



1239 PACIFIC AVE – URBAN CENTRE RENTAL APARTMENTS



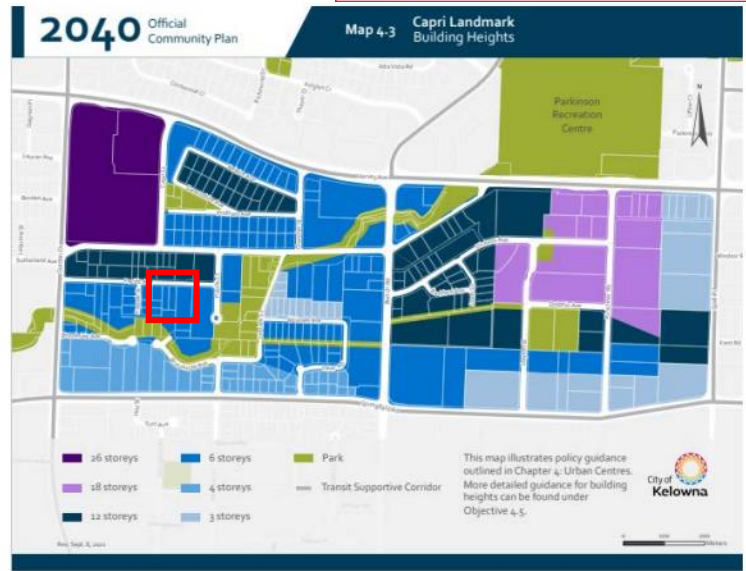
BACKGROUND

This application is to construct a purpose-built rental housing project on the at the corner of Pacific Avenue and Pasmak Street. A total of 208 dwellings are planned on this 0.57ha (1.4 acre) property. The development is in the form of 2 apartment structures of 6 storeys standing on a 1 level parkade. This subject site is within the Capri/Landmark Urban Centre and is zoned UC2.



POLICY CONTEXT

The Capri/Landmark Urban Centre part of Kelowna is forecast for a consolidation of residential and commercial density. This application is concurrent with this planning policy for the development of multiple residential housing up to 6 storeys with a Floor Area Ratio of 1.8, an additional 0.25FAR for Public Amenity & Streetscape, plus a bonus of 0.3FAR for a rental only project for a total FAR of 2.35FAR. This development application offers 208 dwellings within the allowable FAR.



SITE CONTEXT

The Capri Urban Centre is one of the preferred locations within Kelowna for concentrated residential development offering proximity to goods, services, employment and entertainment. The land to the south of the subject site is forecast as the Mill Creek Linear Park. These private lots have been purchased by the city for a future public park and connecting trails.



SITE DEVELOPMENT PLAN



The application for this master planned development places 2 “L” shaped apartment buildings on a partially below grade parkade podium. The podium is landscaped as useable private open space in the form of a plaza, passive park space, and planting. Furthermore, there is an extensive rooftop patio on the Eastern building, which will be available for residents to enjoy. Proximity to the future park along Mill Creek Park is a convenient amenity for residents and will further support alternative transportation options. The widening improvements along Pacific Avenue are accommodated.

DEVELOPMENT FORM & CHARACTER



The architectural treatments uphold the Official Community Plan Guidelines. The building design is street-friendly with town home forms on both street-fronts and on the internal facades of the apartment structures. This treatment will help frame and activate the street and courtyard openspace while supporting walking, cycling and social interaction. The building uses high quality exterior materials offering brick and hardie panel siding. Waste and recycling are managed on site with Molok style containers.



The massing steps back above the 2nd and 5th storey and a balance of the horizontal and vertical massing segments the building into a harmony of components. The stacked massing intervals step forward and back across the facades with repeated window patterns. Balconies and terraces offer individual dwellings ample private outdoor space. The roofline is segmented and stepped to animate the interface with the sky above.



SUMMARY

The goals set in the Official Community Plan seeking to create a more sustainable city are bolstered by this application. The Capri/Landmark Urban Centre is evolving to an integrated blend of commercial and residential development in a densified pattern. The walk score (82) and bike score (98) confirm the ample proximity to goods, services and employment. These multi-modal transportation options will help minimize greenhouse gas production, which is a key tenant of Kelowna's Urban Centers.

This project offers significant housing density, ample parking and private open space within the core of the Capri/Landmark Urban Centre. The design has honored the OCP Guidelines, and the massing is sensitive to the present and future context of the established and evolving urban pattern. The provision of a significant number of dedicated rental dwellings is a strong contribution to this presently underserved housing need. It offers the right development, in the right location, and is compliant with the growth planning expectations delivered with attractive aesthetics. We seek support from the Council for the Development Permit for this purpose-built rental project.