

REPORT TO COUNCIL



Date: February 8, 2021

To: Council

From: City Manager

Department: Development Planning Department

Application: DP19-0217

Owner: 1017476 BC. Ltd., Inc.No
BC1017476

Address: 1710-1740 Richter Street

Applicant: Stober Development Group –
Bob Dagenais

Subject: Development Permit

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

Existing Zone: CD22 – Central Green Comprehensive Development Zone

1.0 Recommendation

THAT Council authorizes the issuance of Development Permit No. DP19-0217 for Lot 1, District Lot 139, ODYD, Plan KAP92715 located at 1710 - 1740 Richter Street, 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. That all rights-of-way, covenants, and easements be amended to accommodate the revised pedestrian overpass.

AND THAT the applicant be required to complete the above noted conditions of Council's approval of the Development Permit Application for the permit 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 Development Permit of two 6 ½ storey tall buildings completing the Central Green project.

3.0 Development Planning

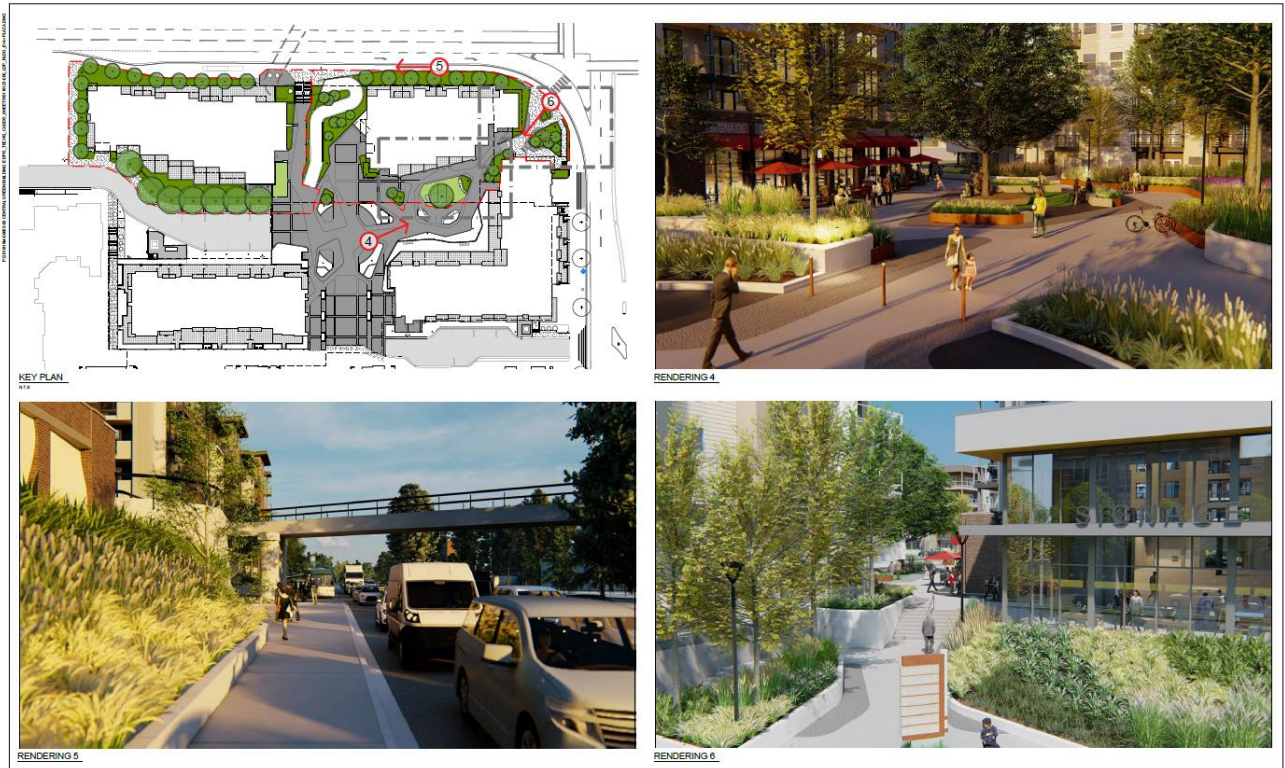
Development Planning Staff are supportive of the proposed 214-unit multiple dwelling housing project on the subject parcel. The application is consistent with the objectives of the Official Community Plan (OCP) Urban Design Guidelines. The proposal also meets the OCP's Urban Infill Objectives and it meets the bylaw regulations within the CD22 – Central Green Comprehensive Development Zone. The proposed buildings are situated along the north edge of the Central Green development site adjacent to Highway 97. The density should be well supported by the City's efforts to build Rowcliffe Park (to the south) and the proximity of the shops and services of the downtown.

While the building heights are lower than originally anticipated in the CD zone, the proposed mid-rise building form still delivers on the City's residential density targets and provides for purpose-built rental. These two housing objectives are important to achieve on the site considering its high-profile location, proximity to the Downtown and access to transit service along the Hwy 97 corridor. Further, the mid-rise building form has merits in providing for a single storey parkade which will create a high quality and safer pedestrian interaction (e.g. more eyes on the street) with the highway over the originally anticipated multi-storey parkade podium and tower form. The proposed pedestrian plaza and internal courtyard area should provide a valuable on-site amenity to residents and visitors. Finally, the City will be proceeding with the construction of a pedestrian overpass in future years to provide a safe pedestrian and cycling link to the Downtown over the highway. The proposed building layouts and site plan have been coordinated with the design of the overpass to ensure functionality and public access.

Image 1: Building A viewing North-East



Figure 2: Landscape Plan & Renderings



3.1 Background

Council approved a Text Amendment to the CD22 – Central Green Comprehensive Development Zone in September 2015. Included in the amendment, the developer contemplated a reduction of the original building height of 20-storeys down to 4 to 6 storeys. In doing so, the developer reallocated massing and density towards the centre of the site by increasing the applicant’s heights of Buildings ‘F’ & ‘B’ to 6-storeys.

The proposed Development Permit will complete the Central Green project. The CD zone originally proposed approximately 717 dwelling units along with a mix of office and retail uses. Due to a reduction in the amount of office space proposed, the applicant was able to achieve slightly more residential density.

If this Development Permit is approved; the final mix of units in CD Zone will be:

- 748 dwelling units
 - purpose-built rental: 527; of those 125 units are supportive housing
 - 221 market condo units

Table: Summary of Central Green Projects			
	# of Dwelling Units	Office Space	Commercial Space
Ki-Lo-Na Friendship Centre (1745 Chapman Pl)	86	-	-
Karis (555 Buckland Ave)	9	-	-
Karis (550 Rowcliffe Ave)	30	90 m ²	-
Urbana (1800 Richter St)	55	-	-
CG1 (1770 Richter St)	83	-	-
CG2 (1775 Chapman Pl)	83	-	-
ASC Phase 1 (1740 Richter St)	108	-	-
ASC Phase 2 (1730 Richter St)	80	-	-
ASC Phase 3 (Bldg E)	132	-	-
ASC Phase 4 (Bldg A)	82	-	398 m ²

The offsite infrastructure commitments to the Ministry of Transportation and Infrastructure as part of the CD zone that remain outstanding are outlined below:

1. Construct eastbound right turn lane From Highway 97 onto Richter Street (Developer's responsibility);
2. Removal of crosswalk across Highway 97 east leg at Ellis Street (Developer's responsibility);
3. Construct eastbound right-hand turn lane from Highway 97 onto Pandosy Street (City's responsibility);
4. Lengthen westbound left-hand turn lane on Highway 97 at Richter to 140 metres (Developer's responsibility); and
5. Construct the pedestrian overpass (City's responsibility).

City of Kelowna's Transportation and Project Management Central Green DP Overpass Project Commentary:

The Bertram Pedestrian Overpass is proposed as an accessible walking and bicycling connection over Harvey Avenue (Highway 97) linking the Central Green development to Downtown Kelowna via Bertram Street. Over the longer term, integration with the larger pedestrian and cycling network is planned through connections to adjacent active transportation corridors (ATCs) including Sutherland Avenue, Lawrence Avenue (future) and Bertram Street to the north of Bernard Avenue (future). The Bertram Overpass project can be divided into three major components: 1) the north ramp, which will transition from ground level to the main span elevation along Bertram Street between Leon and Harvey, 2) the main span, which will cross over Harvey and 3) the south ramp, which will transition onto, and be integrated with, the Central Green site. Through 2020 the overpass project team has worked with Al Stober Construction Central Green team to develop a concept for the south ramp that meets the needs

of the overpass project and integrates with the proposed development. Recent efforts have focused on integration with the Central Green development in support of their development permit application. Staff continue to work on the north ramp alignment and main span bridge structure and will update Council in the first half of 2021.

4.0 Proposal

4.1 Project Description

The development proposal is for 214-unit multiple dwelling rental apartment project with two commercial Retail units (398 m²). The project contains 32 micro-suites, 22 studios, 139 1-bedroom units, and 21 2-bedroom units. The project is split into two buildings (both 6 ½ storeys tall), the western building (Bldg. E) containing 132 residential units and the eastern building (Bldg. A) containing 82 residential units and the 2 commercial retail units. These buildings are located on top of a single storey parkade connecting the rest of the central green parking podium together. The buildings are separated by the pedestrian overpass bridge landing on top of the Central Green parkade.

The project utilizes a modern design language. The materials include a combination of grey, white, and dark grey cementitious panels, blue coloured metal panel claddings, panels, and a brick veneer.



Subject Property Map: 1710 – 1740 Richter Street



4.2 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	CD22 ZONE REQUIREMENTS	PROPOSAL
Unit Calculation		
Microsuite	n/a	Bldg A: 0 Bldg E: 32
Studio	n/a	Bldg A: 4 Bldg E: 18
1 bedroom	n/a	Bldg A: 69 Bldg E: 70
2 bedrooms	n/a	Bldg A: 9 Bldg E: 112
3 bedrooms	n/a	Bldg A: 0 Bldg E: 0
Total number of Dwelling Units	n/a	Bldg A: 82 Bldg E: 132 Overall Total: 214
Development Regulations		
Max. Floor Area Ratio	4.0	1.49
Max. Site Coverage above parkade	50 %	35.4 %
Max. Height	72 metres	23 m / 6 ½ storeys
Min. Harvey Ave Setback	0 m	7.5 m
Min. Richter St Setback	0 m	7.5 m
Min. West Side Setback	3.0 m	3.0 m

Min. Rear Setback (south)	3.0 m	>3.0 m
Parking Regulations		
Studio and Micro-Suites	0.75 spaces / unit x 54 units = 40 spaces	Not assigned
1 bedroom	0.9 spaces / unit x 139 units = 125 spaces	Not assigned
2 bedrooms	1.0 spaces / unit x 21 units = 21 spaces	Not assigned
Commercial Parking	1.0 space per 100 m ² of Net Floor Area x 398 m ² = 4 spaces	4 spaces
Visitor Spaces	0.14 spaces / unit x 214 units = 30 spaces (not added to the total)	30 spaces
Total number of parking stalls	= 190 spaces	= 190 spaces (149 spaces in parkade + 41 on top of parkade)
Other Regulations		
Min. Long Term Bicycle Parking	0.5 x 402 units = 201 spaces	201 spaces
Min. Short Term Bicycle Parking	0.1 x 402 units = 40 spaces	41 spaces
Min. Private Open Space	4,767 m ²	10,788 m ²
Min. Loading Space	0	0

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

OCP Land Use Designation Massing and Height.

- 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.

Chapter 5: Development Process

Ensure appropriate and context sensitive built form (OCP Objective 5.5).

Building Height. 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;

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

- 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).

5.2 CD22 Comprehensive Development Design Guidelines

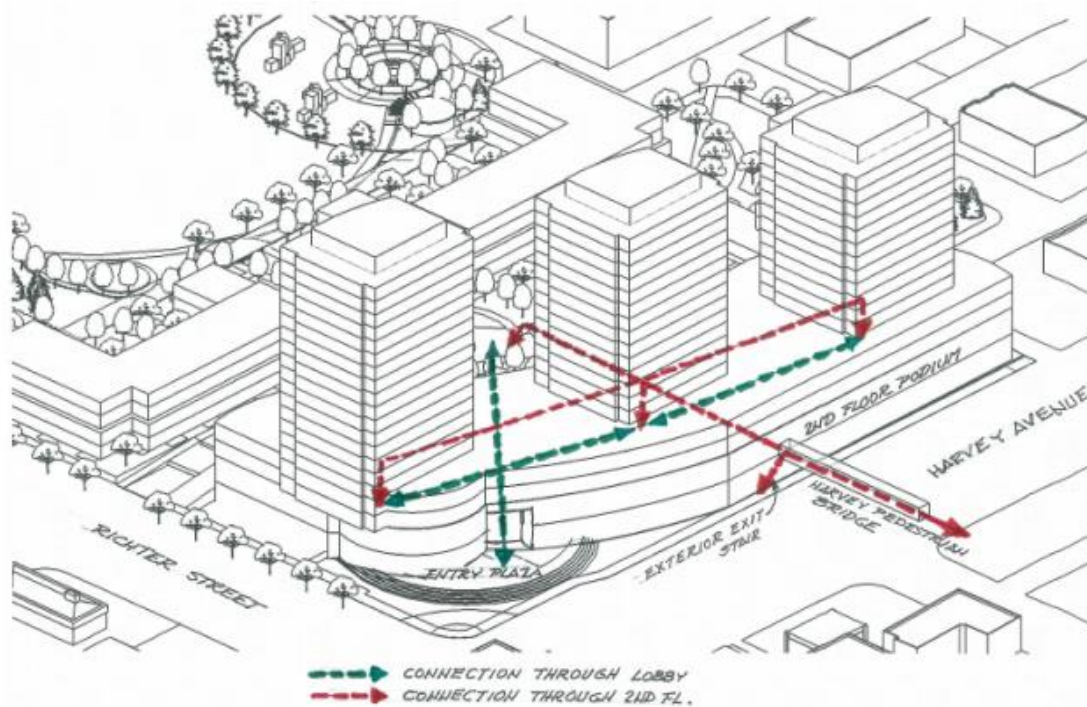
Central Green has its own set of design guidelines. A sample of key design guidelines relevant to the last phases of the Central Green project are listed below and the full design guidelines are attached to this report.

Section 1.2.1 Urban Design

- The design of the neighbourhood should focus on creating a pedestrian-oriented neighbourhood with a strong sense of place that fosters social interaction and a cohesive community. Building and open space design should convey human scale, address physical comfort and safety, and complement the surrounding community and existing building stock.

Section 3.1 Sub-Area A & B Guidelines

- To create a neighbourhood focus for a principally residential precinct that is anchored by community commercial and office space;
- To create active commercial frontages that link with the Central Green public space network;
- To provide a visual/architectural backdrop to Rowcliffe Community Park.



6.0 Application Chronology

Date of Application Received: November 25th2019
Date of Bridge Alignment Agreement: December 2020

Report prepared by: Adam Cseke, Planner Specialist
Reviewed and Approved by: Jocelyn Black, Urban Planning Manager
Terry Barton, Development Planning Department Manager
Ryan Smith, Divisional Director, Planning & Development Services

Attachments:

Attachment A: Draft Development Permit

Schedule C: Landscape Plan

Schedule A & B: Site Plan, Elevations & Colour Board

Attachment 1: Development Engineering Memo

Attachment 2: CD22 Design guidelines