



COUNCIL REPORT

To: Paul Gipps, CAO

Date: November 24, 2020

From: Chris Oliver, Planner III

File No: DP 20-22

Subject: **DP 20-22, Commercial Development Permit, 3788 Brown Road**

RECOMMENDATION

THAT Council authorize the issuance of a Development Permit (DP 20-22) to construct 42 units in one four storey building with underground parking located at 3788 Brown Road, subject to the conditions outlined in the attached Development Permit; and

THAT issuance of the Development Permit be withheld pending receipt of landscape security for the landscape plan in the amount of \$69,668.75; and

THAT if the Development Permit has not been issued within one year from the date of approval, the Permit shall be deemed to have been refused and the file closed.

STRATEGIC AREA(S) OF FOCUS

Focus on Economic Growth (Strategic Plan Priorities, 2009 and 2020-2022)

BACKGROUND

The applicant has applied for a Commercial Development Permit for 42 units of congregate housing including ancillary ground floor commercial support services. The proposed development includes a variety of unit sizes ranging from one to four bedrooms with amenities for future clients. The four storey development includes underground parking and is oriented to activate the Brown and Ingram Road frontages. The development of the vacant site will provide significant frontage improvements, added pedestrian connectivity, and generally contribute to the ongoing revitalization of Westbank Centre.

The intended future operator of the site is the Kelowna Women's Shelter (KWS) who provides a safe place for women and their children and serves the areas bound by Peachland and Oyama. KWS provides free food, shelter, counseling, support and preventative education to women and their children. Since the site is currently zoned to support the proposed use and KWS as an operator, the information presented in this report is based on the policy and form and character considerations related to the development.

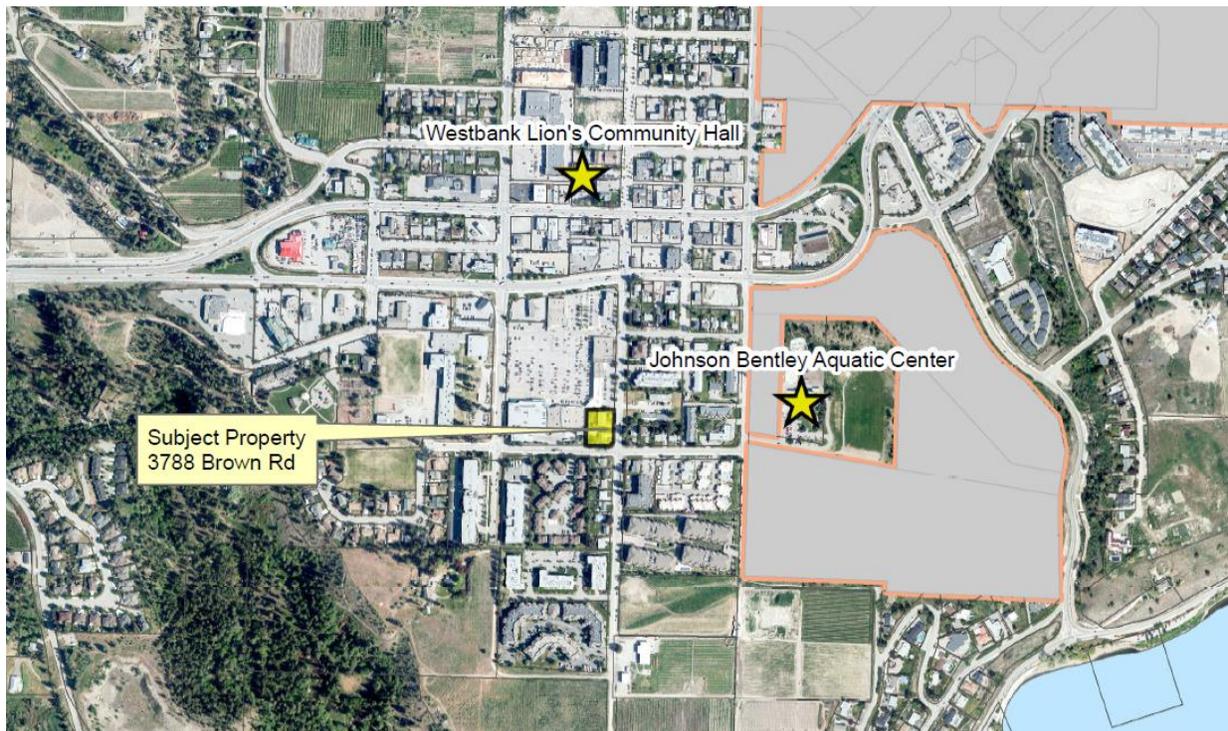
PROPERTY DETAILS

Address	3788 Brown Road		
PID	031-087-141		
Folio	36412643.585		
Lot Size	0.657 acres (2658.79 sqm)		
Owner	Provincial Rental Housing Corp.	Agent	Faction Projects
Current Zoning	C1 – Urban Centre Commercial	Proposed Zoning	C1 – Urban Centre Commercial
Current OCP	Commercial	Proposed OCP	Commercial
Current Use	Vacant	Proposed Use	Congregate Housing
Development Permit Areas	Commercial		
Hazards	None		
Agricultural Land Reserve	N/A		

ADJACENT ZONING & LAND USES

North	^	C1 – Urban Centre Commercial
East	>	R5 – Westbank Centre Multiple Residential Zone
West	<	C1 – Urban Centre Commercial Zone
South	v	RC1 – Westbank Centre Compact Residential Zone

NEIGHBOURHOOD MAP



PROPERTY MAP



DISCUSSION

Policy Review

Westbank Centre (WBC) Revitalization Plan:

The Westbank Centre (WBC) Revitalization Plan provides a long-term vision for the Westbank Centre aimed to improve the quality of both development and the public streetscape, as well as enhancing the cultural and heritage aspects of the community. The vision for WBC is a thriving, unique, walkable, transit-oriented, and highly attractive urban place with a range of businesses, services, and cultural and civic facilities. The vision includes a concentration and mix of housing for a diversity of lifestyles, ages and income levels.

The subject property is situated at the outer edge of the WBC core where mixed-use projects and higher residential densities are encouraged, along with a diversity of housing types and tenures. The WBC Revitalization Plan area is shown within the red boundary in Figure 1. The WBC Revitalization Plan includes design guidelines that apply to development proposals within WBC and emphasize the integration of buildings with the public streetscape to encourage pedestrian-oriented design and a high-quality public streetscape. The proposal focuses on a strong presence along the streetscapes and the

integration of two pedestrian walkways. The proposal is consistent with the policies and design guidelines of the Westbank Centre Design Guidelines.

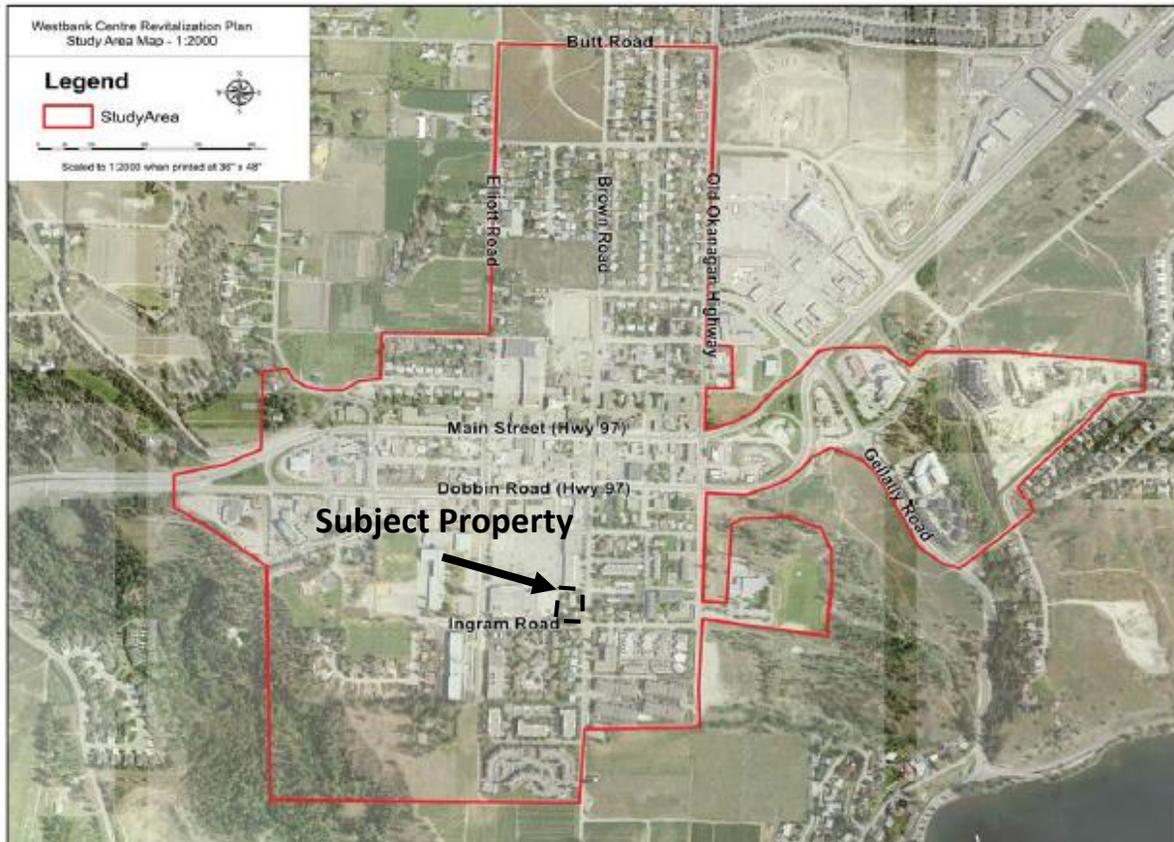


Figure 1. Westbank Centre Revitalization Plan Area

Official Community Plan (OCP) No. 0100

The subject property has a Commercial land use designation which supports a variety of built form reflecting a diversity of retail, office, and personal service uses, with opportunities for increased density and height within the Westbank Centre, and opportunity for residential uses where appropriate. The proposed development is consistent with the form and character of other multiple family housing development within the surrounding area and transitions from the commercial uses adjacent to the site. Given the location, the transition to more residential use and general form and character of the proposed 42 unit development is in alignment with the intended policy directions identified in the OCP.

Development Permit Guidelines

Development of the property is subject to the Commercial Development Permit Guidelines contained within the City's OCP which include considerations for form and character, and landscaping. The purpose of these guidelines is to ensure that development is attractive, incorporates a pedestrian scale, protects the natural environment and appropriately reflects the design values of the community.

Form and Character Review

The project architect has identified that a fundamental component to the overall concept and character of the building is related to the intended use as a women's transition shelter and housing. Inherent in the functional program of this use is the concept of movement. The clients of this building will be moving both literally and figuratively from one condition to another, with the intention to escape from challenging environments to a more positive, healthy, and self-directed environment. The material approach for the projects is intended to reflect this transition and by arranging the material across the facade in a variegated pattern of dark and light strips, there is a sense of movement as the facade shifts from dark to light. To further enhance this visual effect, thinner channels are utilized in the transition zone between the colours, while the larger widths are utilized in the calm white areas. The end result is a façade that embodies the intention of the project - to move from the dark to the light (Figures 2 to 5).



Figure 2. Illustrating the transition from dark to light along the Brown Rd. facade



Figure 3. Rendering facing SW on Brown Road (Dark)



Figure 4. Rendering facing NE at the Brown and Ingram Road Intersection (Light)



Figure 5. Rendering facing SE from the internal parking and loading area

In addition to the unique character of the building emphasis was placed on building facades facing the streetscapes of Brown and Ingram Roads by use of a variety of materials and colours, application of glazing at the ground floor, and articulation along the horizontal and vertical facades. The location of the existing BC Hydro lines and sensitive client-related use of the building limited the use of architectural details such as balconies. In general, the form and character of the proposed buildings align with the OCP Design Guidelines.

Landscaping

The landscape plan includes a mix of trees, shrubs, ornamental grasses, groundcovers, and perennials (Figure 6). Landscaping has been enhanced along Brown Road and Ingram Road to soften the transition of building edge to the public streetscape. The plan includes the construction of two walkways through to the adjacent mall creating a key pedestrian connection in this area.

The site also features a small rubberized play surface with small play structures and equipment.

The total landscape security is \$69,668.75 (\$55,735.00 X 125%). Prior to the issuance of the Permit, it is recommended that the security be required to be submitted to ensure the installation of the identified landscape plantings and hardscaping.

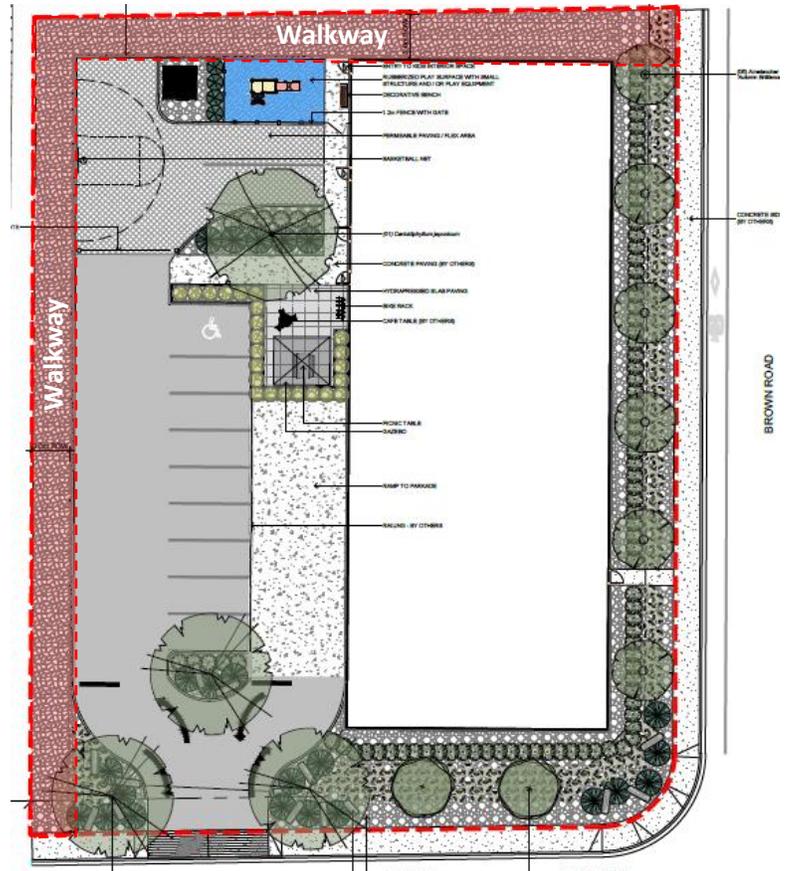


Figure 6. Landscaping and walkways

Zoning Bylaw

The proposal conforms to the primary uses and regulations outlined in Zoning Bylaw No. 0154 for the C1 – Urban Centre Commercial Zone, including parking (33 spaces), loading (2 spaces), bicycle parking (6 spaces), parcel coverage, setbacks, ground floor commercial requirement (~66%), and density.

Site Servicing

A functional servicing report indicates the property can be serviced and that the existing services in the area are capable of servicing the proposed development.

CONCLUSION

It is recommended that Council approve DP 20-22 based on the following:

- The proposal contributes to the range of housing options in West Kelowna by providing a safe housing option and support services for women and children;
- The proposal will increase residential density within the Westbank Centre neighbourhood, as encouraged by the OCP and Westbank Centre Revitalization Plan;
- The proposal is consistent with the Commercial Development Permit Guidelines contained in the OCP, where the building design includes a variety of architectural detailing and character, as well as a landscape plan that works to soften the transition from boulevard edge to building edge; and
- The proposal conforms to the primary uses and regulations outlined in Zoning Bylaw No. 0154 for the C1 – Urban Centre Commercial Zone including parking, parcel coverage, setbacks and density.

ALTERNATE MOTION

1. **THAT** Council postpone the issuance of Development Permit (DP 20-22).

Council may wish to postpone the issuance of the Development Permit and require the applicant to redesign components of the proposal in accordance with City's Official Community Plan Development Permit Guidelines.

REVIEWED BY

Brent Magnan, Planning Manager

Mark Koch, Director of Development Services

Shelley Schnitzler, Legislative Services Manager/Corporate Officer

APPROVED FOR THE AGENDA BY

Paul Gipps, CAO

Powerpoint: Yes No

Attachments:

1. Draft Development Permit (DP 20-22)