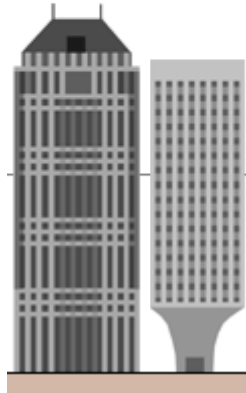
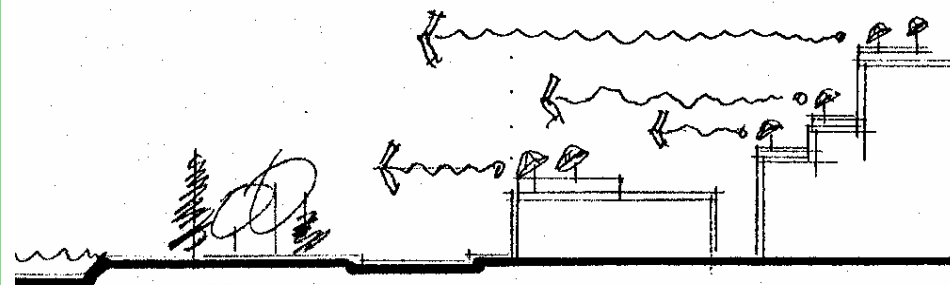


# Rutland Height and Massing Study

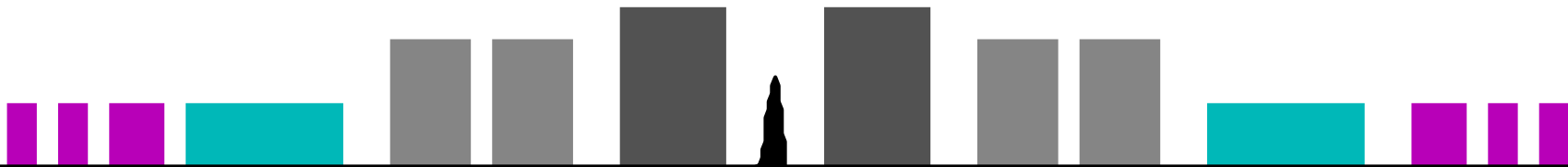


A review of the potential for taller buildings in Rutland and implementation of proposed C7 Zoning



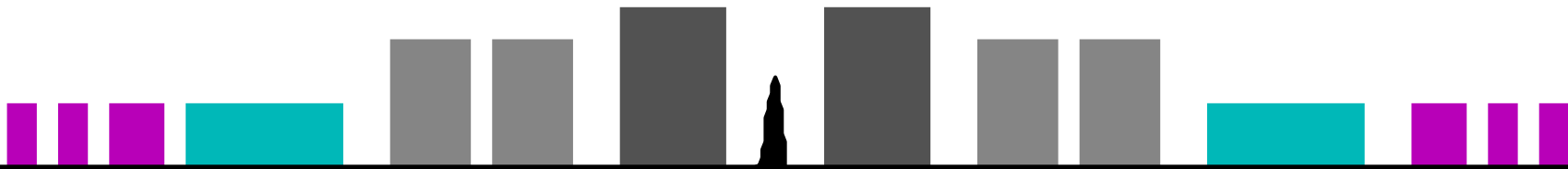
# Outline

- Why? Where did this idea come from?
- Process to date
- Community Input
- Policy Background
  - Official Community Plan
  - Zoning Bylaw (C4 vs. C7)
- Proposed C7 Boundary
- Presentation of Rutland Virtual Model
- Proposed C7 Design Guidelines
- Next Steps



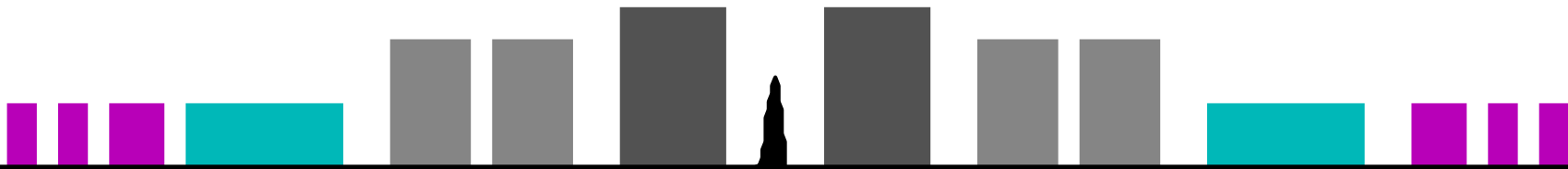
# Where did this idea come from?

- Community concern regarding lack of new development in Rutland
- Appearance of neglect in high profile locations
- Council / staff / community desire to see revitalization of Rutland
- Could change in City Policy be a catalyst to encourage revitalization?



# Process to Date:

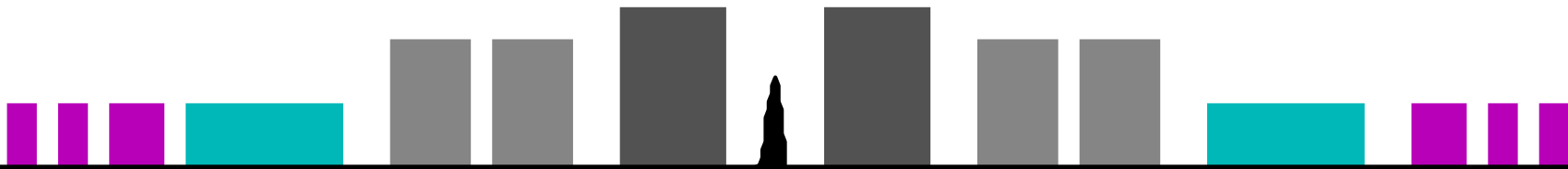
- UCIC / Council endorsed work plan in Apr. / May 2005
- Preparation of 3D computer model
- Open House / Presentation - June 8, 2005
- Presentation to UCIC - September 20, 2005
- Presentation to Council - November 7, 2005



# Community Input:

## Results of Exit Survey from June 8:

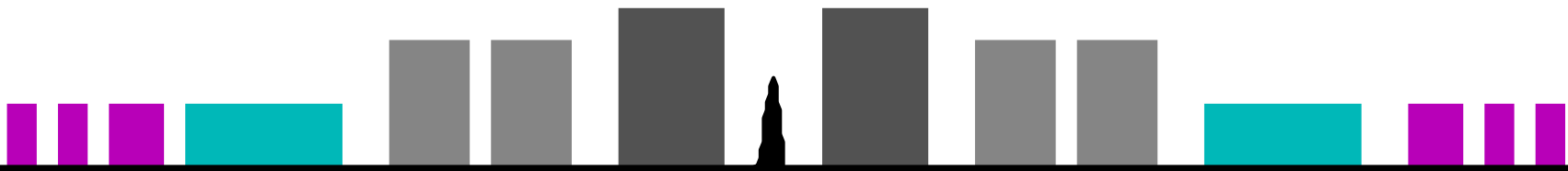
- 25 responses from 35 – 40 people in attendance
- 76% support for higher buildings in Rutland
- Mixture of opinions on building height limitations (8 – 21 storeys)
- Mixture of opinions on potential locations of taller buildings
- Primary issues: limit taller buildings to commercial core and quality design / appearance
- RRA has indicated support for the concept



# Policy Background

## Official Community Plan (OCP):

- Building height in Rutland Town Centre – 4 storeys
- Potential for up to 6 storeys at landmark corners
- Landmark corners identified as Hwy 33 at Rutland Rd and Hwy 33 at Hollywood Rd

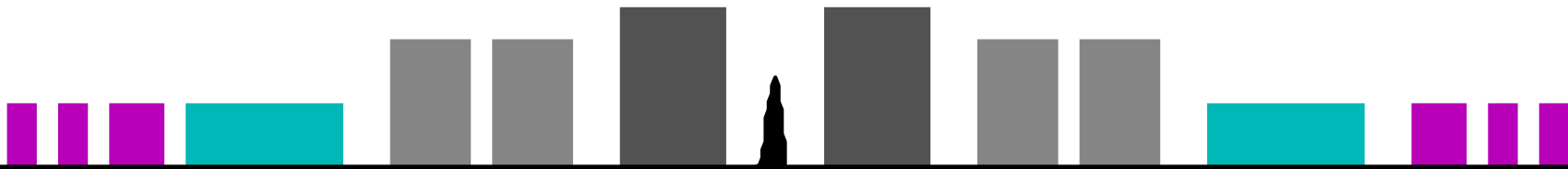


# Policy Background

## Zoning Bylaw 8000

### Existing C4 Town Centre Commercial zone:

- Maximum building height of 15m or 4 storeys
- 25m or 7 storeys for hotels and apartment hotels
- Density - Floor Area Ratio (FAR) of 1.0 (commercial)
- Mixed use bonus FAR up to 1.3 / 1.4 with a housing agreement for affordable housing and underground / under-building parking
- Building height could be varied through DVP

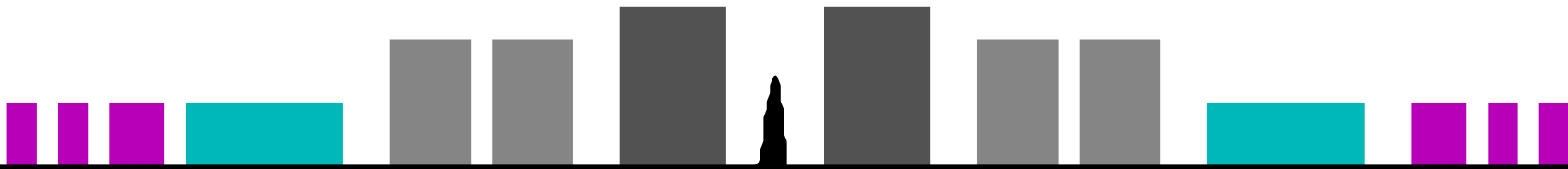


# Policy Background

## Zoning Bylaw 8000

### Proposed C7 Central Business Commercial zone:

- Maximum building height of 44m or approximately 12 – 14 storeys
- Floors above 15m must setback a minimum of 4m
- Specific building envelope regulations
- Density - Floor Area Ratio (FAR) of 9.0
- Building height could be varied through DVP

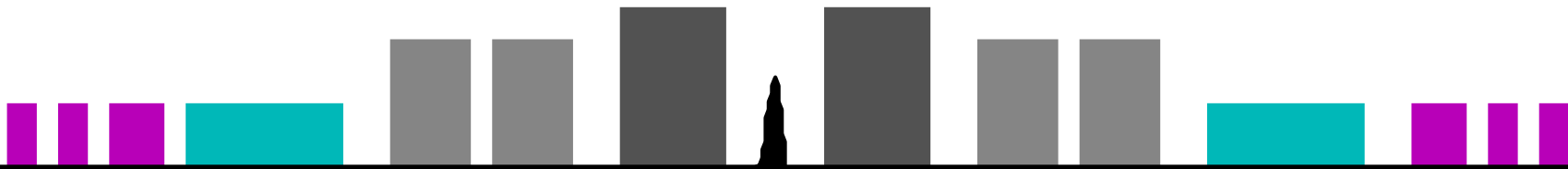




# Policy Background

## C4 - C7 Comparison

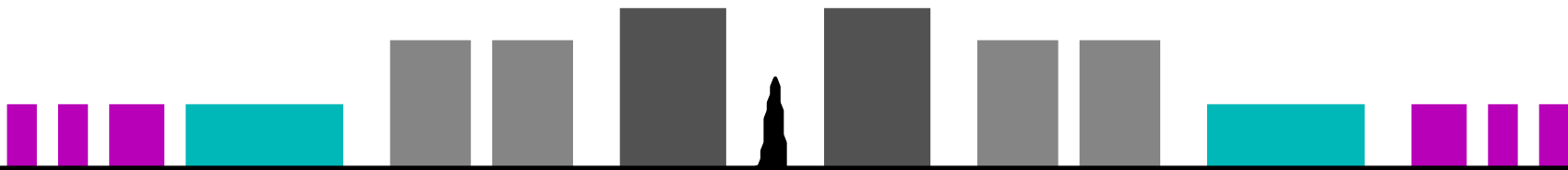
- Similar permitted uses
  - FAR = 1.0
  - Height - 15m / 4 storeys
  - Same open space / unit
  - Parking - 1 per res. unit  
- 1 per 1.75m<sup>2</sup> of commercial GFA
- Similar permitted uses
  - FAR = 9.0
  - Height - 44m/12-14 storeys
  - Same open space / unit
  - Parking - 1 per res. unit  
- 1 per 1.3m<sup>2</sup> of commercial GFA



# Policy Background

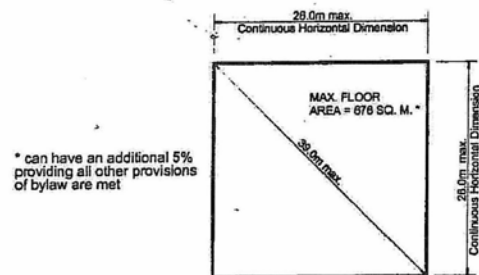
## Benefits of the C7 Zone

- Zone already contains regulations necessary to manage height / easily adapted to Rutland
- No need to create a Rutland specific zone
- No impact to other existing C4 zoned areas
- Forthcoming C7 Design Guidelines would apply



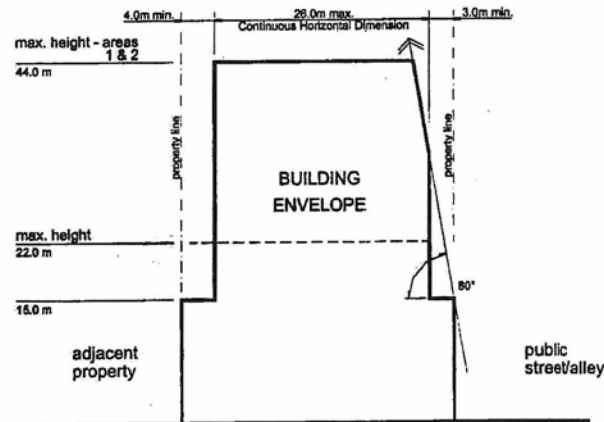
# Policy Background - C7 Regulations

C7 – DIAGRAM B



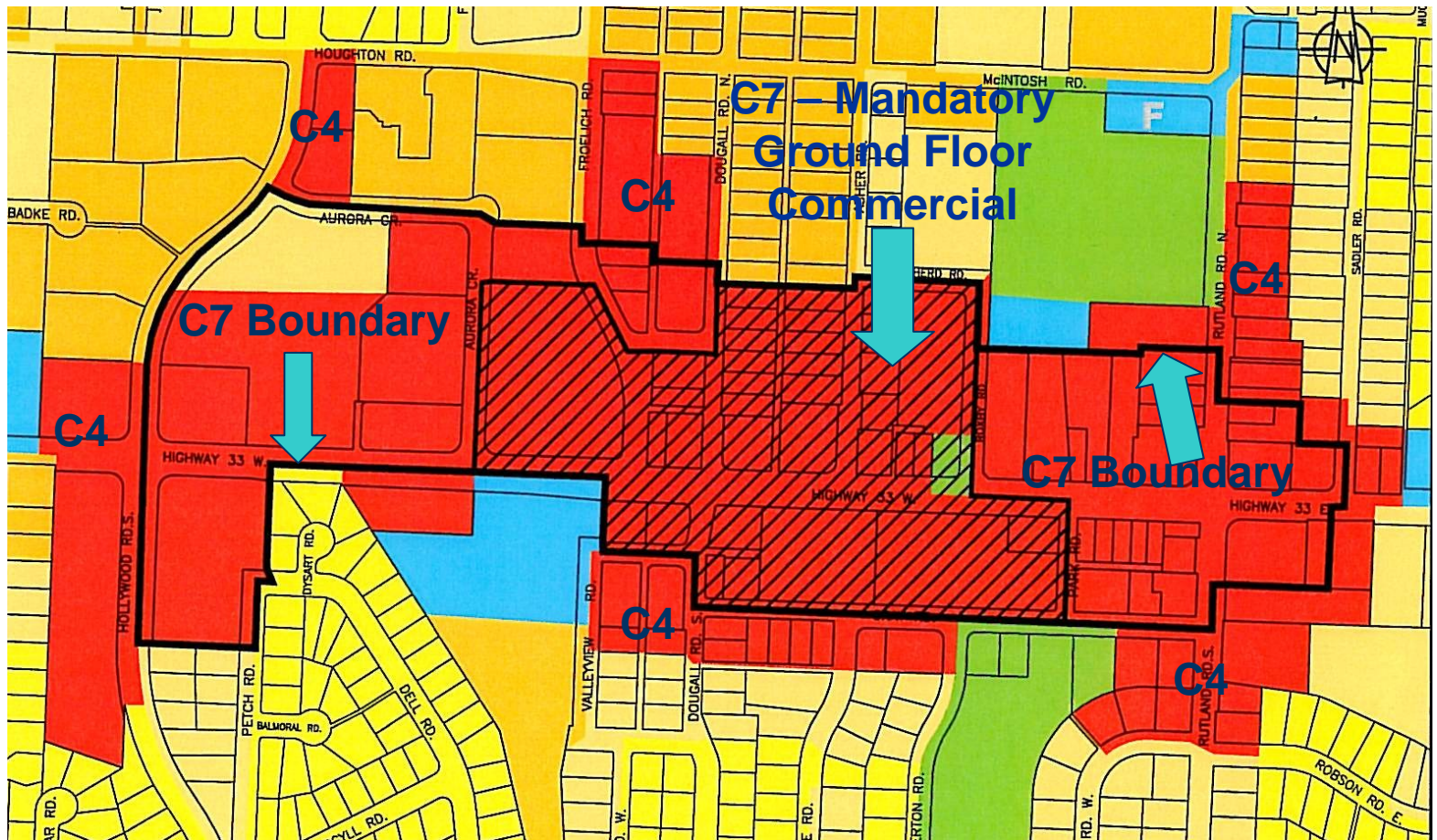
\* can have an additional 5% providing all other provisions of bylaw are met

Illustrative Floor Plan @ 15m



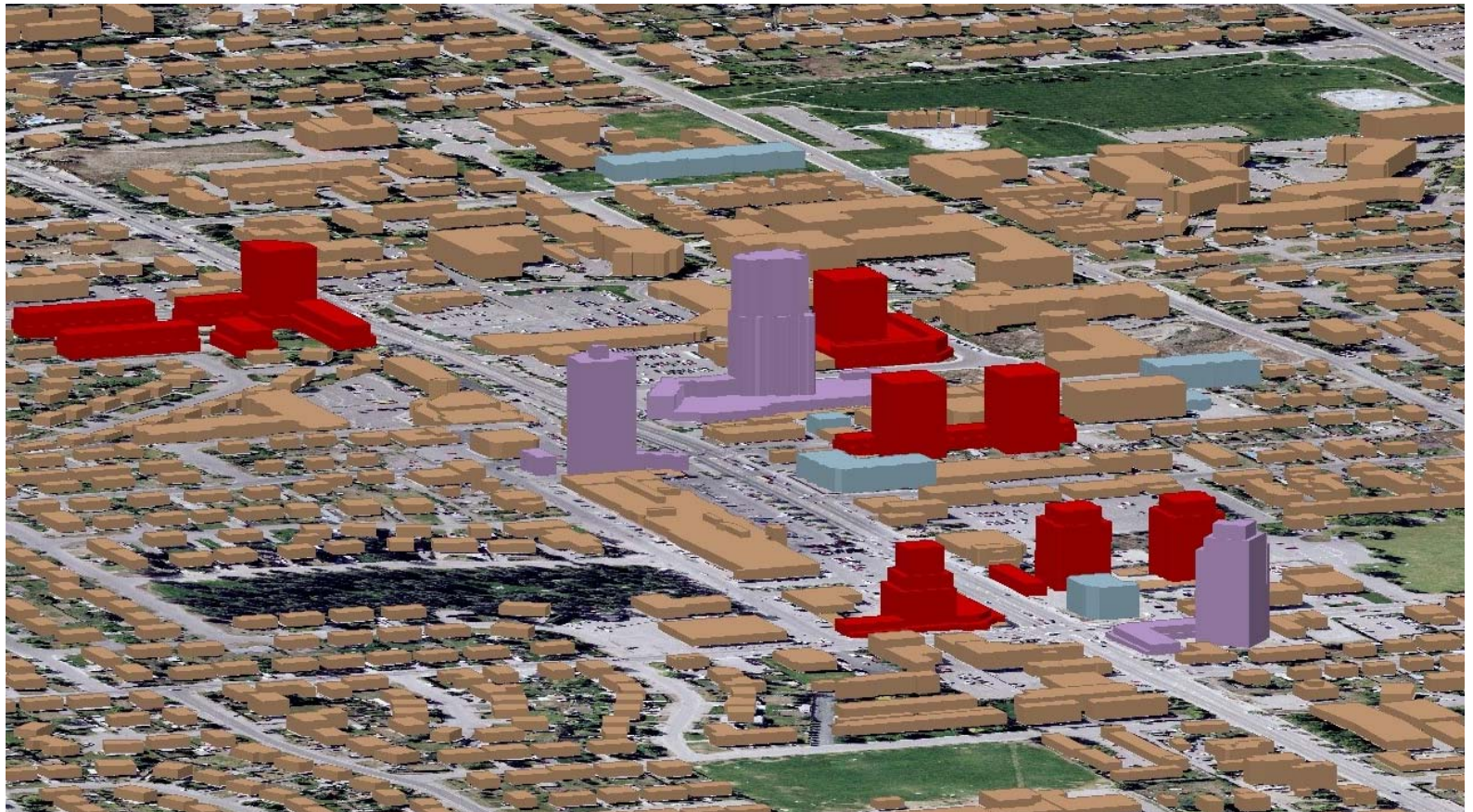
Illustrative Building Section

# Proposed C7 Boundary



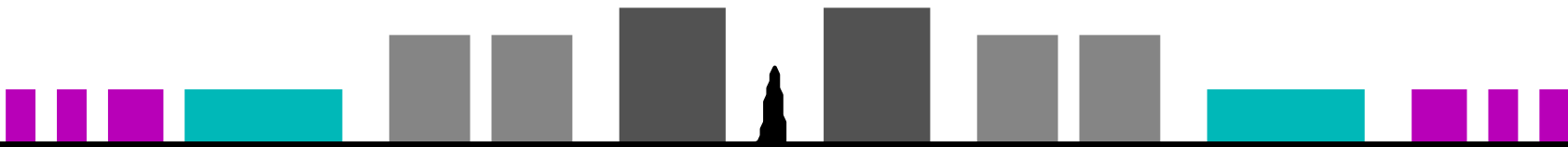


# Virtual Downtown Rutland



# C7 Design Guidelines - Elements to consider:

- **Context (Height Relative to surrounding)**
  - Road width
  - Open Space at base
  - Neighbouring structures or topography
- **Massing - Canyon effect**
- **Shadowing**
- **View Corridors**
- **Viewscapes - Relationship to landmarks from various viewpoints**
- **Skyline - Uniform (wall effect) versus Varied**



# Next Steps

- Report to Council on results of this meeting
- OCP and Zoning Bylaw Amendments to create the framework - including Public Hearings
- Zoning Amendment / Public Hearing for individual rezoning applications
- Development Permit applications
- Development Variance Permit (DVP) applications to go beyond 12 - 14 storeys / public input at Council

