this Residential Focus character area, to be considered under a separate Development Permit.

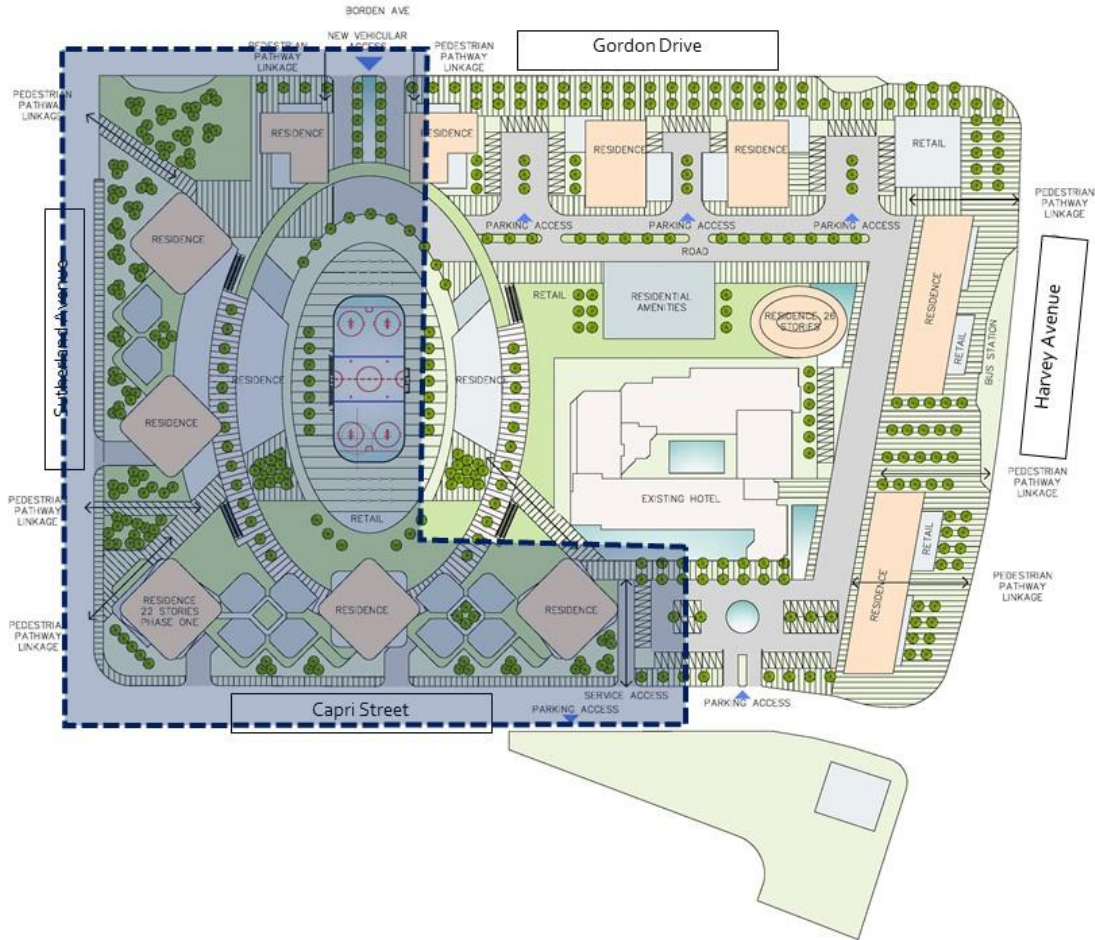


Figure 6: Residential Focus Area

4.0 Proposal

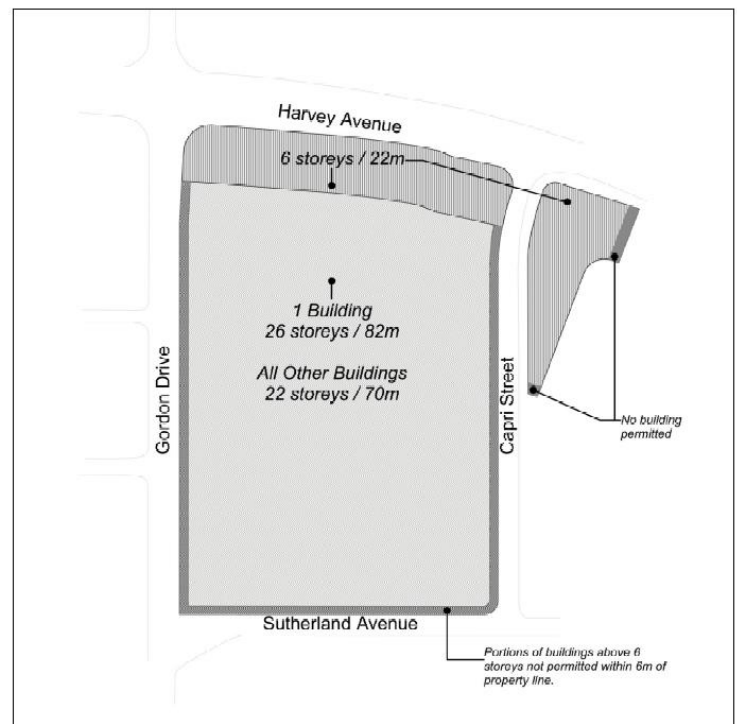
4.1 Background

Bylaw No. 10998 to create the Capri Centre Comprehensive Development Zone (CD26) was adopted on January 25, 2016. Incorporated into the zone were regulations on density, setbacks, heights, open space, transit and transportation details. Design guidelines for the comprehensive development of Capri Centre were established and incorporated into the zoning bylaw to guide the development into a mixed use residential and commercial neighbourhood. Off-site servicing was determined at the time of rezoning for the site, and includes frontage and servicing improvements along all four sides of the development. Some of these improvements include: an Active Transportation Corridor along Sutherland Avenue; upgrades to water, sewer, and storm along Sutherland Avenue; a bus-pullout along Gordon Drive; and improvements along Capri Street. The Servicing Agreement that was established is also registered on title for the property and specific improvements will be triggered as each phase of development occurs.

4.2 Project Description

The proposed Master DP has been designed to meet the zoning regulations and design guidelines established in the CD26 zone to establish a broad site plan for the area and to guide future phased development. The Master DP will be amended from time to time as the redevelopment of Capri Centre evolves through to build-out. The current proposal is for a mix of residential, commercial, and public uses totalling a Floor Area Ratio of 2.6 or 205,807m², with a minimum commercial floor area of 18,581m² to service the surrounding neighbourhood.

Residential tower development may reach heights of 22 storeys, with one landmark tower at 26 storeys, and maximum height of 6 storeys along Harvey Avenue. Required parking will be reviewed through a Development Permit process for each phase, and shall mainly be provided underground or in podium parkades. Townhomes and ground-oriented units are required along street edges to benefit the streetscape and public realm. Access through the site is via a strata road which will allow public access to the various commercial and public components of the site. Public components include a large ice rink and surrounding park, pedestrian pathways connecting through the site, and an additional urban park planned on the south-west corner of the subject property. The existing hotel will remain, and a large grocer is planned for the site with a surface parking lot. Conceptual landscaping is shown across the site generally in accordance with the design guidelines for each character area.



4.3 Site Context

Capri Centre is located in the Capri-Landmark Urban Centre between Sutherland Avenue and Harvey Avenue, and Capri Street and Gordon Drive. It is an approximately 20-acre site that is currently the location for several large commercial tenants including a grocery store and a hotel. The property is flanked by single family residential to the east and south, with some smaller commercial properties to the north and west.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	N/A	Harvey Avenue (Hwy 97 N)
East	RU6 – Two Dwelling Housing	Residential
South	C4 – Urban Centre Commercial	Commercial
West	C4, C9, P2	Various

Subject Property Map:



5.0 **Technical Comments**

5.1 Development Engineering Department

Please see Attachment "B": Development Engineering Memorandum dated February 1, 2018

6.o Application Chronology

Date of Application Received: November 14, 2017

Date of Revised Site Plan Received: January 29, 2018

Report prepared by: Trisa Atwood, Planner II

Reviewed by: Terry Barton, Urban Planning Manager

Approved for Inclusion: Ryan Smith, Community Planning Department Manager

Attachments:

Attachment "A": CD26 Capri Comprehensive Development Zone Design Guidelines

Attachment "B": Development Engineering Memorandum dated February 1, 2018

DRAFT Development Permit DP17-0252 Capri Centre Master DP

Schedule "A": Master Development Permit General Site Plan