

REPORT TO COUNCIL



Date: June 17th 2019

RIM No. 0940-00

To: City Manager

From: Community Planning Department (AC)

Application: DP17-0052

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

Address: 130 McCurdy Rd

Applicant: Mike Culos

Subject: Development Permit

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

Zone: C₃ – Community Commercial

1.0 Recommendation

THAT Council authorizes the issuance of Development Permit No. DP17-0052 for Lot A, Section 26, Township 26, ODYD, Plan EPP91828, located at 130 McCurdy Rd, 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;
5. A restrictive covenant registered on title limiting the dwelling units on floors two, three, and four to 'supportive housing'.

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 supportive housing building.

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 located at the intersection of two major transportation corridors of McCurdy Road and Rutland Road and has close access to services and amenities in the area. The building massing is consistent with the development guidelines, providing a moderate scale of development transitioning from the surrounding lower scaled residential areas. The applicant has considered the heritage registered property to the north and decided to setback the upper floor along the north side of the building to provide increased privacy and sensitive integration to the neighbour.

The City's supportive housing policy states:

"Support the provision of housing for all members of the community, including those in core housing need or requiring special needs housing (transitional, age in place, emergency or shelter)."

The proposed development will provide a new space for the Knights of Columbus, while providing social housing run by non-profit housing provider approved by BC Housing, and cleaning up the overall site. All the development details are within the zoning limits and the project is not proposing any variances.

4.0 Proposal

4.1 Project Description

BC Housing, through the Provincial Rental Housing Corporation, has entered into a contract to purchase the 49 units in the apartment building to be operated as supportive housing through the CMHA. The proposal includes:

- a 4 storey apartment building;
- a 35 stall surface parking lot;
- 50 bicycle parking stalls;
- 49 supportive housing units on floors 2, 3, & 4;
- a ground floor consisting of two spaces:
 - Supportive Housing component:
 - Kitchen, meeting space, storage, dining area, lounge, reception, office, and staff space.
 - Knights of Columbus Space:
 - Two market rental 1 bedroom suites
 - Storage, kitchen, office, washrooms, and dining / hall space.

The main level façade is finished with traditional red brick and feature detailing with black framed windows, and fascia board canopy with wood posts. The upper residential floors are differentiated by colour and finish from the first floor. A variety of materials and colours were chosen including hardie siding, hardie panel, and stucco finishes. Parking for site is located immediately to the west in a surface parking lot.

Subject Property Map: 130 McCurdy Rd



4.2 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	C3 ZONE REQUIREMENTS	PROPOSAL
Summary		
# of studios	n/a	47
1 - bedrooms	n/a	4
2 - bedrooms	n/a	0
3 - bedrooms	n/a	0
Total	n/a	51
Development Regulations		
Floor Area Ratio	Residential = n/a Commercial = 1.0	1.02 (Total)
Height	4 storeys / 15 m	4 storeys / 14.0 m
Site Coverage of Buildings (%)	50%	30%
Building Setbacks (m):		
Front Yard (East)	3.0 m	3.0 m
Flanking Side Yard (South)	2.0 m	6.3 m
Side Yard (North)	2.0 m	7.0 m
Rear Yard (West)	6.0 m	>6.0 m
Other Regulations		

Minimum Parking Requirements	4 x 1 bed suites (1.25 stalls) = 5 stalls 47 studios x (1 stall / 3 studios) = 15.7 stalls K of C Commercial 297.8 m ² x (2.2 stalls / 100 m ²) = 6.6 stalls Total Stalls = 28 stalls	35 stalls
Minimum Parking ratio	Full size: Min 50% Medium Size: Max 40% Compact Car: Max 10%	100% full size stalls
Bicycle Parking	n/a class 1 n/a class 2	16 class 1 34 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.

Objective 5.5: Ensure appropriate and context sensitive built form.

Building Height.⁵ 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 5.22.6 (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 Z17-0021.

6.2 Interior Health

Interior Health is in support of this development as this aligns with the concept a healthy housing strategy and provision of a continuum of housing options for all population groups.

7.0 Application Chronology

Date of Application Received:	February 27 th 2017
Date Public Consultation Completed:	April 6 th 2017
Date of First Reading:	August 28 th 2017
Date Public Hearing:	September 19 th 2017
Date Zoning Conditions Completed:	May 13 th 2019

Report prepared by:	Adam Cseke, Planner Specialist
Reviewed by:	Terry Barton, Urban Planning Manager
Approved for Inclusion:	Ryan Smith, Community Planning Department Manager

Attachments:

Applicant Development Letter
Draft Development Permit DP17-0052