

# REPORT TO COUNCIL



**Date:** December 14, 2015

**RIM No.** 0940-00

**To:** City Manager

**From:** Community Planning Department (RR)

<b>Application:</b>	DP15-0287	<b>Owner:</b>	1017476 BC LTD
			1017482 BC LTD
			1017489 BC LTD
			1017496 BC LTD

<b>Address:</b>	653 Harvey Ave, 1770 Richter St., 1800 Richter St., 1755 Chapman Pl.	<b>Applicant:</b>	Mission Group
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**Subject:** Master Site Development Permit

**Existing OCP Designation:** MXR - Mixed Use (Residential/Commercial), MRM (Multiple Unit Residential (Medium Density))

**Existing Zone:** CD22 - Central Green Comprehensive Development Zone

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## 1.0 Recommendation

THAT Council authorizes the issuance of Development Permit No. DP15-0287 for properties located at 653 Harvey Ave (Lot 1, Plan 92715), 1170 Richter St (Lot 4, Plan 92715), 1800 Richter St (Lot A, Plan EPP18764) and 1755 Chapman Pl. (Lot 3, Plan 92715) Kelowna, BC subject to the following:

1. That the general form and character of the site landscaping, hardscaping, furnishing, plantings and other features be in general accordance with the specifications in "Schedule A"

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 consider form and character of overall site design and materials for the Central Green Development.

### **3.0 Community Planning**

Staff and the Developers have worked for over a year on the design elements going into the Central Green site. The guiding vision behind the plan has always been to create a safe and inviting place for pedestrians travelling across the site, and to build an attractive and inviting community.

The proposed Master Development Permit achieves these aims. The developer will be required to use high quality paving materials and techniques that will act to calm traffic and support pedestrian safety. The width and furnishings along the pedestrian walkways are intended to make it clear that they are intended as public spaces, rather than property of the developer or strata.

The Master Development Permit is intended to broadly guide development on the site, with more specific detail being determined later in the process, during individual building Development Permits.

### **4.0 Proposal**

#### **4.1 Background**

The market portion of the Central Green project will be developed by at least two developers over a number of years. The traditional building form development permit will be used to ensure that the building's architecture is consistent over the course of the project, the Master Site Development Permit will be used to ensure consistency in terms of paving materials, plantings, and other non-building site elements.

The Master Development Permit will overlay the portion of the Central Green site owned by Al Stober Construction. As Council considers the Development Permits for buildings, they will fit into the larger Central Green context.

The precise locations of plantings, bollards and other features in the Master Development Permit is schematic only, and may be slightly altered during final building approval. Where Council authorizes a Building Development Permit that is not entirely consistent with the Master Permit, the Building Development Permit will override the Master Permit.

Landscaping bonding will be collected during the Building Development Permit phases.

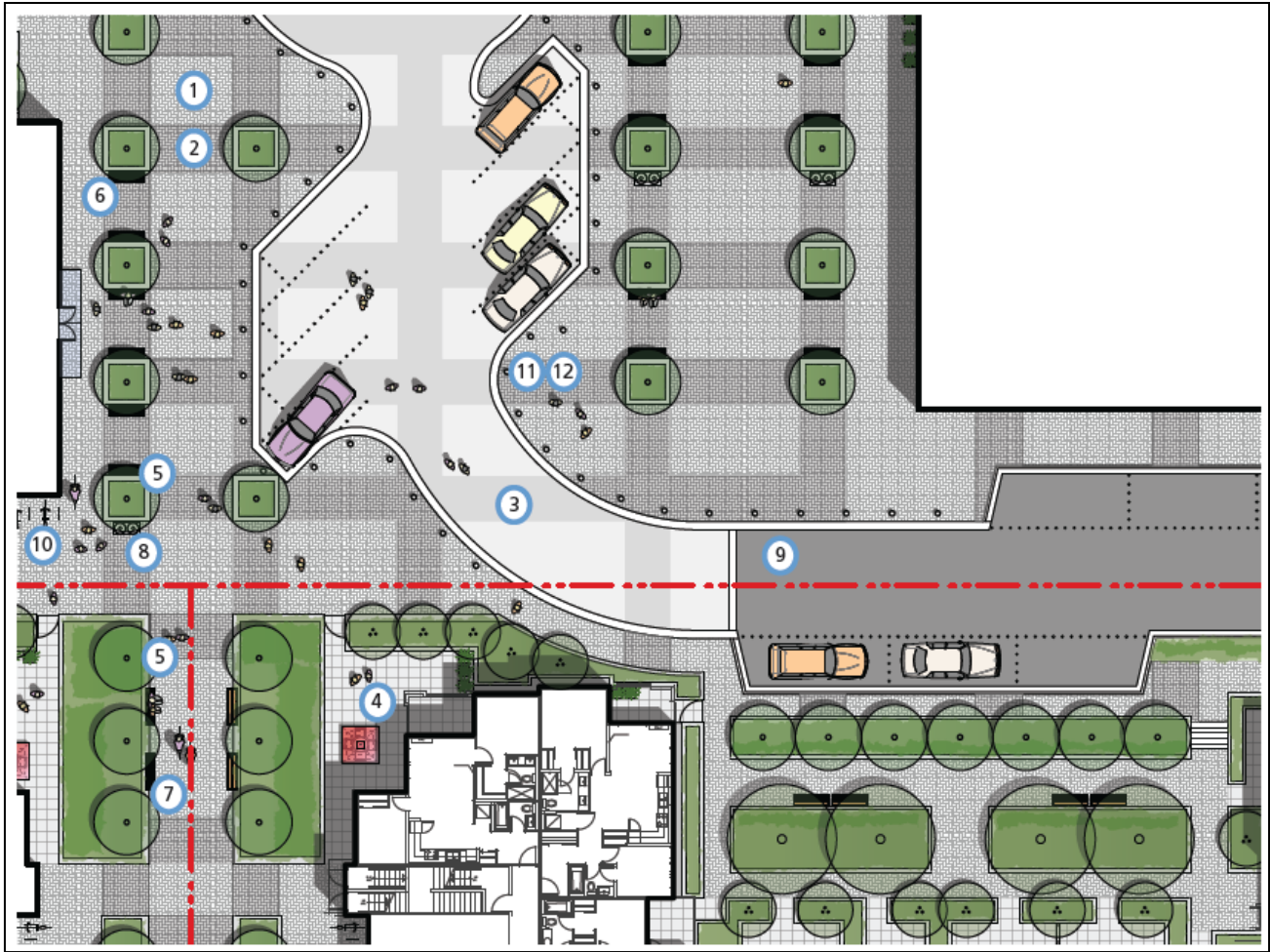
#### **4.2 Project Description**

The market portion of Central Green will be constructed over approximately 7 acres of zoned land, and will comprise of 7 buildings. Part of this buildout, the developer will be installing an access road across the site, between Richter Street and Chapman Place, a number of public walkways, and a public plaza.

##### **Access Road**

The ramps of the access roads will be asphalted, transitioning into banded concrete at the top of the ramps. The road will be considerably narrower than traditional city roadways as a form of traffic control. The banding will be carried between the pedestrian areas and the roadway to create a perception of shared space, while the bollards and low curb will provide additional visual cues to drivers.

The pedestrian areas will be paved in alternative pavers rather than concrete or asphalt.



### Public plaza

The public plaza will be constructed between Buildings A and B. It will be based around a central water feature and paved with premium pavers. All weather lights will be strung across the plaza to ensure that it is vibrant and inviting at all times of the year.

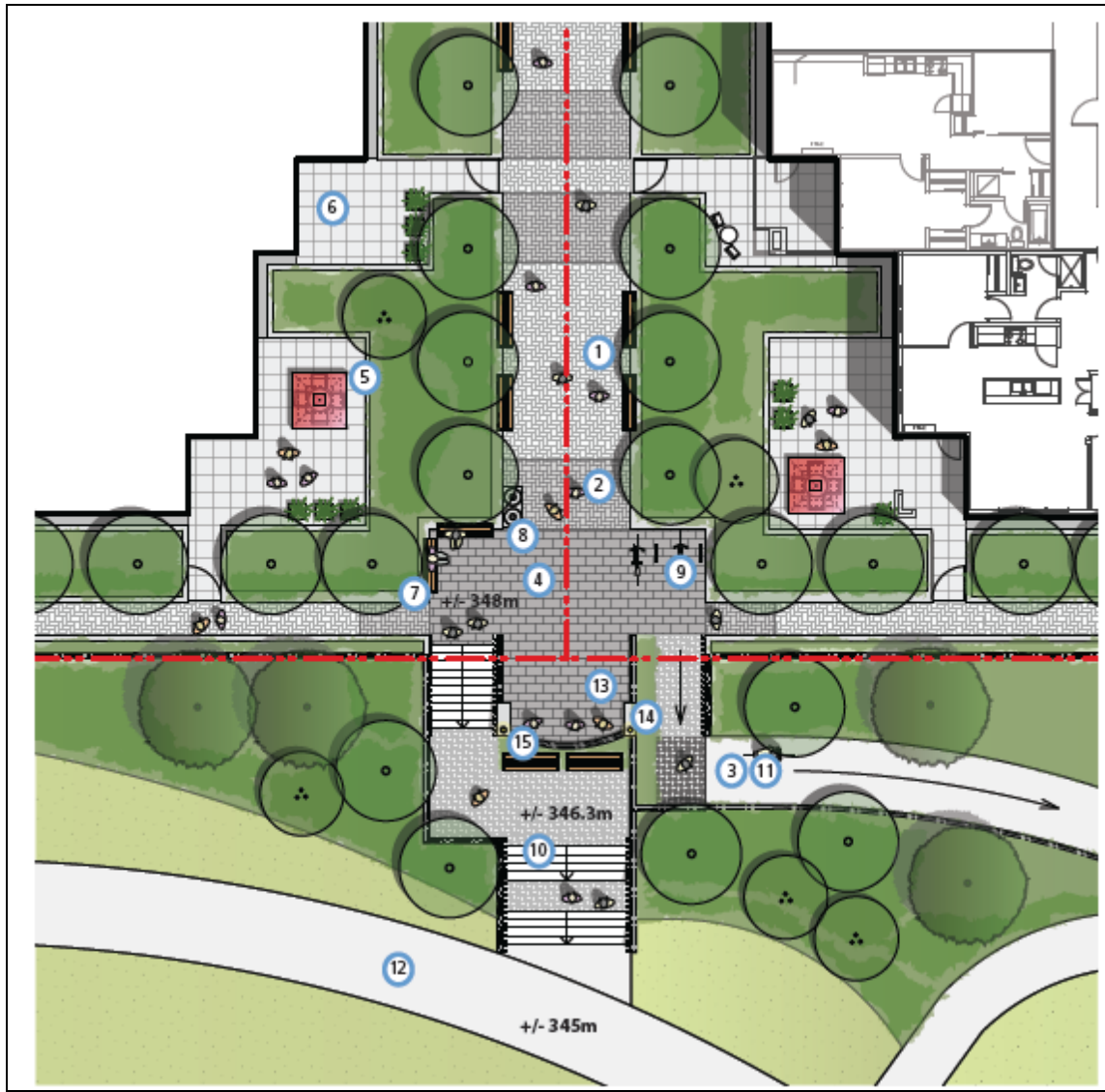
It is anticipated that patio or outdoor displays from retail or convenience food services around the plaza will complement the public plaza space. These uses will activate the space and encourage year round use.



### Rowcliffe Community Park Interface

The interface between Central Green and Rowcliffe Community Park will shape how the public interacts with the space. The Central Green plan emphasized the importance of creating a free pedestrian flow between Rowcliffe and the eventually pedestrian flyover at Harvey.

Because of the height of the underground parkade, there will be up to a 3 m elevation difference between the Central Green site and park. The proposed design will include a stairway with a seating area and overlook point, and an accessible ramp. Benches will be located throughout the length of the site.

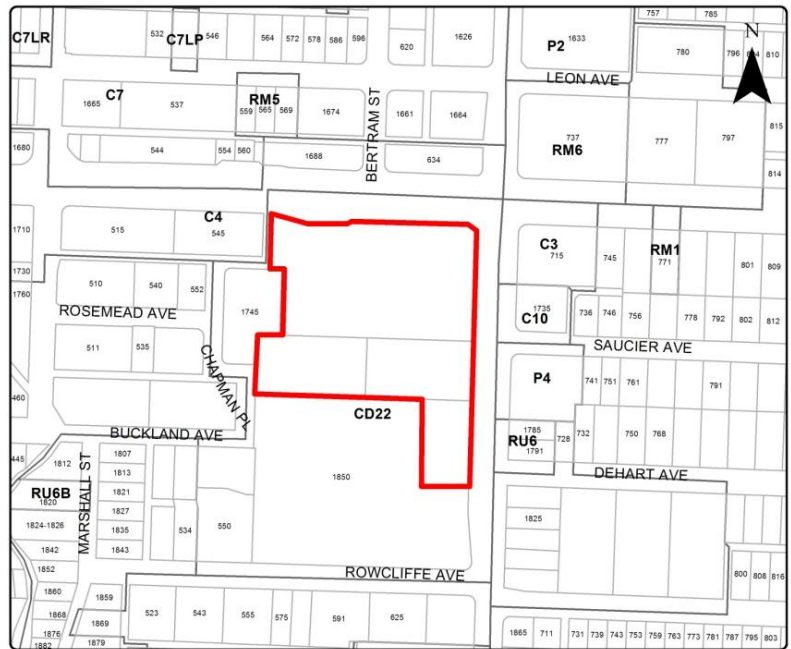
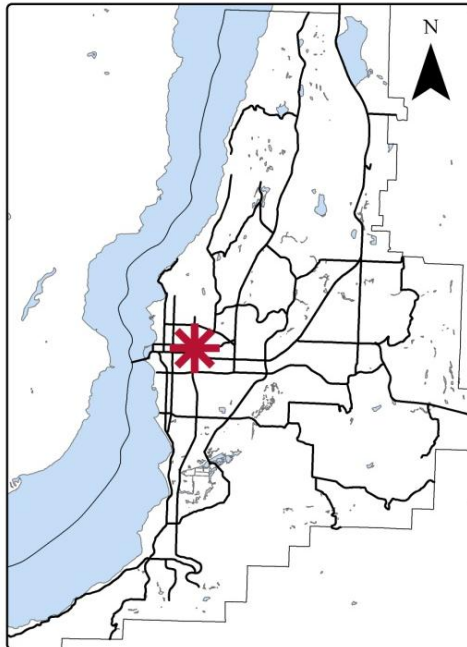


### Site Furnishings

The site furnishings such as benches, bollards and tables will be consistent throughout the developer. The Master DP will require that seating be located at frequent intervals throughout the site to provide areas of respite for pedestrians.



Subject Property Map:



## **5.0 Current Development Policies**

### **5.1 Kelowna Zoning Bylaw**

## **CD22 - Central Green Comprehensive Development Design Guidelines**

### **Urban Design**

1.2.1 The design of the neighbourhood should focus on creating a pedestrian-oriented neighbourhood with a strong sense of place that fosters social interaction and a cohesive community. Building and open space design should convey human scale, address physical comfort and safety, and complement the surrounding community and existing building stock.

### **Public and Private Open Space**

2.9 a) The design of open space should:

- promote social interaction;
- be oriented to take advantage of sunlight;
- provide shade and protection from wind and other climatic elements.

2.9 b) The public pathways, plazas and private courtyards provide the framework for the landscaped areas. These areas should be a combination of soft and hard landscaping. Plant material should be predominantly indigenous and adaptive species and should provide seasonal interest. Trees should be large enough at maturity to help create a park-like setting, especially along roadside boulevards;

## **6.0 Application Chronology**

Date of Application Received: November 18, 2015

Report prepared by:

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Ryan Roycroft, Planner

Reviewed by:

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Terry Barton, Urban Planning Manager

Approved for Inclusion:

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Ryan Smith, Community Planning Department Manager

### **Attachments:**

Central Green Landscapes Design Concepts - Materials, Furnishings and Finishes