
CITY OF KELOWNA
MEMORANDUM

Date: April 27, 2005
File No.: 0360-20

To: City Manager

From: Planning and Corporate Services Department

Subject: Rutland Height / Massing Review – Work Plan

Report prepared by: Gary L. Stephen

RECOMMENDATION

THAT the Planning and Corporate Services report of April 27, 2005 on the review of height and massing in Rutland be received;

AND THAT staff be directed to continue the review as indicated in the attached Work Plan with funds from the 2005 Neighbourhood Area Planning Program account.

BACKGROUND

At the Regular Meeting of Monday, February 14, 2005, Council discussion of another item on mixed use developments in urban centre areas led to the following resolution also being adopted:

THAT Council direct staff and the Urban Centres Implementation Committee to develop a process / timeline and budget for considering additional height and density in the Rutland urban centre and report back to Council.

Staff prepared a draft Work Plan that was discussed by the Urban Centres Implementation Committee on April 20, 2005. UCIC agreed with the overall work plan and suggested minor amendments with respect to consultation with Irrigation Districts and other stakeholders. UCIC also agreed with the suggestions from staff for potential sites to assess within the 3D Model capabilities of Arc-IMS.

DISCUSSION

A review of the potential for additional height / massing and density in the Rutland Urban Centre is a project that should be carried out in-house, given that the primary tool for evaluation of the impacts of higher buildings is a 3D Model that Planning staff have developed using the capabilities of our Arc-IMS computer program. As an in-house project there would be minimal budget implication, other than the staff time devoted to the preparation of the model inputs, display, analysis and reporting. The only budget required would be for consultant assistance to provide height values for the existing development as well as newspaper advertising and possibly room rental for the public process portion of this exercise. It is estimated that budget

requirement would be less than \$2500.00, which would be easily covered by available funds in the 2005 Neighbourhood Area Planning Program.

Staff have already commenced the preparation of the base data necessary to build the 3D model. The proposed Work Plan (attached) outlines a fairly short time frame to create a working model of the Rutland Urban Centre, including existing buildings, recently approved projects and projects under application.

A number of sites have been selected as potential future development sites to display the impact of various building height and massing scenarios on view corridors in the Rutland area. It should be noted that the site selection is arbitrary and not meant to be a definitive list of future development sites. We were limited to a small number of sites due to the memory display capabilities of the computer hardware. The sites selected were dispersed along the Hwy 33 corridor, with several below the Rutland escarpment and several above the escarpment, as well as focused on the landmark corners of Hwy 33 / Hollywood Rd and Hwy 33 / Rutland Rd.

The intention is to take the eight selected sites and model 4, 6, 8 and 12 storey building height and massing options for each site. The model could then display any combination of sites and heights, along with the existing built form, to assess the impact to view corridors.

Once the 3D Model is complete the results would be shown to UCIC on May 17, 2005 and used for an internal / external stakeholders meeting, including water providers, to be scheduled shortly after the UCIC meeting (May 18 – 20, 2005). It is also intended that the 3D Model be shown to Council at a Monday workshop (May 30, 2005) prior to public review with residents / business interests in Rutland. It is suggested that the Rutland Resident's Association and local business representatives be invited to review the model at a meeting in late May / early June. An open house would then be advertised and scheduled for the general public in early June.

After further staff analysis of the view corridor impacts and consideration of the public input it is intended that the results be provided to UCIC and Council, with potential recommendations for policy changes to the OCP and Zoning Bylaw, mostly likely in the fall of 2005.

CONCLUSION

Given that much of the work has already commenced and will need to be in-house due to the staff preparation of the data base it is recommended that staff be directed to continue the review as indicated in the attached Work Plan with funds from the 2005 Neighbourhood Area Planning Program account.

Gary L. Stephen, Acting Manager
Policy, Research and Strategic Planning

Approved for inclusion

R.L. Mattiussi, ACP, MCIP
Director of Corporate and Planning Services

GLS

Rutland Height and Building Mass Review Draft Work Plan

Review of potential redevelopment sites in Rutland to ascertain the impact of various forms and heights of buildings on neighbourhood liveability, including impact to view corridors. The primary tool in this analysis will be the 3D Modeling capabilities within Arc-IMS.

1. Preparation of base data – Rutland Urban Town Centre mapping polygons
 - Prepare building outlines for existing development (April 8, 2005)
 - Consultant engaged to provide heights of the polygons within the building outlines (April 8, 2005)
 - Prepare building outlines for new development – post 2003 (**April 29, 2005**)
 - Load polygons and building height information into 3D model to build the base case (**April 29, 2005**) including new aerial photo image
2. Identification of potential re-development sites for analysis (April 15, 2005)
 - Confirm work plan and sites with UCIC – April 20, 2005
3. Prepare sample building footprints and tower configurations to load into the model
 - Podium size based on specific sites, with tower configurations at a variety of heights (4, 6, 8, 12 storeys) by April 22, 2005
 - Preparation of building outlines for the various samples (**April 29, 2005**)
 - Load the sample site configuration / height polygons into the model (**May 13, 2005**) and test model
 - Each potential re-development site would have a number of height / massing options and the model could display any combination of sites and heights to assess impact to view corridors
4. Review of 3D Model results with staff / UCIC – **May 17, 2005**
5. Meeting with internal and external stakeholders - Planning staff, Transportation staff, water and other utility providers (**May 18, 19, or 20, 2005**)
6. Presentation at Monday morning Council workshop (**May 30, 2005**)
7. Rutland Resident's Association / Rutland Business to display model results (week of **May 30 – June 3, 2005**)
 - Rutland Open House – invite stakeholders and general citizens – **June 7, 8 or 9, 2005** (Questionnaire / Survey on height - massing issue)
8. Analysis of public / stakeholder feedback – arrive at a staff position re: height / massing
 - Presentation of model and public feedback to UCIC / Council workshop
9. Review Policy Impacts
 - Potential changes to OCP (will require amendment bylaw, PH etc.)
 - Potential changes to Zoning Bylaw (will require amendment bylaw, PH etc.)