

REPORT TO COUNCIL



Date: May 15, 2023

To: Council

From: City Manager

Department: Development Planning

Application: DP22-0190

Owner: 285 Dougall Road Development Ltd., Inc. No. BC1348727

Address: 305 Dougall Road N

Applicant: Zeidler Architecture – Steven Belt

Subject: Development Permit Application

Existing OCP Designation: UC – Urban Centre

Existing Zone: UC_{4r} - Rutland Urban Centre (Rental Only)

1.0 Recommendation

THAT Rezoning Bylaw No. 12468 be amended at third reading to revise the legal description of the subject property from Lots 16, 17, and 18 Section 26 Township 26 ODYD Plan 9924 to Lot A Section 26 Township 26 ODYD Plan EPP127489;

AND THAT final adoption of Rezoning Bylaw No. 12468 be considered by Council;

AND THAT Council authorizes the issuance of Development Permit No. DP22-0190 for Lot A Section 26 Township 26 ODYD Plan EPP127489, located at 305 Dougall Rd N, 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 finished of the building to be constructed on the land be in accordance with Schedule "B";
3. Landscaping to be provided on the land in accordance with Schedule "C";
4. The applicant to be required to post with the City a Landscape Performance Security deposit in the amount of 125% of the estimate value of the Landscape Plan, as determined by a Registered Landscape Architect;

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 permits 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 issue a Development Permit for the form and character of apartment housing.

3.0 Development Planning

Staff support the proposed Development Permit for the form and character of a 6-storey apartment building. The proposal generally complies with the Official Community Plan (OCP) Policies for the Rutland Urban Centre by providing high density residential development which is in conformance with the Building Heights and Street Character mapping for the Rutland Urban Centre. The proposal generally conforms to the OCP Form and Character Development Permit Design Guidelines for Low & Mid-Rise Residential Development.

Key guidelines that are met include:

- Primary building facades and entries are oriented to the fronting streets to create street edge definition and activity;
- Off-street parking is accommodated underground and behind the building with access from the lane;
- Ground-oriented units accessible from the fronting street with semi-private entryways are provided;
- High quality amenity space is included, with features such as play areas, barbecues, and outdoor seating;
- A range of high quality materials and design features are provided, including substantial natural materials such as wood and masonry.

4.0 Proposal

4.1 Project Description

The applicant proposes a 6-storey rental apartment building on the subject property containing 7 bachelor units, 59 one-bedroom units, and 17 two-bedroom units. 55 parking stalls are provided in an underground parkade with an additional 14 surface stalls. All parking is accessed from the rear lane. The applicant is proposing to provide a cash-in-lieu payment of \$9,500.00 for one required parking stall.

A large amenity area is proposed on top of the underground parkade. Amenities in this area include playground equipment, a pergola, barbecue area, seating, and landscaping. A common amenity deck is also proposed on the 6th floor.

Exterior building materials include grey & white hardie board, grey & white hardie panels, wood composite panels, and grey brick. Landscape plantings include 14 new on-site trees, as well as a variety of shrubs, perennials, and grasses.

4.2 Site Context

The subject property is located at the intersection of McIntosh Road and Dougall Road N, in the Rutland Urban Centre. All surrounding properties are within the Urban Centre and development with a variety of single detached dwellings and apartment buildings. The Rutland Transit Exchange is 100 m to the south and Rutland Centennial Park is 175 m to the east.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	UC ₄ – Rutland Urban Centre	Apartment Housing
East	UC ₄ – Rutland Urban Centre	Apartment Housing
South	UC ₄ – Rutland Urban Centre	Single Detached Housing
West	UC ₄ – Rutland Urban Centre	Apartment Housing and Commercial (under construction)

Subject Property Map: 305 Dougall Rd N



4.3 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	UC _{4r} ZONE REQUIREMENTS	PROPOSAL
Development Regulations		
Max. Floor Area Ratio	2.1	2.08
Max. Site Coverage (buildings)	90%	41.6%
Max. Site Coverage (buildings, parking, driveways)	100%	89%
Max. Height	6 storeys & 22 m	6 storeys & 19.2 m
Min. Front Yard (north)	3.0 m	3.0 m
Min. Flanking Side Yard (west)	3.0 m	3.0 m
Min. Side Yard (east)	0.0 m	>0.0 m
Min. Rear Yard	0.0 m	0.0 m
Other Regulations		
Min. Parking Requirements	70 stalls	69 stalls*
Min. Bicycle Parking	62 long-term spaces 6 short-term spaces	62 long-term spaces 6 short-term spaces

Min. Common and Private Amenity Space	1362.5 m ² (total) 332 m ² (common)	1364 m ² (total) 818 m ² (common)
* A cash-in-lieu payment is being provided for one parking stall.		

5.0 Current Development Policies

Objective 4.7 Focus new development in Rutland strategically to locate a new high-density business and residential hub to support improved services and amenities.

Policy 4.7.1 Rutland Building Heights	<p>Undertake a building heights study as part of an Urban Centre Plan process for the Rutland Urban Centre. Until this process is complete, support development in the Rutland Urban Centre that is generally consistent with the building heights outlined in Map 4.7 to accomplish the following:</p> <ul style="list-style-type: none"> • Focusing taller buildings between Shepherd Road, Dougall Road, Rutland Road, and Highway 33 to support the viability of Rutland’s designated high streets, the Rutland Transit Exchange, and Rutland Centennial Park; • Directing more modest heights along the Highway 33 and Rutland Road corridors to support transit use and the viability of commercial uses in those two corridors; • Tapering heights down towards surrounding Core Area Neighbourhoods. <p><i>The subject property is identified as 6-storeys in height on the Building Height map, which is consistent with the proposal. It is in close proximity to the Rutland Transit Exchange and Rutland Centennial Park.</i></p>
Policy 4.7.3 Rutland Retail Street Hierarchy	<p>Support development in the Rutland Urban Centre that includes the following characteristics at grade, as outlined in Map 4.8:</p> <ul style="list-style-type: none"> • Retail space along Roxby Road and portions of Shepard and Asher Road, integrated with Roxby Square and a high quality urban streetscape experience, reinforcing these streets as the Urban Centre’s high streets and creating a new centre for Rutland; and • Retail space along designated retail streets, including central portions of Highway 33 and Rutland Road to reinforce those major transportation routes and streets surrounding Rutland’s high streets to support the evolution of a new centre for Rutland. <p><i>Dougall Rd N is identified as a mixed street where both commercial or residential uses would be supported at-grade. McIntosh Rd is identified as a mixed residential street where both commercial and residential uses would be supported at-grade. The proposal includes entirely residential uses at-grade.</i></p>

6.0 Application Chronology

Date of Application Received: October 5, 2022

Report prepared by: Mark Tanner, Planner II

Reviewed by: Jocelyn Black, Urban Planning Manager

Reviewed by: Terry Barton, Development Planning Department Manager

Approved for Inclusion: Ryan Smith, Divisional Director, Planning & Development Services

Attachments:

Attachment A: Draft Development Permit DP22-0190

Schedule A: Site Plan and Floor Plans

Schedule B: Elevations

Schedule C: Landscape Plan

Attachment B: OCP Form and Character Development Permit Guidelines