

REPORT TO COUNCIL



Date: December 14, 2015

RIM No. 0940-00

To: City Manager

From: Community Planning Department (RR)

Application: DP15-0172

Owner: 1017489 BC Ltd

Address: 1770 Richter Street

Applicant: Mission Group Homes

Subject: Development Permit

Existing OCP Designation: MRM - Medium Density Multiple Unit

Existing Zone: CD22 - Central Green Comprehensive Development Zone

1.0 Recommendation

THAT Council authorizes the issuance of Development Permit No. DP15-0172 for Lot 4, Plan 92715 located at 1770 Richter Street, 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 form of a "Letter of Credit" in the amount of 125% of the estimated value of the landscaping, as determined by a Registered Landscape Architect;

AND THAT Council's consideration of this Development Permit be considered subsequent to the outstanding conditions of approval as set out in Schedule "A" attached to the Report from the Community Planning Department dated December 14, 2015;

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 consider the form and character of an 83 unit 4 storey residential building at Central Green.

3.0 Community Planning

Community Planning staff recommend that the Development Permit be issued as proposed. The development proposal is the result of significant review and discussion between the developer and city staff to design a project which meets the intent of the CD22 - Central Green design guidelines.

4.0 Proposal

4.1 Background

On November 3rd, Council gave second and third reading to a Zoning Bylaw Amendment that amended the CD22 Central Green Comprehensive Development Zone. The bylaw is currently awaiting Ministry of Transportation Approval.

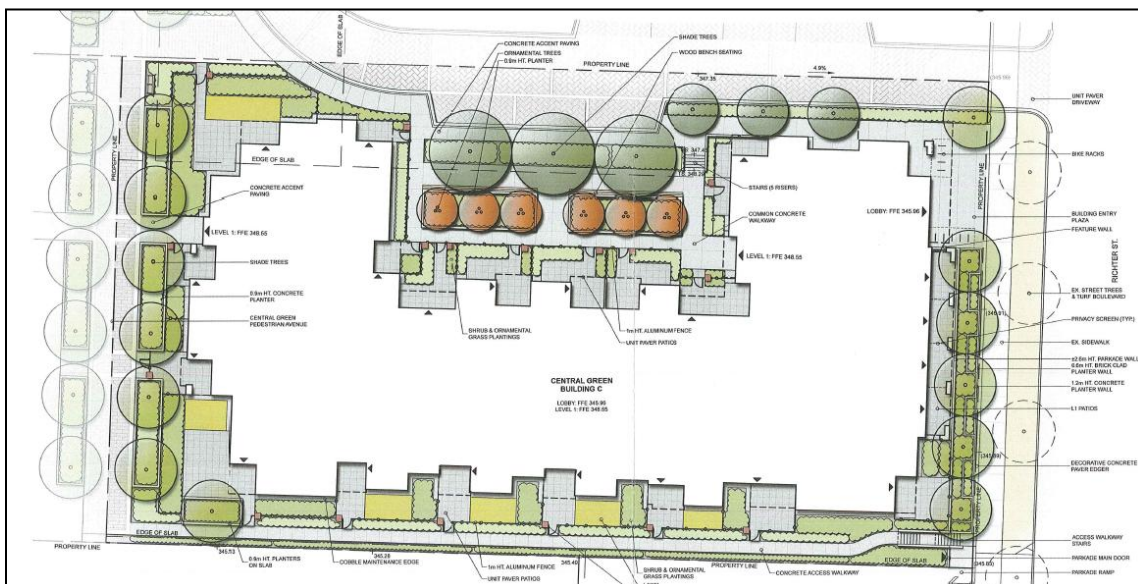
The Development Permits for the Master Site Layout and Building C are the next stages in the approvals process.

4.2 Project Description

The 4 storey 83 unit strata building will front onto Richter Street. The units will be mainly two bedroom units, with some 1 bedroom units and loft units included. The units will be sold at market rates. Initially, the only access to the underground parkade will be off of Richter Street. An additional access to the site will be installed further north of the parkade entrance, which will eventually be extended to Chapman.

This Development Permit will address the building form and directly associated landscaping, while the Master Site Development Permit will address the overall public realm and generalised landscaping across the site.

4.3 Building Layout



The building is laid out so the main building face faces onto Rowcliffe Park, and a small courtyard opens onto the Central Green access road. The park interface will be determined by the Master Site Development Permit. The small courtyard will open onto three visitors parking stalls, intended for short term parking.

4.4 Building Design

The building will be clad in a combination of Hardi Plank siding and red brick. The red brick is intended to provide a visual tie in to the Central School across Richter and act as a common thematic element. The red brick is an historic reference to the former school on site and brick buildings across the road. The Hardi Plank will be white, brown and grey, providing a mix of colours and textures to break up the long building facade along Rowcliffe Park.

The building will feature a prominent lobby along Richter Street. Activation along the Richter Street frontage is an important part of the philosophy behind Central Green, and the prominent lobby is in keeping with that goal.



Because the building will be constructed over an underground parkade, significant retaining structures will be required. To avoid the appearance of a large retaining wall along Richter, the applicant will install a tiered retaining system broken along the length with trees planted in piers. Portions of the retaining structure will along be faced with red brick, in keeping with the general theme.

4.5 Landscaping

Because the site will be developed over an underground parking structure, building landscaping will be limited to shrubbery, plantings and low trees.

Trees and landscape plantings will be installed along the retaining wall along Richter. The trees are intended to develop wide canopies and will be offset from the current trees along Richter.



Along the south edge of the building, units will open onto Rowcliffe Park, but will be afforded some privacy with shrubs and ornamental plantings. There will be short aluminium fencing to separate patios from the walkway.

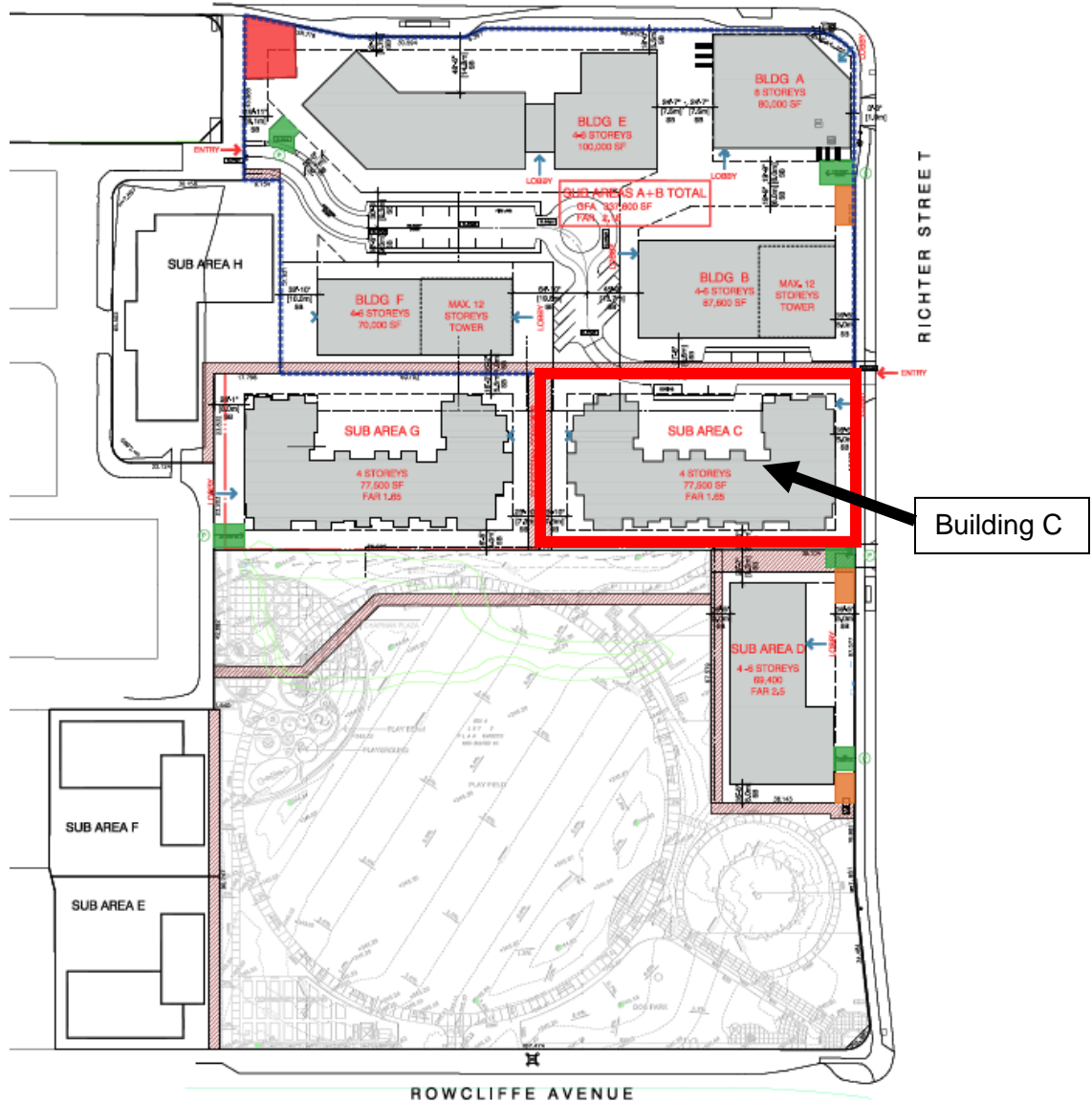
To the north of the building, a small courtyard will be built along the access street. The courtyard will be sheltered by larger shade trees and include benches as areas of respite for pedestrians.

Similarly, benches will be installed along the west side of the development along the north/south access through the site. On this side, unit patios will be differentiated from public pathway by a series of planters and shade trees.



4.6 Site Context

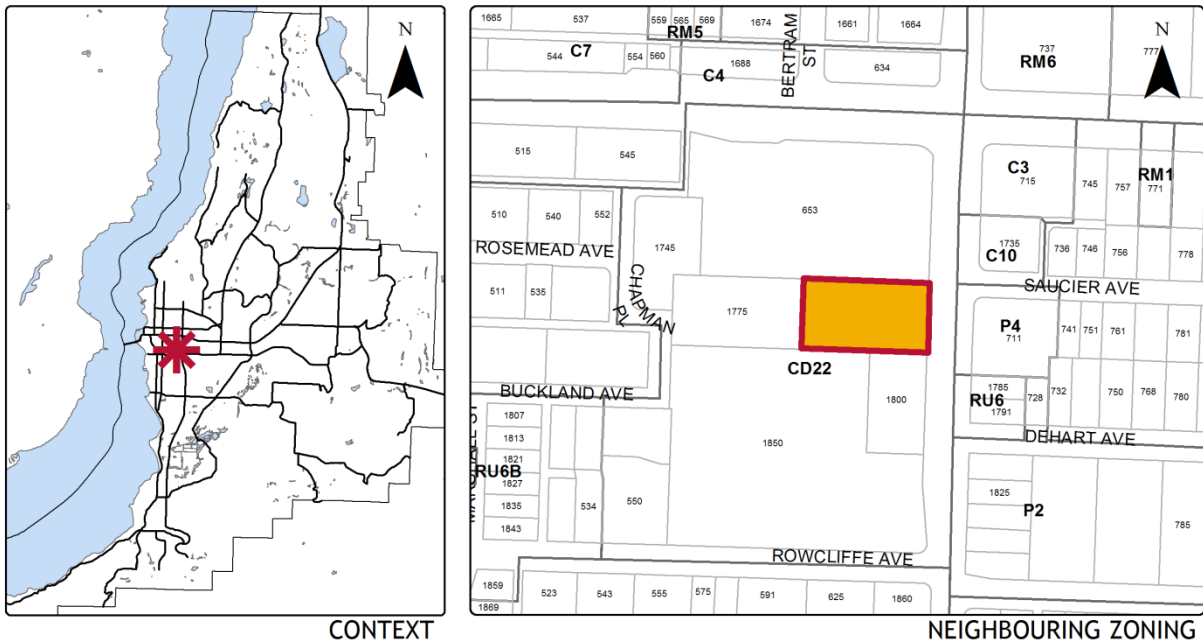
The building will be the first building of the market phase of Central Green. Building G will be constructed directly to the west, and will mirror the proposed building. Building D to the south will be of a similar style. Buildings A, B, E and F will be constructed to the north of the site.



Adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	CD22 - Central Green Comprehensive	Vacant / City Building
East	P4 Utilities	Substation
South	CD22 - Central Green Comprehensive	Vacant / Rowcliffe Park
West	CD22 - Central Green Comprehensive	Vacant

Subject Property Map:



4.7 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	CD22 ZONE REQUIREMENTS	PROPOSAL
Development Regulations		
Maximum Floor Area Ratio	1.84	2.0
Maximum Site Coverage	50%	46%
Maximum Height	4 storeys	4 storeys
Minimum Front Yard (Richter)	3.0 m	5.0 m
Minimum Side Yard (south)	3.0 m	5.2 m
Minimum Side Yard (north)	3.0 m	5.5 m
Minimum Rear Yard (west)	7.0 m	7.3 m
Other Regulations		
Minimum Parking Requirements	102	103
Minimum Bicycle Parking	51	52
Minimum Private Open Space	m ²	m ²

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Development Process

Compact Urban Form.¹ Develop a compact urban form that maximizes the use of existing infrastructure and contributes to energy efficient settlement patterns. This will be done by increasing densities (approximately 75 - 100 people and/or jobs located within a 400 metre walking distance of transit stops is required to support the level of transit service) through

¹ City of Kelowna Official Community Plan, Policy 5.2.3 (Development Process Chapter).

development, conversion, and re-development within Urban Centres (see Map 5.3) in particular and existing areas as per the provisions of the Generalized Future Land Use Map 4.1.

6.0 Technical Comments

6.1 Building & Permitting Department

- 1 Development Cost Charges (DCC's) are required to be paid prior to issuance of any Building Permit(s)
- 2 Placement permits are required for any sales or construction trailers that will be on site. The location(s) of these are to be shown at time of development permit application.
- 3 A Hoarding permit may be required and protection of the public from the staging area and the new building area during construction. Location of the staging area and location of any cranes should be established at time of DP
- 4 A Building Code analysis is required for the structure at time of building permit applications, but the following items may affect the form and character of the building(s):
 - a. Any security system that limits access to exiting needs to be addressed in the code analysis by the architect. This includes separations of the parkade into restricted areas if any.
 - b. Access to the roof is required per NFPA and guard rails may be required and should be reflected in the plans if required.
 - c. Mechanical Ventilation inlet and exhausts vents are not clearly defined in these drawings for the enclosed parking storey. The location and noise from these units should be addressed at time of Development Permit
- 5 A Geotechnical report is required to address the sub soil conditions and site drainage at time of building permit application. This property falls within the Mill Creek flood plain bylaw area and compliance is required. Minimum building elevations are required to be established prior to the release of the Development Permit. This minimum Geodetic elevation is required for all habitable spaces including parking garages. This building may be designed to low, which may affect the form and character of the building.
- 6) Fire resistance ratings are required for storage, janitor and/or garbage enclosure room(s). The drawings submitted for building permit is to clearly identify how this rating will be achieved and where these area(s) are located.

6.2 Development Engineering Department

See attached report dated September 21, 2015.

6.3 Fire Department

- 1 Construction fire safety plan is required to be submitted and reviewed prior to construction and updated as required. Template available online at Kelowna.ca
- 2 Engineered Fire Flow calculations are required to determine Fire Hydrant requirements as per the City of Kelowna Subdivision Bylaw #7900. Should a hydrant

be required on this property it shall be deemed private and shall be operational prior to the start of construction.

- 3 A visible address must be posted as per City of Kelowna By-Laws
- 4 Sprinkler drawings are to be submitted to the Fire Dept. for review when available
- 5 A fire safety plan as per section 2.8 BCFC is required at occupancy. The fire safety plan and floor plans are to be submitted for approval in AutoCAD Drawing format on a CD
- 6 Fire Department access is to be met as per BCBC 3.2.5. -
- 7 Approved Fire Department steel lock box or key tube acceptable to the fire dept. is required by the fire dept. entrance.
- 8 All requirements of the City of Kelowna Fire and Life Safety Bylaw 10760 shall be met.
- 9 Fire alarm system is to be monitored by an agency meeting the CAN/ULC S561 Standard.
- 10 Contact Fire Prevention Branch for fire extinguisher requirements and placement.
- 11 Fire department connection is to be within 45M of a fire hydrant

7.0 Application Chronology

Date of Application Received: July 29, 2015

Report prepared by:

Ryan Roycroft, Planner

Reviewed by: Terry Barton, Urban Planning Manager

Approved for Inclusion: Ryan Smith, Community Planning Department Manager

Attachments:

Site Plan
Conceptual Elevations
Landscape Plan
Summary of Technical Comments