
CITY OF KELOWNA

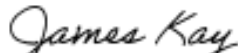
MEMORANDUM

Date: April 29, 2021
File No.: OCP21-0009
To: Urban Planning Management (AF)
From: Development Engineering Manager (JK)
Subject: 1994 Springfield Rd.

SCHEDULE	A
This forms part of application # OCP21-0009 Z21-0035	
Planner Initials	AF
 City of Kelowna COMMUNITY PLANNING	

The Development Engineering comments and requirements regarding An Official Community Plan (OCP) Amendment to change the Future Land Use from SC – Service Commercial to MXR – Mixed Use (Residential / Commercial).

1. General.
 - a) This application does not compromise any Municipal services.
 - b) For Development Engineering servicing requirements refer to file Z21-0035.



James Kay, P.Eng.
Development Engineering Manager

AS


CITY OF KELOWNA
MEMORANDUM

Date: April 29, 2021
File No.: Z21-0035
To: Urban Planning Management (AF)
From: Development Engineering Manager (JK)
Subject: 1994 Springfield Rd.

SCHEDULE **A**

This forms part of application
OCP21-0009 Z21-0035

Planner Initials AF


City of Kelowna
COMMUNITY PLANNING

C10 to C4

The Development Engineering Department has the following comments and requirements associated with this rezoning application. The road and utility upgrading requirements outlined in this report will be a requirement of this development. The Development Engineering Technologist for this project is Aaron Sangster.

1. General

- a) Where there is a possibility of a high water table or surcharging of storm drains during major storm events, non-basement buildings may be required. This must be determined by the engineer and detailed on the Lot Grading Plan required in the drainage section.
- b) The following requirements are valid for two (2) years from the reference date of this memo, or until the application has been closed, whichever occurs first. The City of Kelowna reserves the rights to update/change some or all items in this memo once these time limits have been reached.
- c) The proposed development may require the installation of centralized mail delivery equipment. Please contact Delivery Planning Officer, Canada Post Corporation, 530 Gaston Avenue, Kelowna, BC, V1Y 2K0 (250-763-3558 ext. 2008) to obtain further information and to determine suitable location(s) within the development.
- d) These Development Engineering comments and requirements and are subject to review and or revision for approval by the Ministry of Transportation (MOTI) Infrastructure.

2. Domestic Water and Fire Protection

- a) 1994 Springfield Rd. is currently serviced with two 19mm-diameter water services. The developer's consulting mechanical engineer will determine the domestic, fire protection requirements of this proposed development and establish hydrant requirements and service needs. Only one service per property is permitted for this development. The applicant will arrange for the removal and disconnection of the existing services and the installation of one new larger service at the applicants cost.
- b) A water meter is mandatory for this development and must be installed inside the building on the water service inlet as required by the City Plumbing Regulation and Water Regulation bylaws. The developer or building contractor must purchase the meter from the City at the time of application for a building permit from the Inspection Services Department, and prepare the meter setter at his cost. Boulevard landscaping, complete with underground irrigation system, must be integrated with

SCHEDULE		A
This forms part of application # OCP21-0009 Z21-0035		
Planner Initials	AF	 City of Kelowna COMMUNITY PLANNING

the on-site irrigation system

2. **Sanitary Sewer**

Our records indicate that these properties are currently serviced with four 100mm-diameter sanitary sewer services. The applicant's consulting mechanical engineer will determine the requirements of the proposed development and establish the service needs. Only one service will be permitted for this development. If required, the applicant will arrange for the removal and disconnection of the existing service and the installation of one new larger service at the applicants cost.

3. **Storm Drainage**

- a) The property is located within the City of Kelowna drainage service area. For on-site disposal of drainage water, a hydrogeotechnical report will be required complete with a design for the disposal method (i.e. trench drain / rock pit). The Lot Grading Plan must show the design and location of these systems.
- b) Provide the following drawings:
 - i. A detailed Lot Grading Plan (indicate on the Lot Grading Plan any slopes that are steeper than 30% and areas that have greater than 1.0 m of fill);
 - ii. A detailed Stormwater Management Plan for this subdivision; and,
 - iii. An Erosion and Sediment Control Plan is to be prepared by a Professional Engineer proficient in the field of erosion and sediment control. The plan is to be prepared as per section 3.14 of Schedule 4 of Bylaw 7900. If a line item for ESC is not included in the Engineer's cost estimate for off-site work, then an additional 3% will be added to the performance security based on the total off-site construction estimate.
- c) On-site detention systems are to be compliant with Bylaw 7900, Schedule 4, Section 3.11.1 Detention Storage.
- d) As per Bylaw 7900, Schedule 4, Section 3.1.3 Climate Change, the capacity of storm works will include an additional 15 percent (15%) upward adjustment, and applied to the rainfall intensity curve stage (IDF) in Section 3.7.2.
- e) Show details of dedications, rights-of-way, setbacks and non-disturbance areas on the lot Grading Plan.

4. **Road Improvements**

- a) Existing driveway letdown on Springfield Rd. must be removed and replaced with curb/gutter, boulevard, and sidewalk. No access off Springfield road will be permitted as this development has two lower class roads access locations.
- b) Ambrosi Rd must be upgraded along the full frontage of this proposed development including irrigated landscaped boulevard and replacement, and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction.
- c) Moss Ct. fronting this development must be upgraded to an urban standard including barrier curb and gutter, drainage system including catch basins and manholes, irrigated landscaped boulevard, and pavement removal and

ATTACHMENT A

This forms part of application # OCP21-0009 Z21-0035

Planner Initials **AF**

Z19-9121-1994 Springfield Rd

 City of Kelowna
 COMMUNITY PLANNING

replacement and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction.

4. Road Dedication and Subdivision Requirements

- a) Grant Statutory Rights of Way if required for utility services.
- b) If any road dedication or closure affects lands encumbered by a Utility right-of-way (such as Hydro, TELUS, Gas, etc.) please obtain the approval of the utility. Any works required by the utility as a consequence of the road dedication or closure must be incorporated in the construction drawings submitted to the City's Development Manager.

5. Development Permit and Site Related Issues

- a) A TIA will be required for this development. Additional requirement will come out of this process.
- b) Ambrosi Area Plan policy 235 assessment:
 - a. Residential - 184 units x 0.7 = 128.8 EDU
 - b. Commercial - 1,350 sq. ft. = 1 EDU
 - c. Total = 129.8 EDU @ \$2,254.39 = **\$292,619.82**
- c) An MSU standard size vehicle must be able to manoeuvre onto and off the site without requiring a reverse movement onto public roadways. If the development plan intends to accommodate larger vehicles movements should also be illustrated on the site plan.

6. Electric Power and Telecommunication Services

The electrical and telecommunication services to this building must be installed in an underground duct system, and the building must be connected by an underground service. It is the developer's responsibility to make a servicing application with the respective electric power, telephone and cable transmission companies to arrange for these services, which would be at the applicant's cost.

7. Design and Construction

- a) Design, construction supervision and inspection of all off-site civil works and site servicing must be performed by a Consulting Civil Engineer and all such work is subject to the approval of the City Engineer. Drawings must conform to City standards and requirements.
- b) Engineering drawing submissions are to be in accordance with the City's "Engineering Drawing Submission Requirements" Policy. Please note the number of sets and drawings required for submissions.
- c) Quality Control and Assurance Plans must be provided in accordance with the Subdivision, Development & Servicing Bylaw No. 7900 (refer to Part 5 and Schedule 3).
- d) A "Consulting Engineering Confirmation Letter" (City document 'C') must be completed prior to submission of any designs.
- e) Before any construction related to the requirements of this subdivision application commences, design drawings prepared by a professional engineer must be submitted to the City's Works & Utilities Department. The design drawings must first be "Issued for Construction" by the City Engineer. On examination of design

SCHEDULE A

This forms part of application # OCP21-0009 Z21-0035

Planner Initials **AF**

City of Kelowna
COMMUNITY PLANNING



drawings, it may be determined that rights-of-way are required for current or future needs.

8. Servicing Agreement for Works and Services

- a) A Servicing Agreement is required for all works and services on City lands in accordance with the Subdivision, Development & Servicing Bylaw No. 7900. The applicant's Engineer, prior to preparation of Servicing Agreements, must provide adequate drawings and estimates for the required works. The Servicing Agreement must be in the form as described in Schedule 2 of the bylaw.
- b) Part 3, "Security for Works and Services", of the Bylaw, describes the Bonding and Insurance requirements of the Owner. The liability limit is not to be less than \$5,000,000 and the City is to be named on the insurance policy as an additional insured.

9. Survey, Monument and Iron Pins

If any legal survey monuments or property iron pins are removed or disturbed during construction, the developer will be invoiced a flat sum of \$1,200.00 per incident to cover the cost of replacement and legal registration. Security bonding will not be released until restitution is made.

10. Geotechnical Report

- a) Provide a comprehensive geotechnical report (3 copies), prepared by a Professional Engineer competent in the field of hydro-geotechnical engineering to address the items below: **NOTE: The City is relying on the Geotechnical Engineer's report to prevent any damage to property and/or injury to persons from occurring as a result of problems with soil slippage or soil instability related to this proposed subdivision.**

The Geotechnical reports must be submitted to the Planning and Development Services Department (Planning & Development Officer) for distribution to the Works & Utilities Department and Inspection Services Division prior to submission of Engineering drawings or application for subdivision approval.

- (i) Area ground water characteristics, including any springs and overland surface drainage courses traversing the property. Identify any monitoring required.
- (ii) Site suitability for development.
- (iii) Site soil characteristics (i.e. fill areas, sulphate content, unsuitable soils such as organic material, etc.).
- (iv) Any special requirements for construction of roads, utilities and building structures.
- (v) Site suitability for development.
- (vi) Suitability of on-site disposal of storm water and sanitary waste, including effects upon adjoining lands.
- ii) Site soil characteristics (i.e. fill areas, sulphate content, unsuitable soils such as organic material, etc.).
- iii) Recommendations for items that should be included in a Restrictive Covenant.

SCHEDULE **A**
Z19-0121 1994 Springfield Rd
This forms part of application
OCP21-0009 Z21-0035
City of Kelowna
COMMUNITY PLANNING
Planner Initials **AF**



Any special requirements for construction of roads, utilities, and building structures.

- v) Any items required in other sections of this document.
- vi) Recommendations for erosion and sedimentation controls for water and wind.
- vii) Recommendations for roof drains and perimeter drains.
- viii) Any items required in other sections of this document.

11. **Charges and Fees**

- a) Development Cost Charges (DCC's) are payable.
- b) Fees per the "Development Application Fees Bylaw" include:
 - i. Street/Traffic Sign Fees: at cost if required (to be determined after design).
 - ii. Survey Monument, Replacement Fee: \$1,200.00 (GST exempt) – only if disturbed.
- c) Engineering and Inspection Fee: 3.5% of construction value (plus GST).

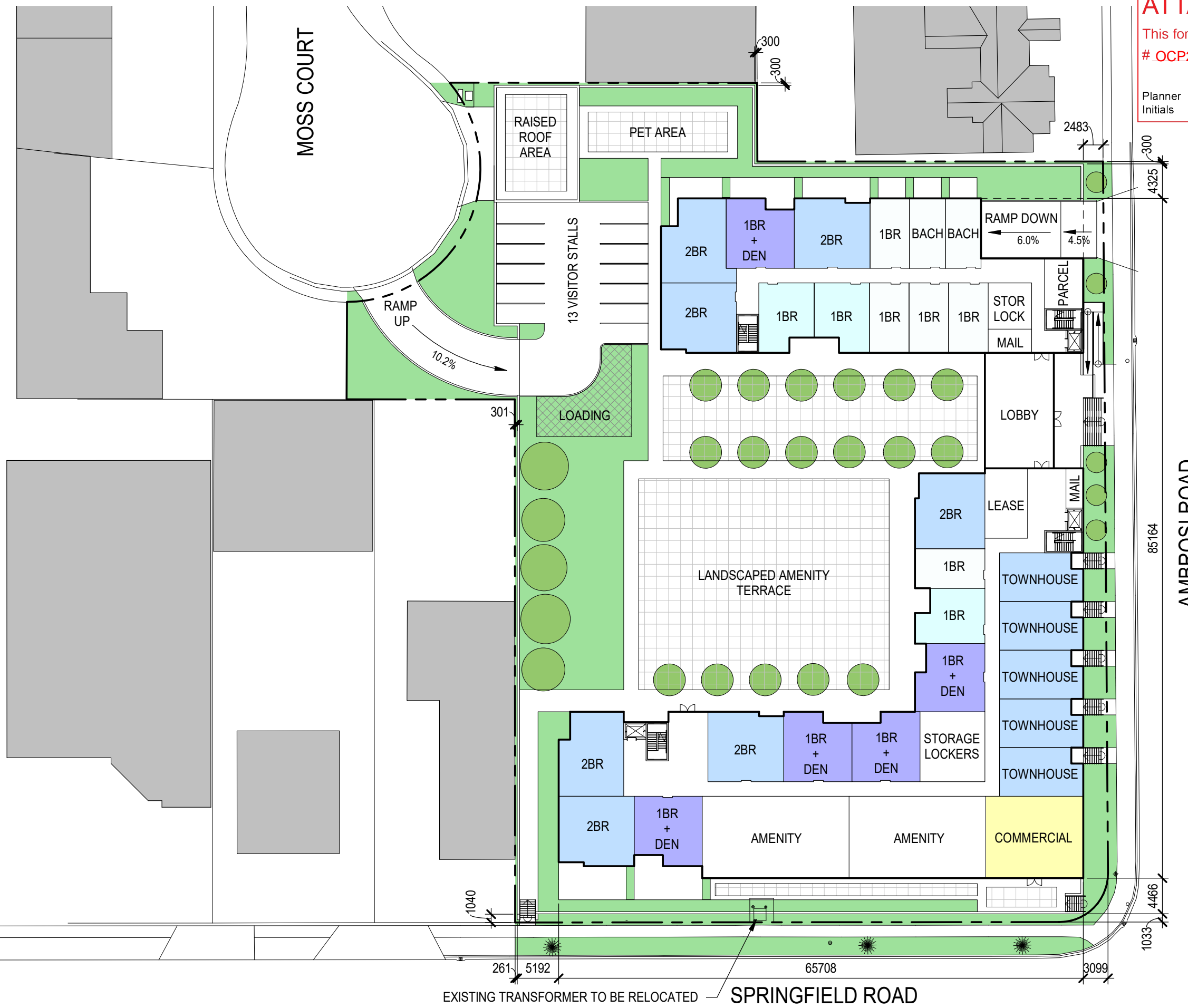
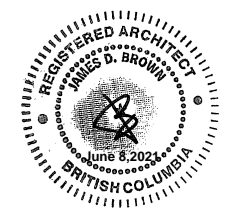
James Kay

James Kay, P. Eng.
Development Engineering Manager

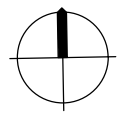
AS

ATTACHMENT A
 This forms part of application
 # OCP21-0009 Z21-0035
 Planner Initials **AF**
 City of Kelowna
 COMMUNITY PLANNING

zeidler
 Zeidler Architecture
 300, 640 - 8 Avenue S.W.
 Calgary, AB T2P 1G7
 T +1 403 233 2525



SITE PLAN - LEVEL 1
 SCALE: 1 : 500





April 13, 2021

City of Kelowna, Planning
1435 Water Street
Kelowna, BC V1Y 1J4



RE: OCP Amendment, Rezoning and Rezoning Application – 1994 Springfield Road

The attached submission is an Official Community Plan amendment and Rezoning application for 1994 Springfield Road. Further to our pre-application discussions, we are pleased to propose a mixed-use multifamily development comprised of a blend of street-oriented townhomes, apartment units, and commercial space. We are excited to introduce a new housing option to this transitional and vibrant area of the city. There are a variety of floorplans which will offer a broad demographic the ability to make the Midtown area their home. The development is committed to offering quality, long term housing solutions to Kelowna residents who desire a housing option in a central location with quick and easy access to the downtown core.

Project Description

The application proposes 184 dwelling units containing a mix of townhomes and apartments located in two 5-6 storey buildings, which will be set on top of a partially below-grade parkade. A generous amount of main floor lifestyle amenity space will give the property frontage along Springfield Road a commercial feel, with the space at the corner of Springfield and Ambrosi Road contemplated to have the flexibility to become a functional commercial space (e.g. coffee shop) should the future business opportunity arise. The ground-oriented townhome units that line the frontage of Ambrosi Road will contribute to the more walkable, residential atmosphere of the street complimenting the existing urban fabric of the neighbourhood.

In order to facilitate this new development, the following is requested:

Official Community Plan

- To amend the current OCP from Service Commercial (SC) to Mixed Use (Residential / Commercial - MXR).

Rezoning Application

- Rezone the site from C10 – Service Commercial to C4 – Urban Centre Commercial in alignment with the proposed changes to the OCP.

Development Variances

- The preliminary drawing package includes information on the following requested variances:

DVP 1 - Site Coverage Area

DVP 2 – Commercial Space Frontage

ATTACHMENT B

This forms part of application

OCP21-0009 Z21-0035



City of
Kelowna
COMMUNITY PLANNING

Planner
Initials

AF

Project Rationale

Our community continues to grow in population with increased levels forecast to the year 2040. Providing affordable housing options is a key priority for our community. Providing housing within the Midtown Urban Centre is a location suitable for increased density with buildings like the 14 storey InVue Condominiums and the 6 storey Ambrosia Tower being indicative of the scale of other residential developments in the area.

We believe the requested rezoning and OCP amendment to allow for a 5-6 storey mixed-use multifamily development is an appropriate designation for the subject site. The C4 zoning lends itself to a greater ability to organize the livable spaces and create density consistent with the surrounding multi-unit buildings, and the regulations of the C4 zone are the most suitable in their relationship with the adjoining properties and are the most compatible with the location of the subject property.

Site Access and Vehicle Movement

Extensive efforts have gone into concealing the bulk of the parking within the partially buried underground parkade. A limited amount of surface parking is proposed at the podium deck level to streamline the visitor experience. Access off Springfield is avoided, with the building services, waste and recycling, loading and visitor parking organized off of Moss Court, and the parkade access located at the north end of the site off Ambrosi Road. The pedestrian realm is greatly enhanced by minimizing the vehicular access points along the main street frontages of the development.

Landscape and Lifestyle Amenities

The townhome units that line the frontage of Ambrosi Road all have front entry doors that are oriented to the streetscape as well as a dedicated parking stall connected to the home. Young families or those interested in compact, urban living will enjoy these homes. Each townhome also has an at-grade outdoor patio space which interfaces with the sidewalk in front of the development creating a warm and inviting presence.

The buildings will encapsulate a large landscaped rooftop public courtyard which will provide a variety safe outdoor amenity spaces to the community. Lifestyle amenities contemplated for this space include a playground, dog park and pet recreation area, sitting/relaxation spaces, walking pathways, and turfed areas for sport. Planted areas will make use of soft colours, scented flowers and foliage to create a relaxing atmosphere for the courtyard patrons, and particular attention will be paid to plants and shrubs that will reflect the changing seasons. Having the ability to enjoy the indoor/outdoor climate in the Okanagan is a priority for planning in this development. We want to ensure this building will feel like 'home'.

Community Well-Being and Connectedness

There are two primary considerations in this section, crime prevention and urban interaction.



As part of the community well-being, safety measures such as security cameras, secure tenant access, generous lighting, and activated building faces will all be contemplated. Crime prevention and a sense of safety is a primary need for all of us. The homes in this development will respond to our basic need for secure shelter. An active property manager and welcoming lobby environment will also add to the comfort of all residents within the development.

The urban interaction surrounding the subject property is significant. Walking, running, and cycling from the development is even greater now with the addition of dedicated bike lanes. The nearby Mission Creek Regional Park offers quick and easy access to the Mission Park Greenway for walking, hiking and cycling, and being steps from Orchard Park Mall, there are a multitude of restaurants, events, services, a movie theatre, coffee shops, and community amenities that are all readily available. Being 'plugged-in' will be easy to do from this development.

Closing

This application is a significant opportunity to add new housing options within the Midtown neighborhood. The proposal offers a variety of high-quality homes which will respond to the continued demand and sustainability of our growing city. The location of the project reinforces the consistent theme of building forms along our city's busiest roadways.

As a group of local business owners and residents, we look forward to receiving the support of Staff and Council for this OCP Amendment / Rezoning Application. We welcome your feedback as we work together to enhance our community.

Kind Regards,

Sincerely,

A handwritten signature in black ink, appearing to read 'Corey Makus', written over a horizontal line.

Mr. Corey Makus
Partner, 1994 Springfield Developments Ltd.

cc: Rob Haberman
Sam Brovender
West Point Projects Ltd.