



DP19-0217
1710-1740 Richter Street
(Central Green Final Phase)

Development Permit Application

Purpose

- ▶ To consider the form and character Development Permit of two six and a half storey tall buildings, completing the Central Green project.

Development Process

Nov 25th 2019

Development Application Submitted

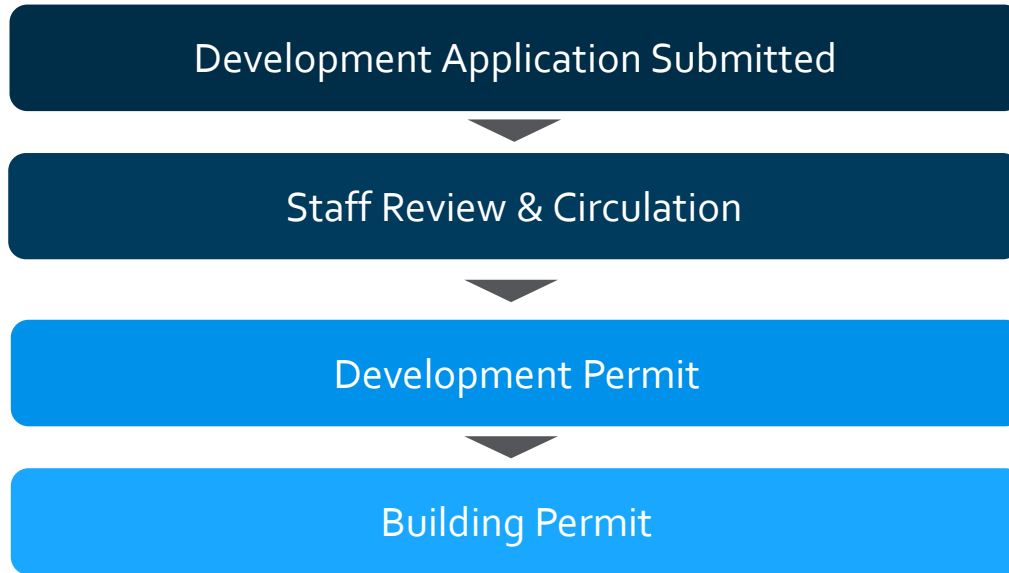
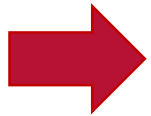
Staff Review & Circulation

Feb 8th 2021

Development Permit

Building Permit

Council Approvals



Subject Property



Walk Score
85

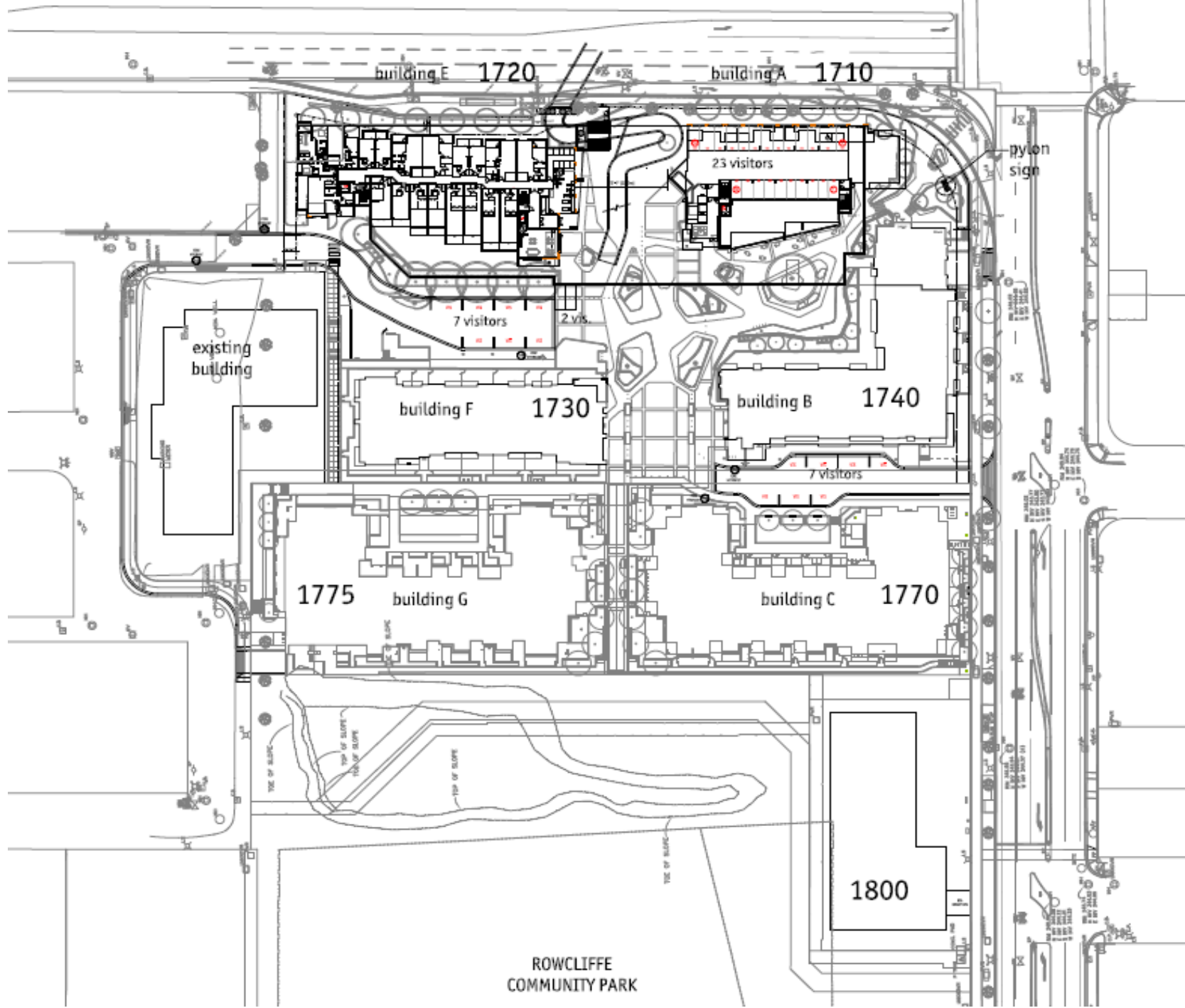
Very Walkable
Most errands can be accomplished on foot.

Transit Score
47

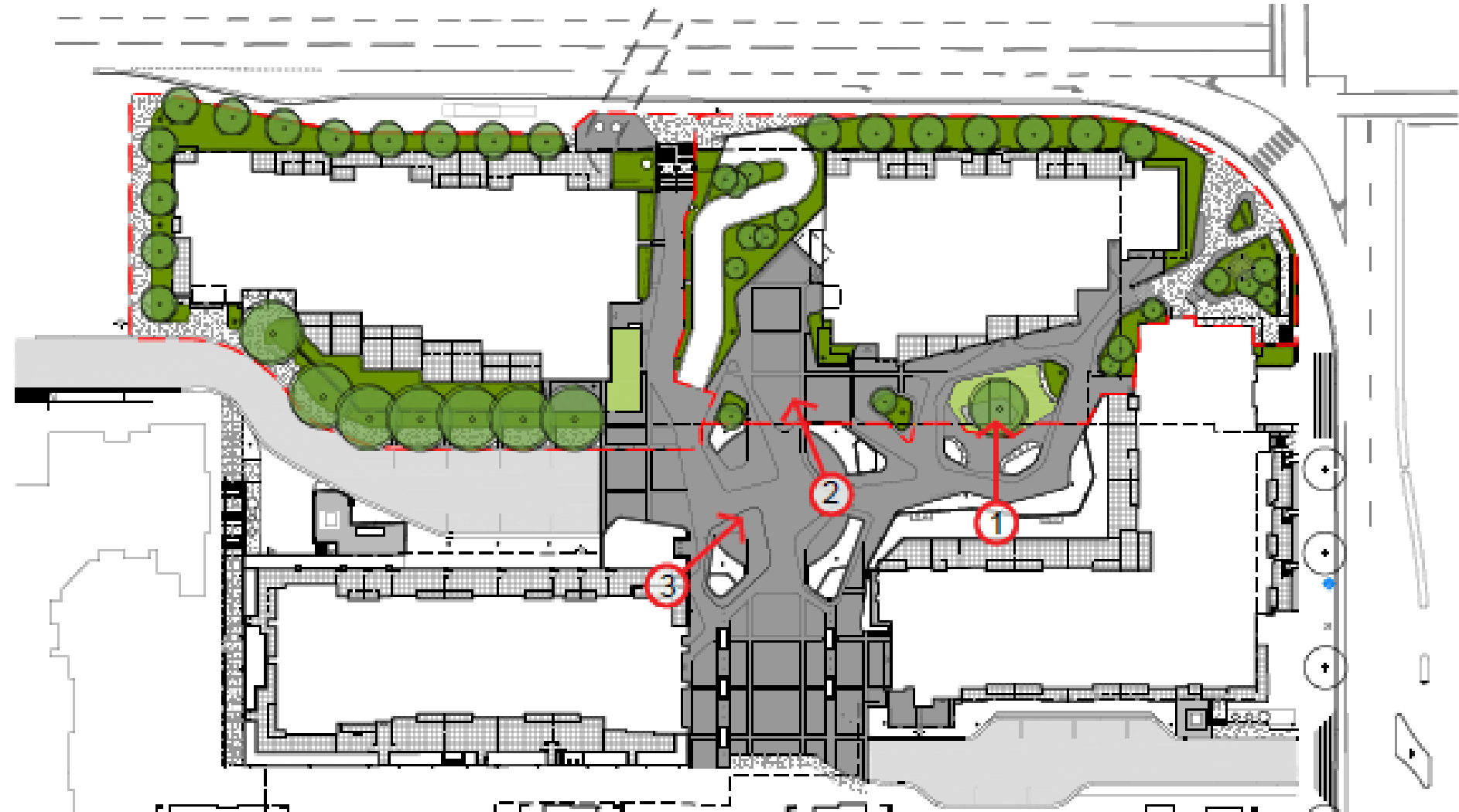
Some Transit
A few nearby public transportation options.

Bike Score
95

Biker's Paradise
Daily errands can be accomplished on a bike.



Site Plan





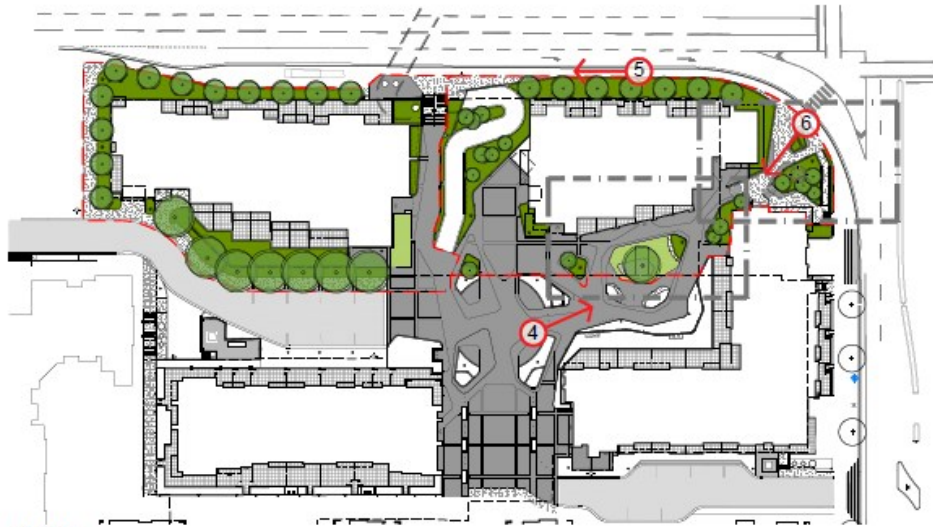
RENDERING 1



RENDERING 2



RENDERING 3



KEY PLAN

NTA



RENDERING 4



RENDERING 5



RENDERING 6



m+m a
MECKLEJOHN ARCHITECTS

ASC

CG building A

SCHEDULE A & B
DP19-0217
AC
KELOWNA

Jan 13, 2021

01



m+m a
MECKLEJOHN ARCHITECTS

ASC

CG building A

SCHEDULE A & B
The Board of Planning and Development
DP19-0217
City of Kelowna

Jan 13, 2021

02













cementitious panel - post grey



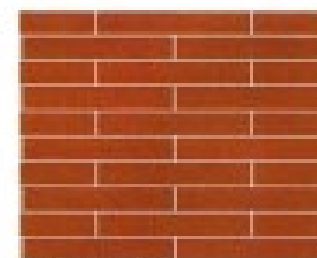
Suzzo - BM Titanium



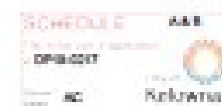
cementitious panel - white



cementitious panel - dark grey



brick (englishpub)





cementitious panel-pastel grey



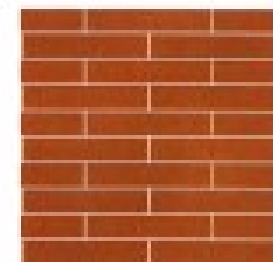
metal panel cladding



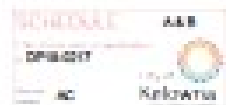
cementitious panel-white



cementitious panel-dark grey



brick (englishpub)



Central Green Stats

- ▶ The approximate total development mix original assumed was:
 - ▶ 717 dwelling units
 - ▶ 5,574 m² of office space
 - ▶ 1,663 m² of retail
- ▶ Final Proposal:
 - ▶ 748 dwelling units
 - ▶ 90 m² of office space
 - ▶ 398 m² of retail

Central Green Stats

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 <u>Rowcliffe Ave</u>)	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

Central Green Stats

- ▶ Offsite Infrastructure Requirements:
 - ▶ Construct eastbound right turn lane From Highway 97 onto Richter Street (Developer's responsibility);
 - ▶ Removal of crosswalk across Highway 97 east leg at Ellis Street (Developer's responsibility);
 - ▶ Construct eastbound right hand turn lane from Highway 97 onto Pandosy Street (City's responsibility);
 - ▶ Lengthen westbound left hand turn lane on Highway 97 at Richter to 140 metres (Developer's responsibility);
 - ▶ Construct the pedestrian overpass (City's responsibility).

Central Green – Final Phase

Zoning Analysis Table		
CRITERIA	CD ₂₂ ZONE REQUIREMENTS	PROPOSAL
Unit Calculation		
<u>Microsuite</u>	n/a	<u>Bldg A: 0</u> <u>Bldg E: 32</u>
Studio	n/a	<u>Bldg A: 4</u> <u>Bldg E: 18</u>
1 bedroom	n/a	<u>Bldg A: 69</u> <u>Bldg E: 70</u>
2 bedrooms	n/a	<u>Bldg A: 9</u> <u>Bldg E: 112</u>
3 bedrooms	n/a	<u>Bldg A: 0</u> <u>Bldg E: 0</u>
Total number of Dwelling Units	n/a	<u>Bldg A: 82</u> <u>Bldg E: 132</u> Overall Total: 214

Central Green – Final Phase

Parking Regulations		
Studio and Micro-Suites	$0.75 \text{ spaces / unit} \times 54 \text{ units} = 40 \text{ spaces}$	Not assigned
1 bedroom	$0.9 \text{ spaces / unit} \times 139 \text{ units} = 125 \text{ spaces}$	Not assigned
2 bedrooms	$1.0 \text{ spaces / unit} \times \underline{21} \text{ units} = 21 \text{ spaces}$	Not assigned
Commercial Parking	$1.0 \text{ space per } 100 \text{ m}^2 \text{ of Net Floor Area} \times 398 \text{ m}^2 = 4 \text{ spaces}$	4 spaces
Visitor Spaces	$0.14 \text{ spaces / unit} \times 214 \text{ units} = 30 \text{ spaces}$ (nut 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	$0.5 \times 402 \text{ units} = 201 \text{ spaces}$	201 spaces
Min. Short Term Bicycle Parking	$0.1 \times 402 \text{ units} = 40 \text{ spaces}$	41 spaces
Min. Private Open Space	4,767 m ²	10,788 m ²
Min. Loading Space	0	0

Development Policy

- ▶ OCP Design Guidelines
- ▶ CD22 Design Guidelines
 - ▶ Sub Area A & B suggest towers
- ▶ Master Development Permit Approved in 2015
 - ▶ Sub Area A & B suggest 12 storey buildings

Recommendation

- ▶ Staff recommend support for the proposed Development Permit
 - ▶ Consistent with OCP Design Guidelines
 - ▶ Consistent with total site dwelling unit estimates
 - ▶ Results in better pedestrian bridge interface with highway and the Central Green Development site



Conclusion of Staff Remarks