

REPORT TO COUNCIL



Date: November 16th, 2021

To: Council

From: City Manager

Department: Development Planning

Application: DP21-0194 / DVP21-0195 **Owner:** 1295991 BC Ltd., Inc.No. BC1295991

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

Subject: Development Permit & Development Variance Permit Application

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

Existing Zone: C4 – Urban Centre Commercial

1.0 Recommendation

THAT final adoption of the Official Community Plan Amendment Bylaw No. BL12269 and Rezoning Bylaw No. 12270 be considered by Council;

AND THAT Council authorize the issuance of Development Permit No. DP21-0194 for Lot 1 District Lot 129 ODYD Plan KAP47562, located at 1994 Springfield Road, Kelowna, BC subject to the following:

1. The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A,"
2. The exterior design and finish of the building to be constructed on the land, be in accordance with Schedule "B";
3. Landscaping to be provided on the land be in accordance with Schedule "C";
4. The applicant be required to post with the City a Landscape Performance Security deposit in the form of a "Letter of Credit" in the amount of 125% of the estimated value of the landscaping, as determined by a Registered Landscape Architect;

AND THAT Council authorizes the issuance of Development Variance Permit No. DVP21-0195 for Lot 1 District Lot 129 ODYD Plan KAP47562, located at 1994 Springfield Road, Kelowna, BC;

AND THAT variances to the following section of Zoning Bylaw No. 8000 be granted:

Section 14.4.5(b): C4 – Urban Centre Commercial, Development Regulations

To vary the site coverage requirements from 75% permitted to 88% proposed.

Section 14.4.6(e): C4 – Urban Centre Commercial, Other Regulations

To vary the total functional commercial space requirements from 90% required to 15% proposed on Springfield Road and from 90% required to 10% proposed on Ambrosi Road.

AND FURTHER THAT this Development Permit and Development Variance Permit is valid for two (2) years from the date of Council approval, with no opportunity to extend.

2.0 Purpose

To issue the form and character Development Permit of a new mixed-use building with variances to the site coverage and the commercial space requirements.

3.0 Development Planning

Staff are recommending support for the form and character Development Permit and the associated site coverage and commercial frontage variances to facilitate the construction of the 182-unit apartment on the subject property. The application meets many of the Official Community Plan (OCP) Urban Infill objectives with respect to Urban Form and Housing Mix, as well as Urban Centre development policies including:

- Locate buildings to provide an effective street edge while respecting the established, desired streetscape rhythm;
- Develop visual and physical connections between the public street and private buildings (e.g. patios and spill-out activity, views to and from active interior spaces, awnings and canopies);
- Provide generous outdoor spaces, including rooftops, balconies, patios and courtyards, to allow residents to benefit from the favourable Okanagan weather;

The proposed buildings have a high degree of architectural articulation, both horizontally and vertically, thus enhancing visual interest. High quality materials are used throughout, and the colour scheme is both appropriate and varied. The townhouse-style units along Ambrosi Road are slightly above grade but are ground-oriented in nature. These units feature strong landscaping, activating the space, offering visual interest to passerby and increasing Crime Prevention Through Environmental Design (CPTED) principals.

With regards to the variance to the site coverage, the proposal is to increase to site coverage from 75% permitted to 88% proposed. The variance is acceptable to Staff as the development delivers a large amount of high-quality landscaping and green space throughout. In addition, the applicant has provided additional parking than the required minimum, as well as all required long-term and short-term bicycle parking. All of the parking is contained within the parkade. Groundwater issues has led to concerns about fully submerging the parkade underground. Staff would have preferred the buildings to be ground-level, however, due to site restraints, the applicant has added additional landscaping and street-oriented units.

With regards to the commercial frontage requirements variance, the proposal is to lower the commercial frontage requirements from 90% required to 15% proposed on Springfield Road and 90% required to 10% proposed on Ambrosi Road. The applicant is applying to have one CRU unit on the Southeast corner of the site, which will be used primarily internally for the building occupants. The applicant has indicated that it can be used for shared office space or building management. Staff believe the commercial viability along all of Springfield and Ambrosi Road will be challenging, so the applicant has proposed street-oriented townhouses, which will add to the street interface onto Ambrosi Road, which is the entrance to the Midtown Urban Centre.

4.0 Proposal

4.1 Background

The subject property used to be the Art Knapp site, however, has been vacant for several years. At the time of the application, the subject property was zoned C10 – Service Commercial and had the Future Land Use Designation of SC – Service Commercial. As such, the proposed development required both an OCP Amendment to change the Future Land Use Designation to MXR – Mixed Use (Residential/Commercial) and a rezoning to C4 – Urban Centre Commercial.

Both the OCP Amendment (OCP21-0009) and rezoning (Z21-0035) were given 1st Reading by Council on August 23rd, 2021 and forwarded to Public Hearing on September 21st, 2021. At the September 21st Tuesday Council Meeting, both files were given 2nd and 3rd Reading.

4.2 Project Description

The proposed development is for the construction of 182 residential dwelling units that are contained between a mix of town homes and apartments located in two 5-6 storey buildings, which will be set on top of a partially below-grade parkade. The bedroom unit count is as follows:

Unit Type	Number of Units	Proposed Size
Studio	17	420 ft ²
Studio – 1 bed	37	465 ft ²
1 Bedroom	47	588ft ²
1 Bedroom + Den	26	749ft ²
2 Bedroom	43	875ft ²
3 Bedroom	6	1000 ft ² or 1750ft ²
Townhouse	6	1280ft ²

Ambrosi Road frontage will be consisting of six town homes, a lobby and parkade entrance, while Springfield Road will have a flexible commercial space and amenities spaces that can be used by residences. The partially below-grade parkade will have access off Ambrosi Road and will have all the required parking spaces and bike parking. The visitor stalls will be accessed off Moss Court. No access to the site will be from Springfield Road.

Due to the subject property being on an important intersection of Springfield Road and Ambrosi Road and the associated traffic concerns with the added units, a contribution from the applicant to facilitate a full traffic signal at the intersection with Ambrosi Road and Springfield Road will be completed. Kent Road is proposed to be extended through Agassiz Road, so the traffic signal will greatly improve existing and future traffic and pedestrian access issues.

On July 27th Council endorsed the proposed OCP consideration and development application process. The dates indicated in this report were estimates with the last date for OCP and bylaw adoption being October 18th. Staff recognize this consideration is past the date of October 18th but recommend Council consideration as the application does not impact the 2040 OCP adoption or process.

4.3 Site Context

The subject property is located on the edge of the Midtown Urban Centre at the northwest corner of the Springfield Rd / Ambrosi Rd intersection. The property is near 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



4.4 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	C4 ZONE REQUIREMENTS	PROPOSAL
Development Regulations		
Max. Floor Area Ratio	1.49	1.49
Max. Site Coverage (buildings)	75%	88% ●
Max. Height	37.0m / 12 storeys	23.5m / 6.5 storeys
Min. Front Yard	0.0m	1.7m
Min. Side Yard (East)	0.0m	0.0m
Min. Side Yard (North)	0.0m	0.3m
Min. Rear Yard	0.0m	0.3m
Other Regulations		
Min. Parking Requirements	196	209
Min. Long-Term Bicycle Parking	140	140

Min. Short-Term Bicycle Parking	28	28
Min. Private Open Space	2,027m ²	4,780m ²
Min. Commercial Frontage Requirement (Ambrosi Road)	90%	10% ^①
Min. Commercial Frontage Requirements (Springfield Road)	90%	15% ^②
^① Indicates a requested variance to Section 14.4.5b – Urban Centre Commercial: Development Regulations ^② Indicates a requested variance to Section 14.4.6e – Urban Centre Commercial: Other Regulations		

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

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.

5.2 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

6.o Application Chronology

Date of Application Accepted: August 11th, 2021

Date Public Consultation Completed: May 13th, 2021

Report prepared by: Tyler Caswell, Planner

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:

Attachment A: Draft Development Permit DP21-0194 / DVP21-0195

Attachment B: Comprehensive Development Permit Design Guidelines Checklist

Attachment C: Applicant's Rationale

Schedule A: Site Plan / Floor Plan

Schedule B: Elevation Drawings

Schedule C: Landscape Plan