

REPORT TO COUNCIL



Date: April 29th 2019

RIM No. 0940-00

To: City Manager

From: Community Planning Department (AC)

Application: DP19-0038

Owner: Culos Development (1996) Inc.,
Inc. No. BC1099204

Address: 1165 Sutherland Avenue

Applicant: Mike Culos

Subject: Development Permit

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

Existing Zone: C4 – Urban Centre Commercial

1.0 Recommendation

That Council authorizes the issuance of Development Permit No. DP19-0038 for Lot A, District Lot 137, ODYD, Plan EPP88875, located at 1165 Sutherland Avenue, 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 permit to be issued;

AND 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 a Form and Character Development Permit for a four storey mixed use building with ground floor commercial and residential units above.

3.0 Community Planning

Staff are recommending support for the proposed Development Permit due to the proposal's consistency with the Official Community Plan's (OCP) design guidelines. The site is well suited for redevelopment and intensification. The property is within an urban neighbourhood and has good access to services and amenities in the Capri-Landmark Urban Centre. The building massing is consistent with the development guidelines, providing a moderate scale of development transitioning from the lower scaled residential areas and the lower scaled existing commercial building on either side to the proposed higher densities on the north side of Sutherland Avenue. All the development details are within the zoning limits and the project is not proposing any variances. Lastly, the project is incorporating affordable housing components within the residential units.

4.0 Proposal

4.1 Project Description

The existing buildings are currently in the process of being demolished and the lots have been consolidated. The proposal is for a four storey mixed use building incorporating ground floor commercial use. The main level commercial storefront façade is finished with traditional red brick and feature detailing with black framed windows and doors, canopies over frontages, and profiled fascia. The brick wraps around the ends of the building transitioning to an earth tone stucco base at the rear of the building.

The upper residential floors are differentiated by colour and finish from the commercial base using cement fiber panel siding. Each suite includes balconies and the rooflines features accent roofs covering the balconies.

Parking for commercial uses is accommodated at grade around the building, and below grade parking is provided with secure entry and covered ramped access for the residents. The number of stalls exceed the minimum.

Affordable rental housing suites are designed to meet and exceed BC Housing minimum guidelines with the upper floor comprised of life lease suites to increase the quality housing options. A portion of the suites will be constructed with accessible and adaptable features to meet housing goals.

Subject Property Map: 1165 Sutherland Ave



4.2 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	C4 ZONE REQUIREMENTS	PROPOSAL
Summary		
# of studios	n/a	2
1 - bedrooms	n/a	31
2 - bedrooms	n/a	15
3 - bedrooms	n/a	0
Total	n/a	48
Development Regulations		
Floor Area Ratio	1.3 + bonuses (qualify for 0.17 bonus) totalling 1.47 Max	1.46
Floor Area (gross/net)	n/a	50,878 ft ² / 43,393 ft ²
Height	4 storeys / 15 m	4 storeys / 13.5 m
Site Coverage of Buildings (%)	60%	52%
Building Setbacks (m):		
Front Yard (North)	0 m	1.3 m
Side Yard (West)	0 m	2.2 m
Side Yard (East)	0 m	~15.2 m
Rear Yard (South)	6.0 m	6.0 m
Other Regulations		
Minimum Parking Requirements	69	78
Bicycle Parking	24 class 1 5 class 2	24 class 1 5 class 2
Drive Aisle Width (m)	7 m	7 m
Number of Loading Spaces	1 space	1 space

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Development Process

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.

Contain urban growth.² Reduce greenfield urban sprawl and focus growth in compact, connected and mixed-use (residential and commercial) urban and village centres.

Mixed Use.³ Integration of residential uses into commercial developments as mixed-use projects is encouraged in Urban Centres, provided that the ground floor use remains commercial.

Housing Mix.⁴ Support a greater mix of housing unit size, form and tenure in new multi-unit residential and mixed use developments.

Building Height⁵:

- **Capri/Landmark:** Generally, 4 storeys. Greater height (up to 12 storeys) may be supported on the Capri Shopping Centre site and in the area bordered by Dickson Avenue, Dayton Avenue, Springfield Road and Kirschner Road upon approval of a Council-endorsed comprehensive development plan for the site that provides for a variety of housing types (including but not limited to ground-oriented and rental apartment housing) and the provision of commercial space that is of an amount that, at minimum, equals that which existed in 2010.

Objective 5.5: Ensure appropriate and context sensitive built form.

Building Height.⁶ In determining appropriate building height, the City will take into account such factors as:

- Contextual fit into the surrounding neighbourhood;
- Shadowing of the public realm;
- View impacts;
- Overlook and privacy impact on neighbouring buildings;
- Impacts on the overall skyline;
- Impacts on adjacent or nearby heritage structures;

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

² City of Kelowna Official Community Plan, (Chapter 1 Introduction).

³ City of Kelowna Official Community Plan, (Chapter 4 Future Land Use).

⁴ City of Kelowna Official Community Plan, Policy 5.27.11 (Development Process Chapter)

⁵ City of Kelowna Official Community Plan, Policy 5.8.1 (Development Process Chapter)

⁶ City of Kelowna Official Community Plan, Policy 5.22.6 (Development Process Chapter). 3 City of Kelowna Official Community Plan, Chapter 14 (Urban Design Development Permits Area).

Chapter 14: Urban Design Guidelines Amenities, ancillary Services and Utilities.⁵

- Locate loading, garbage, storage, utilities and other ancillary services away from public view. All such areas shall be screened and designed as an integral part of the building to minimize impact;
- Create attractive rear alley facades with high quality materials on buildings facing residential areas (e.g. rear building entrances, windows, balconies, plazas, and plantings).

Chapter 4: Land Use Designation Massing and Height.³

- 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.

6.0 Technical Comments

6.1 Development Engineering Department

All the offsite infrastructure and services upgrades are addressed in the Rezoning Engineering Report under file S19-0007

7.0 Application Chronology

Date of Application Received: February 1st, 2019

Date Public Consultation Completed: N/A

Report prepared by: Adam Cseke, Planner Specialist & Jenna Ratzlaff, Planner

Reviewed by: Terry Barton, Urban Planning Manager

Approved for Inclusion: Ryan Smith, Community Planning Department Manager

Attachments:

Design Rationale

Draft Development Permit DP19-0038

Schedule 'A': Rational, Plans & Renders

Schedule 'B': Elevations & Sections

Schedule 'C': Landscape Plan