

REPORT TO COUNCIL



Date: August 23, 2021

To: Council

From: City Manager

Department: Development Planning

Application: OCP21-0009 & Z21-0035 **Owner:** 1295991 B.C. Ltd., Inc. No. BC1295991

Address: 1994 Springfield Road **Applicant:** Zeidler Architecture

Subject: Official Community Plan Amendment and Rezoning Applications

Existing OCP Designation: SC – Service Commercial

Proposed OCP Designation: MXR – Mixed Use (Residential / Commercial)

Existing Zone: C10 – Service Commercial

Proposed Zone: C4 – Urban Centre Commercial

1.0 Recommendation

THAT Official Community Plan Map Amendment Application No. OCP21-0009 to amend Map 4.1 in the Kelowna 2030 – Official Community Plan Bylaw No. 10500 by changing the Future Land Use designation of Lot 1 District Lot 129 ODYD Plan KAP47562, located at 1994 Springfield Road, Kelowna, BC from the SC – Service Commercial designation to the MXR - Mixed Use (Residential / Commercial) designation, be considered by Council;

AND THAT the Official Community Plan Map Amending Bylaw be forwarded to a Public Hearing for further consideration;

AND THAT Council considers the Public Information Session public process to be appropriate consultation for the *Purpose* of Section 475 of the *Local Government Act*, as outlined in the Report from the Development Planning Department dated August 23, 2021;

AND THAT Rezoning Application No. Z21-0035 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 1 District Lot 129 ODYD Plan KAP47562, located at 1994 Springfield Road, Kelowna, BC from the C10 – Service Commercial zone to the C4 – Urban Centre Commercial zone, be considered by Council;

AND THAT the Rezoning Bylaw be forwarded to a Public Hearing for further consideration;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out in Schedule "A" attached to the Report from the Development Planning Department dated August 23, 2021;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the approval of the Ministry of Transportation and Infrastructure;

AND FURTHER THAT final adoption of the Rezoning Bylaw be considered in conjunction with Council's consideration of a Development Permit and Development Variance Permit for the subject property.

2.0 Purpose

To amend the Official Community Plan to change the future land use designation of the subject property from the SC – Service Commercial designation to the MXR – Mixed Use (Residential / Commercial) designation; and rezone the subject site from the C10 – Service Commercial zone to the C4 – Urban Centre Commercial zone to facilitate a mixed-use development.

3.0 Development Planning

Staff support the land use proposal to achieve a multi-family project on the subject property with a component of ground floor commercial. The subject property is located inside the Mid-town Urban Centre Boundary, along the southwest edge as shown in the figure below. Urban centres are strategic areas of the City allocated for growth and specifically residential densities that maximize the use of existing infrastructure and contribute to energy efficient settlement patterns. The proposal offers an opportunity to achieve a positive transformation in the Mid-town Urban Centre consistent with the development and livability goals of the *Urban Centres Roadmap (UCR)*.



The subject property is near several other large residential buildings in the Ambrosi neighbourhood continuing a similar development pattern. The overall neighbourhood is centrally located and well supported with transit options, shops and services, parks and amenities and employment lands. The commercial component of the project is at grade-level on Springfield Rd and will help to provide retail offerings to the area.

Staff have reviewed this application, and it may move forward without affecting either the City's Financial Plan or Waste Management Plan.

Proposal

3.1 Background

The site currently sits vacant. It was previously occupied by the Art Knapp Plantland & Florists which occupied the site from the mid 70's up to 2019 when a demolition permit was received to demolish and subsequently remove all structures from the site.

3.2 Project Description

The applicant proposes to change the future land use designation and rezone the subject property to facilitate the development of a six-storey mixed-use apartment building with ground floor commercial.

3.3 Site Context

The subject property is located on the edge of the Mid-town Urban Centre at the northwest corner of the Springfield Rd / Ambrosi Rd intersection. The property is in close proximity to a wide range of amenities and destinations including retail and dining opportunities, employment opportunities; and cultural and recreational facilities. The site has a walk score of 66, meaning some errands can be accomplished on foot and with a transit score of 47 meaning there are a few nearby transportation options in the area.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	C10 – Service Commercial / C5 – Transition Commercial	Light industrial / Commercial
East	C10 – Service Commercial / RM5 – Medium Density Multiple Housing	Commercial / Residential
South	A1 – Agricultural 1	Agriculture
West	C10 – Service Commercial	Light industrial / Commercial

Subject Property Map: 1994 Springfield Road



4.0 Current Development Policies

4.1 2030 Official Community Plan Goals For a Sustainable Future 1.3 - Chapter 1

- Contain urban growth
- Include distinctive and attractive neighbourhoods
- Address housing needs of all residents
- Feature a balanced transportation network, Foster sustainable prosperity
- Protect and enhance natural areas
- Provide spectacular parks
- Encourage cultural vibrancy

Urban Centre / Town Centre Definition

A vibrant, amenity-rich area wherein different land uses frequently occur within the same building and almost always occur within a one-block area. Urban Centres contain a variety of housing types, the presence of which contributes to social diversity. Urban Centres are highly urbanized, pedestrian-friendly environments that draw people for work, shopping, and recreation from a broad community of approximately 25,000 residents living within approximately 2km. Town Centre cores are located at least 2km from the core of other Urban Centres, a City Centre, or a Highway Centre. Density will decrease as the distance from the core increases.

Chapter 5: Development Process Policy

5.2.4 Complete Communities. Support the development of complete communities with a minimum intensity of approximately 35-40 people and/or jobs per hectare to support basic transit service.

Policy 5.3.2 Compact Urban Form. 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 development, conversion, and redevelopment 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.

Policy 5.22.11 Housing Mix. Support a greater mix of housing unit size, form and tenure in new multi-unit residential and mixed-use developments.

4.2 Urban Centres Roadmap (UCR)

Policy 1: Promote a mix of land use that encourages activity at different times of the day and serves a full spectrum of needs

Policy 2: Encourage a significant residential population to ensure viable local services and amenities

Policy 3: Ensure that high-density residential developments are sited in close proximity to frequent transit corridors

Policy 4: Promote active street life on retail corridors by requiring active commercial uses on the ground floor of buildings

5.0 Technical Comments

5.1 Development Engineering Department

- See Schedule A

6.0 Application Chronology & Public Consultation

Date of Application Received: April 19, 2021

Date Public Consultation Completed: May 13, 2021

An online Public Information Session was held for this project on May 12, 2021; and the public consultation process was conducted in compliance with Policy No. 367 Public Notification & Consultation for Development Applications.

Report prepared by: Andrew Ferguson, Planner II

Reviewed by: Jocelyn Black, Urban Planning Manager

Reviewed by: Terry Barton, Development Planning Department Manager

Approved for Inclusion: Ryan Smith, Divisional Director, Planning & Development Services

Attachments:

Schedule A: Development Engineering Memo

Attachment A: Conceptual Drawing Package

Attachment B: Applicants Rationale