

March 8, 2021

Community Planning  
City of Kelowna  
1435 Water Street  
Kelowna, BC V1Y 1J4



Dear Mr. Thibault,

RE: Development Permit Application – 155 Bryden Road

Please find attached the application for a multiple unit Development Permit for a residential development consisting of two 6-storey apartment buildings with 192 purpose-built market rental units. The proposed project is located on approximately 2.52 acres within the Rutland Urban Center of Kelowna, at Bryden Road and Highway 33. The buildings will be comprised of one-, two- and three-bedroom units in a variety of sizes and floor plans to provide a long term cost-effective housing solution to Rutland residents while adding population density in the Urban Centre.

The buildings have a bold west-coast design, combining white-washed cedar and dark wood-coloured cement-fiber board paneling, and finished with a dramatic butterfly roofline and accented siding and trim. The siting of the buildings on the lot has been planned to maximize open space and outdoor recreational areas. The landscaping has been designed both to facilitate pedestrian access throughout the site, and to present pleasing, well-treed street frontages. With their high-quality design and landscaping, the buildings will act as a positive visual landmark for the neighborhood, adding aesthetic appeal and diversity to the neighborhood.

Providing housing within the Rutland Urban Centre is a mandate of the present Council, and the proposed infill project will provide efficient use of land, while contributing to a healthy housing mix. The project will increase population density within easy access of public transportation services, and within close distance of parks, schools, restaurants, events, and community amenities, to promote walking and biking. The development is steps away from Ben Lee Park, a fabulous amenity for residents. The proposed project strongly supports the Official Community Plan (OCP).

To maximize alignment to policy, a textual amendment to the current zoning was suggested by the Kelowna staff to amend the current zone (RM5 – Medium Density Multiple Housing) to RM5r – Medium Density Multiple Housing (Residential Rental Tenure Only) since our application is for purpose-built rental. The zoning amendment application was submitted February, 2021.

The benefit of the residential rental tenure zone, is that the parking requirements can be reduced by 20% through a development permit variance request. Through this development permit application, we request that our parking requirement be reduced as it will enable a landscape plan that prioritizes pedestrian safety and dramatically increases the amount of open green space available for recreation purposes.

The current zoning allows for a maximum height as the 'lesser of 18m or 4.5 storeys'. We are requesting a variance in height from 4.5 storeys to 6 storeys. Through effective design, the buildings will be able to embody 6 stories without significantly increasing the allowable measured height of the buildings, which are

projected to stand at 18.45 and 18.8 m. Through this variance, the compact design provides a more efficient use of land and aligns to the scale of the neighborhood. Recent residential developments in the Hwy 33 corridor reflect increased density, including Aurora Crescent, Cambridge House, and Central Green. Beyond these recent buildings, there are also pre-existing 4, 5, & higher-storey structures within the residential block of this location.

Overall, the project supports the objectives of the OCP. It will also be a benefit to the community and residents by providing a pleasant streetscape. The location will allow residents to enjoy close community amenities, walkable activities, and everything the Rutland area offers. The proposed development aligns also to the Multiple Unit Development Permit Area design guidelines. Specific details on form and character, signage, siting, landscaping and screening, lighting and parking included in our proposal are as follows:

#### A. Form and Character

The form and character of the development is consistent with the development permit guidelines for this area by providing a varying scale throughout the development by way of varying building massing and form typologies. The buildings utilize similar high-quality materials to create a cohesive development, although the juxtaposition and variation of these materials creates visual interest and eliminates any monotony. The design and finish of the proposed buildings is compatible with the existing neighbourhood through the use of complementary colours and materials, in a natural 'west-coast' palette. The buildings have clearly defined entry points, enhanced with accented siding and protruding canopies to identify their location. The buildings also have plentiful balconies and windows overlooking the sidewalks and open areas to engage the public realm and increase public safety through 'natural surveillance'.

#### B. Signage

The signage for the development will be located directly on the building facade to identify the building. Lighting will be directed to only illuminate the signage when required. All signage will be consistent with the architectural style of the development.

#### C. Siting, Landscaping and Screening

The project will create a pedestrian-friendly landscape that is both safe and enjoyable. The building footprints have been minimized to maximum the open, recreational green space on the property. The building placement addresses neighbouring sites, solar paths and view corridors along the site, as well as access to the development and vehicular movement within the site. Multiple sidewalks allow for easy pedestrian passage throughout the site and increase pedestrian safety. There is only one clearly-marked vehicle entrance to the small surface parking lot and underground parkade, limiting vehicle passage within the site itself.

Enjoying the pleasant outdoor climate of the Okanagan is a priority for planning in this development. Each unit will be accessible from a common entryway and vestibule and will have private amenity space in the form of a balcony or patio. Additionally, rooftop public amenity space is planned for both buildings, with views toward Okanagan Lake and Okanagan Mountain Park. Other lifestyle amenities contemplated include a fitness area, dog park and pet recreation, dog wash, relaxation areas, and resident storage. Planning for the development is aimed at a lifestyle for long-term rental residents.



The landscaping and screening has been designed by a registered Landscape Architect, which incorporates appropriate plant species and locations for the area of the development. The refuse service area will be hidden by landscaping, to mitigate impacts on public view and noise pollution. The design and layout of the proposed development incorporates many elements of CPTED (Crime Prevention Through Environmental Design), including natural surveillance, access control, territorial reinforcement and maintenance. Security cameras, secure tenant access, generous lighting, and activated building faces have all been contemplated. An active property manager and welcoming lobby environment will also add to the comfort of all residents within the development.

#### D. Lighting

All lighting will be full cut off luminaries. The building will have soffit lighting that operates on a solar activated lens, and provides a warm glow to the underside of the roof line. Lighting will be provided at the entry canopies of the apartment by way of solar activated soffit lighting. The parking area will be lit with full cut off light standards providing security and safety at night.

#### E. Parking

The parking within the development consists of one large underground parkade, as well as a small surface lot. Short term bicycle parking is located at bike racks outside, while long term secure bicycle parking is provided within the underground parkade. Handicap and visitor stalls are provided as required, as well as stalls dedicated to electric vehicles. The parkade also houses the electrical and mechanical rooms.

The proposed project generally conforms to the zoning and development permit bylaws, though specific variances have been requested, as previously described, which will enhance the development. The project will help fulfill the goals for the Rutland Urban Centre outlined in the OCP, and contribute towards a vibrant neighbourhood. Should you require and further information or clarification, please do not hesitate to contact me.

Sincerely,



Tanis Frame  
Architect AIBC, LEED AP

<b>ATTACHMENT</b>		<b>A</b>
This forms part of application		
# <b>Z21-0020</b>		
Planner Initials	<b>AT</b>	
		<b>City of Kelowna</b> <small>COMMUNITY PLANNING</small>



ATTACHMENT

B

This forms part of application

# Z21-0020

Planner Initials

AT

City of Kelowna

COMMUNITY PLANNING





CONTRACTOR TO VERIFY ALL LINES, LEVELS, SURVEYS, DIMENSIONS, LOCATION OF BUILDING, ON SITE AND LOCATION OF ALL SERVICES PRIOR TO CONSTRUCTION. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE BC BUILDING BYLAWS.

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ISSUED FOR REVIEW MAR. 2 2021  
ISSUED FOR DP APR. 06 2021  
REVISED FOR DP APR. 26 2021

PROJECT  
RUTLAND APARTMENT  
155 BRYDEN RD, KELOWNA

RENDERINGS

SCALE	AS NOTED	PROJECT NO.	*****
DATE		DRAWN BY	TF/SW

PR9



