

REPORT TO COUNCIL DEVELOPMENT PERMIT



Date: September 25, 2023
To: Council
From: City Manager
Address: 1280 Sutherland Ave
File No.: DP23-0084
Zone: UC2 – Capri-Landmark Urban Centre

1.0 Recommendation

THAT Council authorizes the issuance of Development Permit No. DP23-0084 for Lot A District Lot 137 Osoyoos Division Yale District Plan EPP129507, located at 1280 Sutherland Ave, 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 amount of 125% of the estimated 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 THAT the applicant be required to make a payment into Housing Opportunities Reserve Fund as established by Bylaw No. 8593 in accordance with Table 6.8.b. in Zoning Bylaw No. 12375; prior to the issuance of any building permits;

AND THAT the applicant be required to enter into a Car-Share Agreement for a minimum of two years from the date of Building Occupancy as set out in Attachment D attached to the Report from the Development Planning Department September 25, 2023;

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 240 unit apartment housing development. The proposal generally conforms to the Official Community Plan (OCP) Form and Character

Development Permit Design Guidelines for Low & Mid-Rise Residential Development. Key guidelines that are met include:

- Orienting building facades to both fronting streets to create street edge definition and activity and avoiding blank walls at-grade;
- Incorporating a range of architectural features and details into building facades to create visual interest, and breaking up the building with an integrated, consistent range of materials and colours that provide variety; and
- Providing ground-oriented units with individual entrances to both fronting streets with semi-private entry zones to allow for direct entryways.

Vehicular access to the property is from Pridham Avenue with one at-grade level of parking as well as one level of underground parking. This application proposes one on-site car-share parking space which allows the development to benefit from a reduction to the parking requirements by five stalls. To meet minimum on-site parking requirements, a payment-in-lieu of parking is required for three stalls. A 1.5 m wide road reserve for a future pedestrian path on the east side of the property has also been provided by the applicant. Once constructed, this path will provide north-south mid-block pedestrian connectivity between Sutherland Avenue and Pridham Avenue.

With a high composition of microsuites, it is an expectation for there to be amenity-rich provisions on-site, and this proposal exceeds bylaw requirements for minimum amenity space by providing 127% of the requirements (3,882.5 m² required, 4,924 m² proposed). This proposal includes an indoor amenity lounge (161 m²) on the ground floor fronting on to Pridham Avenue, and a gym (126 m²) located at grade and fronting onto Sutherland Avenue. There is also a shared workspace (120 m²) on the second floor. The remainder of the amenity space is located outdoors, on the second level courtyard, the rooftop of the east portion of the building, and on private balconies. There is an outdoor pet run and community garden at-grade on the east side of the property. A summary of the Applicant's proposed on-site amenities has been included as Attachment C.

Staff are recommending support for this project. It meets or exceeds Official Community Plan Design Guidelines for this type of multi-family housing which are the legislated consideration review of this type of project. Of the 240 units within the proposed apartment housing, 147 of the 240 units, are microsuites. With microsuites being excluded from the Development Cost Charges (DCC) program (by provincial legislation), the applicant has agreed to make a contribution (\$480,000) into the Housing Opportunities Reserve Fund to achieve a required density bonus to facilitate the proposal.

4.0 Subject Property & Background

4.1 Subject Property Map – 1280 Sutherland Ave



The subject property is located within the Capri-Landmark Urban Centre and had been six separate properties that have now been consolidated into one single double fronting lot. The north property line fronts on to Pridham Avenue, and the south property line fronts on to Sutherland Avenue. Located within the Capri-Landmark Urban Centre Plan this area is known as Five Bridges, and is defined by its proximity to the Capri-Centre Mall, nearby parks and the connection to water through the Mill Creek and Ritchie Brook linear paths.

5.0 Zoning Bylaw Regulations Summary

AREA & UNIT STATISTICS	
Gross Lot Area	5,223 m ²
Total Number of Units	240
Bachelor	153 *
1-bed	40
2-bed	36
3-bed	5
Townhouse	6 (2-bed units)

DEVELOPMENT REGULATIONS		
CRITERIA	UC2 ZONE	PROPOSAL
Total Maximum Floor Area Ratio	2.1	1.9
Base FAR	1.8	1.8
Bonus FAR	0.25	0.1
Max. Site Coverage (buildings)	85%	77%
Max. Site Coverage (buildings, parking, driveways)	90%	87%
Max. Height	6 storeys & 22.0 m	6 storeys & 21.0 m
Base Height	6 storeys & 22.0 m	6 storeys & 21.0 m
Bonus Height	n/a	n/a
Setbacks		
Min. Front Yard (south)	3.0 m (2.0 m for ground-oriented residential)	3.0 m (2.0 m for ground-oriented residential)
Min. Front Yard (north)	3.0 m (2.0 m for ground-oriented residential)	3.0 m (2.0 m for ground-oriented residential)
Min. Side Yard (east)	0.0 m	3.86 m
Min. Side Yard (west)	0.0 m	0.61 m
Upper Floor Setbacks (above 16.0m in height)		
Min. Front Yard (south)	3.0 m	3.1 m
Min. Front Yard (north)	3.0 m	3.1 m
Min. Side Yard (east)	4.0 m	4.0 m
Min. Side Yard (west)	4.0 m	4.0m
Amenity Space		
Total Required Amenity Space	3,882.5 m²	4,924 m²
Common	960 m ²	2,697 m ²
Private	2,922.5 m ²	2,227 m ²
Landscaping		
Min. Number of Trees	14 trees	14 trees
Min. Large Trees	7 trees	7 trees
* 147 microsuits included in total number of bachelor suites		

PARKING REGULATIONS		
CRITERIA	UC2 ZONE REQUIREMENTS	PROPOSAL
Total Required Vehicle Parking	229 stalls	226 stalls **
Residential	205	205
Visitor	34	34
Car Share	n/a	2
Other Reductions	-5 Car Share -5 Bonus Long-Term Bicycle Parking	-5 Car Share -5 Bonus Long-Term Bicycle Parking
Ratio of Regular to Small Stalls	Min. 50% Regular Max. 50% Small	58 % Regular 42 % Small
Bicycle Stalls Short-Term	16 stalls	16 stalls
Bicycle Stalls Long-Term	305 stalls	306 stalls
Bonus Stalls Provided for Parking Reduction	y	y
Bike Wash & Repair	y	y
** Payment in Lieu of Parking is being provided for three (3) parking stalls at a total amount of \$112,173.00		

6.o Application Chronology

Application Submitted: March 7, 2023
Application Accepted: April 26, 2023

Report prepared by: Kimberly Brunet, Planner II
Reviewed by: Lydia Korolchuk, Acting Urban Planning Supervisor
Reviewed by: Dean Strachan, Community Planning and Development Manager
Approved for Inclusion: Ryan Smith, Divisional Director, Planning & Development Services

Attachments:

Attachment A: Draft Development Permit DP23-0084
 Schedule A: Site Plan & Floor Plans
 Schedule B: Elevations & Sections
 Schedule C: Landscape Plan
Attachment B: OCP Form and Character Development Permit Guidelines
Attachment C: Applicant's Proposed Amenities
Attachment D: Agreement with Car-Share Provider

For additional information, please visit our Current Developments online at www.kelowna.ca/currentdevelopments.