

REPORT TO COUNCIL



Date: August 12, 2019

RIM No. 0940-00

To: Council

From: City Manager

Application: DP19-0059

Owner: Provincial Rental Housing
Corporation, Inc. No.
BC0052129

Address: 280 McIntosh Road

Applicant: S2 Architecture

Subject: Development Permit

Existing OCP Designation: MRM – Multiple Unit Residential (Medium Density)

Existing Zone: RM5 – Medium Density Multiple Housing

1.0 Recommendation

THAT Council authorizes the issuance of Development Permit No. DP19-0059 for Lot 1 Section 26 Township 26 ODYD Plan 6518, located at 280 McIntosh Road, 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 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 a proposed 4-storey supportive housing project on the subject property.

3.0 Community Planning

Community Planning Staff are supportive of the Development Permit as it meets many of the objectives and supporting policies of the Official Community Plan (OCP), as well as the applicable urban design guidelines. These include:

- Promote interesting, pedestrian friendly streetscape design and pedestrian linkages;
- Provide for a scale and massing of buildings that promotes a safe, enjoyable living, pedestrian and working experience;
- Incorporate architectural features and detailing of buildings and landscapes that define an area's character;
- Provide outdoor spaces, including rooftops, balconies, patios and courtyards;
- Mitigate the actual and perceived bulk of buildings by utilizing appropriate massing, including:
 - Architectural elements (e.g. balconies, bay windows, cantilevered floors, cupolas, dormers);
 - 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.

The property is located in the Rutland Urban Centre at the corner of McIntosh Road and Asher Road. The property has a Walk Score of 74 (Very Walkable- most errands can be accomplished on foot) and a Transit Score of 40 (Some Transit - a few nearby public transportation options). The proximity to the Hwy 33 commercial shopping area, provides nearby amenities including restaurants, shops and recreational opportunities in the immediate area.

The Development Permit application meets all of the RM5 Zoning Development Regulations and does not require any variances. Due to this, no Public Consultation is required. BC Housing chose to host a Public Information Session on January 29, 2019 from 5:30 pm – 7:00 pm at the Rutland Centennial Hall at 215 Shepherd Road. The session was to inform the neighbours that a supportive housing project is proposed for Kelowna residents who are either experiencing or are at-risk of homelessness. The development is funded by BC Housing and will be operated by the John Howard Society of Central and South Okanagan (JHSCSO)

4.0 Proposal

4.1 Background

In 2007, an application to rezone the subject property from RU6 – Two Dwelling Housing to RM5 – Medium Density Multiple Housing was approved by Council. The Development Permit was approved the same year to allow the construction of a 4-storey 52-unit apartment building. The application failed to move forward to the Building Permit stage and was finally abandoned in 2010. The parcel has remained vacant since then.

4.2 Project Description

BC Housing has made an application for a 4-storey, 50-unit supportive housing apartment building. The development will be operated by the John Howard Society of Central and South Okanagan (JHSCSO) to provide safe and secure housing and support services to people who are experiencing homelessness. Support services will include outreach workers, life skills training, employment assistance and referrals to community services and support groups.

Surface parking is provided on the north east side of the site with access from the north lane. The proposed development provides a visually interesting façade along the streetscape through the articulated façade, flat-roof design and a mixture of building finish colours and textures. The building is finished with fibre cement siding which includes plank siding (dark grey) and fibre cement panels (dark brown). Brick is used along the base of the building facing McIntosh. The brick wraps both ends of the building.

The project includes a large outdoor fenced amenity area with a resident's garden and a dog run. A separate secure bike storage building is provided along with a large grass amenity area on the north portion of the site. This aids in addressing CPTED requirements by providing clear visibility from the building to the street. Trees are provided along the street frontage, and a shrub hedge extends along the shared property line to provide screening of headlights to the adjacent parcel from the resident parking area. The building will have security protocols in place for both residents and guests to check in with the front desk reception area.

4.3 Site Context

The building location fall within the Rutland Urban Centre and the Permanent Growth Boundary and is within walking distance to many amenities including: Rutland Centennial Park, Rutland Bluff Linear Park and the Rutland Road Commercial shopping node.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1 – Large Lot Housing	Single Dwelling Housing
East	RM3 – Low Density Multiple Housing	Row Housing
South	RM3 – Low Density Multiple Housing RM5 – Medium Density Multiple Housing	Three Dwelling Housing Apartment Building
West	RU1 – Large Lot Housing RU6 – Two Dwelling Housing	Single Dwelling Housing Two Dwelling Housing

Subject Property Map: 280 McIntosh Road



4.4 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RM5 ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Lot Area	1400 m ²	4066 m ²
Lot Width	30 m	52.14 m
Lot Depth	35 m	78 m
Development Regulations		
Floor Area Ratio	1.1	0.48
Site Coverage	40%	22%
Site Coverage Building, driveways & parking	65%	46%
Height (lesser of)	18.0 m or 4.5 storeys	15.7 m & 4 storeys
Front Yard	6.0 m	6.0 m
Side Yard (east)	7.0 m	7.0 m
Side Yard (west)	6.0 m	6.0 m
Rear Yard	7.0 m	+40m
Other Regulations		
Minimum Parking Requirements	17 stalls	17 stalls provided
Bicycle Parking	Class I - 25 spaces Class II – 5 spaces	Class I - 25 spaces Class II – 5 spaces
Private Open Space	375 m ²	497 m ²

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Chapter 14: Urban Design DP Guidelines

Comprehensive Development Permit Area Objectives

- Convey a strong sense of authenticity through urban design that is distinctive for Kelowna;
- Promote a high urban design standard and quality of construction for future development that is coordinated with existing structures;
- Integrate new development with existing site conditions and preserve the character amenities of the surrounding area;
- Promote interesting, pedestrian friendly streetscape design and pedestrian linkages;
- Provide for a scale and massing of commercial buildings that promotes a safe, enjoyable living, pedestrian, working, shopping and service experience;
- Incorporate architectural features and detailing of buildings and landscapes that define an area's character;
- Promote alternative transportation with enhanced streetscapes and multimodal linkages;
- Highlight the significance of community institutional and heritage buildings; and
- Protect and restore the urban ecology (i.e. architectural and site consideration with respect to the ecological impact on urban design).
- Moderate urban water demand in the City so that adequate water supply is reserved for agriculture and for natural ecosystem processes.
- Reduce outdoor water use in new or renovated landscape areas in the City by a target of 30%, when compared to 2007.

Revitalization Development Permit Area Objectives

- Use appropriate architectural features and detailing of buildings and landscapes to define area character;
- Convey a strong sense of authenticity through high quality urban design that is distinctive of Kelowna;
- Enhance the urban centre's main street character in a manner consistent with the area's character;
- Provide for a scale and massing of buildings that promotes an enjoyable living, pedestrian, working, shopping and service experience;
- Encourage an appropriate mix of uses and housing types and sizes;
- Design and facilitate beautiful public open spaces that encourage year-round enjoyment;
- Create open, architecturally-pleasing and accessible building facades to the street; and
- Improve existing streets and sidewalks to promote alternative transportation.

6.o Application Chronology

Date of Application Received: March 1, 2019

Date of Public Information Session: January 29, 2019

Report Prepared by: Lydia Korolchuk, Planner II

Reviewed by: Laura Bentley, Planning Manager

Approved for Inclusion: Terry Barton, Development Planning Department Manager

Attachments:

Attachment A: Draft Development Permit DP19-0059 & Schedules (A, B, C)

Attachment B: OCP Comprehensive & Revitalization Design Guidelines