

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.
BCo812619

Address: 1835 Gordon Drive

Applicant: ICR Projects Inc.

Subject: Development Permit Application

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

Existing Zone: CD 26 – Capri Centre Comprehensive Development Zone

1.0 Recommendation

THAT Council authorizes the issuance of Development Permit No. DP17-0253 for Lot A, District Lot 137, ODYD, Plan KAP64836 Except Plan EPP33990, located at 1835 Gordon Drive, 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

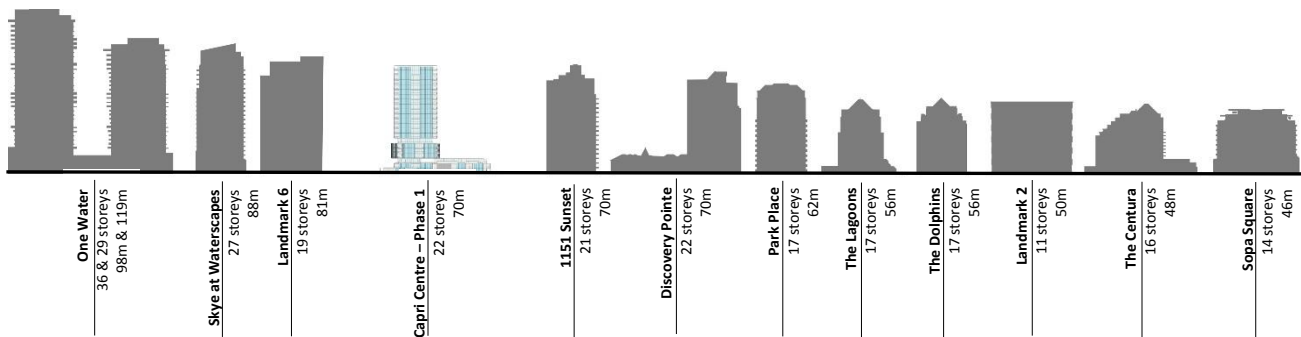
To consider the Form and Character of Phase 1 of Capri Centre Comprehensive Development Zone: a 22-storey residential tower with three levels of structured parking flanked by stacked townhomes.

3.0 Community Planning

Community Planning Staff recommend support for the proposed Development Permit for the 22 storey Phase 1 residential tower at Capri Centre. The building is in general accordance with the design guidelines in the CD 26 - Capri Centre Comprehensive Development Zone (included in section 5.0 of this report), and the tower design guidelines established in the Official Community Plan (OCP). The main components of these guidelines relate to four elements of consideration on tall buildings: top of the building as it relates to Kelowna's skyline; middle of the building which largely encompasses the condominiums located in the tower portion; the bottom of the building which includes the parking and flanking stacked townhomes; and the landscaping plan.

The proposed Phase 1 residential tower is located on the corner of Sutherland Avenue and Capri Street and will be the cornerstone of the residential focus area of the Capri Centre redevelopment. The proposed tower takes the form of three stacked symmetrical boxes which are gently "twisted" to create subtle asymmetry that draws focus to the amenity floors of the building. The tower is sited oriented with a 45-degree angle to the corner of Sutherland and Capri, creating a public urban plaza, while orienting the residential development to overlook the Central Park that is proposed in the Comprehensive Development Plan.

Figure 1: Kelowna Tall Building Comparison Chart



Note: Only includes tall buildings that are constructed and occupied as well as the One Water project.

3.1 Tall Building Design Considerations

When assessing the merits of a tall building project, staff break the design into three components: the base of the building called the podium; the middle of the building largely consisting of the tower; and the top of the building as it relates to Kelowna's skyline.



Top: The tops of tall buildings, including upper floors and roof-top mechanical or telecommunications equipment, signage, and amenity space, should be designed, primarily through tower massing and articulation, and secondarily through materials, to create an integrated and appropriate conclusion to the tall building form.



Middle: The location, scale, floor plate size, orientation and separation distances of the middle affect sky view, privacy, wind, and the amount of sunlight and shadows that reach the public realm and neighbouring properties. The design and placement of the tower should effectively resolve these matters to ensure that a tall building minimizes its impact of surrounding streets as well as existing and/or future buildings on adjacent properties.



Podium: The lower storeys of a tall building should frame the public realm, articulate entrances and assist in the creation of an attractive and animated public realm which provides a safe, interesting, and comfortable pedestrian experience. The podium should define and support adjacent streets at an appropriate scale, integrate with adjacent buildings, assist to achieve a transition down to lower-scale buildings and minimize the impact of parking and servicing on the public realm.

3.2 Tower Design – Top

The building height is proposed at 70.0m measured to the top of the parapet, or 22 storeys which is consistent with the CD26 zone and the design guidelines for the Residential Focus Character Area of the zone. There is no exposed mechanical equipment as it is located on a lower floor and the materials and colours are consistent with the tower below. Double height windows in the centre of each façade on the upper two floors create a distinct top, while a continuous roofline completes the tower and balances the massing of the tower below.

3.3 Tower Design – Middle

The middle portion of the tower is in general accordance with design guidelines by utilizing tinted and clear glazing to create strong vertical forms, and recessed balconies to provide articulation on each façade. The middle portion of the tower is stacked with a gentle “twist” at the residential amenity level, which is also recessed and landscaped to draw attraction. Below the residential amenity level is three more floors of condos which may be offered as rental units. The tower is considered a slender tower with floor plates ranging from 637.25m² to 640.93m².

3.4 Tower Design – Bottom

The bottom of the tower houses a three storey parking structure that is wrapped by stacked townhomes that continue along the street edge. This is a scale that responds well to the residential neighbourhood to the east, and the two storey street entry townhomes have terraces and balconies to provide interaction between public and private space. The third storey townhomes are accessed through the common access for the tower, and are oriented around a rooftop courtyard amenity space. A high level of transparency is provided at the street level with extensive glazing to provide a well-defined and well-lit residential entry off of an entry plaza.

3.5 Landscape Plan

The proposed landscape plan provides a high level of design that will contribute to the streetscape in a positive way, while providing public amenities and spaces to achieve the guidelines in the CD26 zone. Bicycle infrastructure has been provided in an Active Transportation Corridor along Sutherland Avenue complete with a landscaped boulevard and required street trees. Continuous street planting continues along Capri Street, and additional plantings have been provided between the public sidewalk and the building. A corner plaza with public benches is achieved at the corner of Sutherland and Capri, and varying paving materials have been provided to create distinction between walkways and plazas. A through block pedestrian connection between Sutherland Avenue and the Central Park will be provided in a subsequent phase. The proposed site plan and landscape plan maintains a 3.0m walkway between the existing tenant to the east (Good Life Fitness) to ensure pedestrian circulation is maintained across the site.

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 was regulations on density, setbacks, heights, open space, transit, transportation details, and design guidelines for the large property. A Master Development Permit has established the siting of buildings, movement of pedestrians, and vehicle access at a broad level. The design guidelines in the CD26 zone can be used to evaluate each phase of development as it comes forward.

4.2 Project Description

The proposed 221-unit Phase 1 residential tower is 22 storeys or 70.0m in height. There is a three level parking podium flanked by stacked townhomes accessed both from the ground level and from the common entrance for the tower. Vehicle access will be from an existing driveway on Sutherland Avenue, as well as a new access direct to the parkade off of Capri Street.

Required parking for the residential development is regulated under CD26 at 1 stall per unit for a total of 221 required stalls. In a comprehensive analysis of the entire site, the total required parking including existing commercial uses is 801 stalls, with 1176 provided.

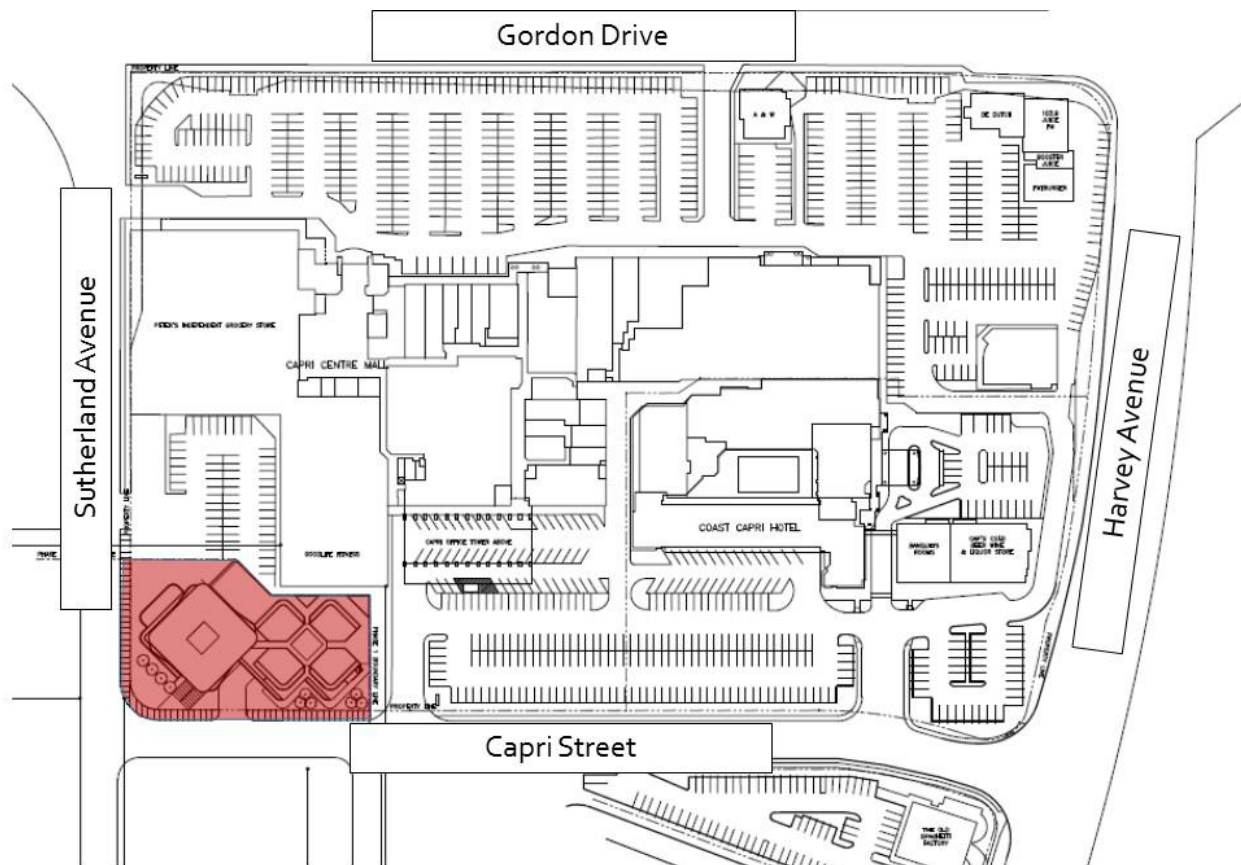
Total FAR for the site is set at 2.6 or 205,807m². The current gross floor area of buildings on the site is 35,326m², and the proposed Phase 1 residential tower will add an additional 19,942m², equating to an FAR of .244 including the existing and new development. Floor plates range from 637.25m² to 640.93m² which is consistent with the requirements of the zone.

The siting of the tower and townhomes meet the setback requirements along Sutherland Avenue and Capri Street and no variances are requested at this time.

4.3 Site Context

The location of the Phase 1 residential development is at the corner of Sutherland Avenue and Capri Street in the south east corner of the subject property. The first phase will not impact any current commercial tenants, and will occupy a portion of the site currently used as a parking lot.

Location on Subject Property: 1835 Gordon Drive



4.4 Zoning Analysis Table

The zoning analysis table is based on an analysis of the site as a whole, including existing commercial, parking, and Phase 1 residential tower.

Zoning Analysis Table		
CRITERIA	CD26 ZONE REQUIREMENTS	PROPOSAL
Development Regulations		
Site Coverage	75%	34%
Floor Area Ratio	2.6	0.244
Height	22 Storeys / 70.0m	22 Storeys / 70.0m
Sutherland Avenue	3.0m up to 6 storeys 6.0m above 6 storeys	3.2m up to 3 storeys 6.5m above 3 storeys
Capri Street	3.0m up to 6 storeys 6.0m above 6 storeys	3.2m up to 3 storeys 6.3 above 3 storeys
Maximum Floor Plate	Above 12 storeys is 650.0m ²	637.25m ² to 640.93m ²
Required Parking	Residential: 221 stalls Commercial: 395 stalls Hotel: 185 stalls Total: 801 stalls	Residential enclosed: 147 stalls Residential surface: 74 stalls Commercial: 770 stalls Hotel: 185 stalls Total: 1176 stalls
Bicycle Parking	Class 1: 111 stalls Class 2: 22 stalls Total: 133 stalls	Class 1: 119 stalls Class 2: 22 stalls Total: 141 stalls

5.0 CD26 – Capri Centre Comprehensive Development Design Guidelines (Residential Focus)

Consideration has been given to the following guidelines as identified in CD26 – Capri Centre Comprehensive Development Zone Design Guidelines located in City of Kelowna Zoning Bylaw No. 8000:

COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
Residential Focus			
Are continuous street trees and landscaped boulevards provided?	✓		
Are additional landscaped areas provided between the sidewalk and building faces?	✓		
Are pedestrian connections from Sutherland Avenue and Capri Street to the Central Park provided?			✓
Is bicycle infrastructure provided along Sutherland Avenue?	✓		
Is the majority of space in this area used for residential uses including street-level townhomes and condominiums in podium and tower form?	✓		
Do all buildings have a high level of transparency at ground level through extensive use of windows?	✓		
Are common residential entries lit and well-signed?	✓		
Is weather protection provided along the face of buildings where retail is present?			✓
Are buildings located no more than 5m from the street?	✓		

Are smaller-scaled figurative elements used at lower levels to break up the massing of the building?	✓		
Do tower forms have strong vertical elements and extensive glazing?	✓		
Are tower heights between 14 and 22 storeys, and podium elements between 4 to 8 storeys?	✓		
Are rooftop spaces utilized as an outdoor amenity or green roof?	✓		
Is a narrow range of landscaping species used to unify the character of the area?	✓		

6.0 Current Development Policies

6.1 Kelowna Official Community Plan (OCP)

Compact Urban Form.¹ 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.

Commercial Land Use Policies.² Encourage mixed-use commercial development.

Contain Urban Growth.³ Reduce greenfield urban sprawl and focus growth in compact, connected and mixed-use (residential and commercial) urban and village centres.

Building Massing and Height.⁴

- Mitigate the actual and perceived bulk of buildings by utilizing appropriate massing, including:
- Architectural elements (e.g. balconies, bay windows, cantilevered floors, cupolas, dormers);
- Visually-interesting rooflines (e.g. variations in cornice lines and roof slopes);
- Step back upper floors to reduce visual impact;
- Detailing that creates a rhythm and visual interest along the line of the building;
- Wall projections and indentations, windows and siding treatments as well as varied material textures should be utilized to create visual interest and to articulate building facades;
- Building frontages that vary architectural treatment in regular intervals in order to maintain diverse and aesthetically appealing streets.

Urban Design Development Permit Guidelines: Tower Design⁵

- Design towers that are sited, shaped, and oriented along their longest axis in order to enhance the views to and through the skyline;
- Incorporate tower forms and the upper portions of buildings as integral yet distinct elements of the overall building design. Tower tops are encouraged to have trellising and roof projections that are fundamental expressions of the building structure and contain substantial landscaping;

¹ City of Kelowna Official Community Plan, Policy 5.3.2 (Development Process Chapter).

² City of Kelowna Official Community Plan, Objective 5.24 (Development Process Chapter).

³ City of Kelowna Official Community Plan, Goals for a Sustainable Future, Objective 1 (Chapter 1 Introduction).

⁴ City of Kelowna Official Community Plan, Policy 14.4 (Urban Design DP Guidelines).

⁵ City of Kelowna Official Community Plan, Policy 9.0 (Urban Design DP Guidelines).

- Evaluate tower buildings with respect to their compatibility with surrounding structures and contribution to the general skyline. Tower design should contemplate:
 - Colour, reflectivity, shape, materials, detailing, and ease of maintenance;
 - Generally, lighter-coloured buildings are preferred;
- Incorporate architecture that expresses a slender verticality, particularly in its upper elements. Design buildings greater than ten floors that are tall, slender towers rather than bulkier towers of the same floor space ratio;
- Integrate new developments with the established urban pattern through siting and building design by utilizing transitional structures, setbacks, landscaping, etc.;
- Enhance large, flat expanses of roof (whether actively used or not) with texture, colour, and/or landscaping where visible from above or adjacent properties;
- Incorporate balconies into building design as outdoor rooms rather than as appendages to a building's mass. Recess balconies a minimum depth of 1m within the adjoining building face;
- Design podiums to provide an animated pedestrian environment with the use of street wall massing, articulation, and overall design. Podiums should highlight their active uses and disguise any parking or ancillary uses.

7.0 Application Chronology

Date of Application Received: November 14, 2017

Date Public Consultation Completed: 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:

DRAFT Development Permit DP17-0253 Phase 1 Capri Centre

Schedule "A": Dimensions and Siting

Schedule "B": Design and Finish

Schedule "C": Landscape Plan