

REPORT TO COUNCIL



Date: December 5th 2017

RIM No. 0940-00 & 0940-50

To: City Manager

From: Community Planning Department (AC)

Application: DP17-0230 / DVP17-0233 **Owner:** Rutland Park Society, Inc. No. S0002533

Address: 180 Rutland Rd N **Applicant:** New Town Planning (Jesse Alexander)

Subject: Development Permit and Development Variance Permit

Existing OCP Designation: INST - Institutional

Existing Zone: P2 Education and Minor Institutional

1.0 Recommendation

THAT Council authorizes the issuance of Development Permit No. DP17-0230 for Lot 2, Section 26, Township 26, ODYD, Plan EPP46594, located at 180 Rutland 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 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 authorize the issuance of Development Variance Permit DVP17-0233 for Lot 2, Section 26, Township 26, ODYD, Plan EPP46594, located at 180 Rutland Rd N, Kelowna, BC;

AND THAT the variances to the following sections of Zoning Bylaw No. 8000 be granted, as shown on Schedule "A, B, & C":

S.16.2.5 Development Regulations

To vary the maximum site coverage for buildings, parking areas, and roads from 60% to 82.6%.

AND THAT Council's consideration of this Development Permit be considered subsequent to the outstanding conditions of approval as set out in Attachment "A" attached to the Report from the Community Planning Department dated December 5th 2017;

AND THAT the applicant be required to complete the above noted conditions of Council's approval of the Development Permit and Development Variance Permit applications in order for the permits to be issued;

AND FURTHER THAT this Development Permit and Development Variance Permit is valid for two (2) years from the date of Council approval, with no opportunity to extend.

2.0 Purpose

To review a Form & Character Development Permit for a renovation and expansion of the Rutland Centennial Hall and to consider a Development Variance Permit to increase the maximum site coverage for buildings, parking, and roads.

3.0 Community Planning

Staff are supportive of the Development Permit and Development Variance Permit. The improvements proposed are relatively modest but will make the hall more usable and attractive for community members to take advantage of. This proposal is consistent with the OCP's goals and strives to improve one of the key focal points of the community.

The variance request is to allow a combined site coverage of buildings, drive aisles and parking to be 82.6%, up from the bylaw maximum of 60%. The current site coverage is approximately 70% and exists in non-conforming status. The addition of required parking to accommodate the new floor area being constructed increases the site coverage by approximately 12%. The provision of new landscaping related to this project will help to mitigate the visual impact created by the parking and help to benefit the overall site appearance.

3.1 Notification

Council's Public Notification Policy #367 has been met by informing property owners within 50 metres of the proposed development. Confirmation of a complete public notification was submitted to the City on October 31st 2017.

4.0 Proposal

4.1 Project Description

The Rutland Park Society is applying for a revitalization form and character development permit to complete updates to the existing Rutland Centennial Hall. These updates include:

- Addition of a second floor on the Western section of the building.
- Addition of 13 additional onsite parking stalls.
- Reformatting the West side of the site for a drop-off area and disabled parking.
- Landscaping overhaul to improve aesthetics.
- Renovation of interior rooms.

The Rutland Centennial Hall was built in the late 1960's and updates are needed to fulfill the current needs of the Park Society and the city's residents.



Figure 1: Proposed Building Frontage Facing Roxby Road.



Figure 2: Proposed Site Plan

4.2 Site Context

The subject site consists of a property 0.875 acres in size located at the corner of Roxby Rd and Shepherd Rd. The property is zoned P2 (Education and Minor Institutional). There is an existing community hall onsite that also houses a daycare facility. Specifically, the adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	P2 - Education and Minor Institutional	Park
East	P1 – Major Institutional	Canada Post
South	C4 – Urban Centre Commercial	Commercial
West	C4 – Urban Centre Commercial	Commercial

Subject Property Map: 180 Rutland Rd N



4.3 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	P2 ZONE REQUIREMENTS	PROPOSAL
Development Regulations		
Height	13.5 m / 3.0 storeys	6.5 m / 2 storeys
Front Yard (west)	6.0 m	17.48 m
Side Yard (north)	6.0 m	1.69 m (existing non-conforming)
Side Yard (south)	4.5 m	6.4 m (existing)
Rear Yard (east)	18.3 m	18.3 m (existing)
Site coverage of buildings	75 %	29.8 %

Zoning Analysis Table		
CRITERIA	P2 ZONE REQUIREMENTS	PROPOSAL
Site coverage including buildings, driveway, & parking	60 %	82.6 % ❶
FAR	1.0	0.4
Parking Regulations		
Minimum Parking Requirements	11 stalls required	13 new stalls provided
Minimum Loading Spaces	2 spaces	2 spaces
Ratio of Parking Stalls	Full size: 50% Min Medium Size: 40% Max Small Size: 10% Max	Full size: 100%
Minimum Drive Aisle Width	7.0 m	7.0 m
❶ A variance to increase the maximum site coverage for buildings, driveway, & parking .		

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Chapter 14: Urban Design Guidelines Amenities, ancillary Services and Utilities.⁵

- Locate loading, garbage, storage, utilities and other ancillary services away from public view. All such areas shall be screened and designed as an integral part of the building to minimize impact;
- Create attractive rear alley facades with high quality materials on buildings facing residential areas (e.g. rear building entrances, windows, balconies, plazas, and plantings).

Chapter 4: Land Use Designation Massing and Height.³

- Mitigate the actual and perceived bulk of buildings by utilizing appropriate massing, including:
- Architectural elements (e.g. balconies, bay windows, cantilevered floors, cupolas, dormers);
- Visually-interesting rooflines (e.g. variations in cornice lines and roof slopes);
- Step back upper floors to reduce visual impact;
- Detailing that creates a rhythm and visual interest along the line of the building;
- Wall projections and indentations, windows and siding treatments as well as varied material textures should be utilized to create visual interest and to articulate building facades;
- Building frontages that vary architectural treatment in regular intervals in order to maintain diverse and aesthetically appealing streets.

6.0 Technical Comments

6.1 Building & Permitting Department

- None.

6.2 Development Engineering Department

- See Memo (Attachment 'A')

6.3 Fortis BC (Electric)

- There are FortisBC Inc (Electric) ("FBC(E)") primary distribution facilities along Rutland Road and Shepard Road. The applicant is responsible for costs associated with any change to the subject property's existing service, if any, as well as the provision of appropriate land rights where required.
- Otherwise, FBC(E) has no concerns with this circulation.

6.4 Fire Department

- None.

7.0 Application Chronology

Date of Application Received:	Oct 6 th 2017
Date of Application Received (complete):	Oct 20 th 2017
Date of Notification Letters:	Oct 31 st 2017

Prepared by:	Adam Cseke, Urban Planner
Reviewed by:	Terry Barton, Urban Planning Manager
Approved for:	Ryan Smith, Community Planning Department Manager

Attachments:

Attachment A - Development Engineering Memo
DP17-0230 & DVP17-0233