



DP21-0194 / DVP21-0195 1994 Springfield Road

Development Permit and Development Variance Permit Applications



Proposal

- ▶ To consider a Development Permit for the form and character of a new mixed-use building and to consider a variance to site coverage and the commercial frontage requirements.

Development Process

April 19th, 2021

Development Application Accepted



Staff Review & Circulation



May 13th, 2021

Public Notification Received



Aug 23rd, 2021

Initial Consideration



Sept 21st, 2021

Second & Third Readings



Council
Approvals



Nov 16th, 2021

Final Reading
DP & Variances

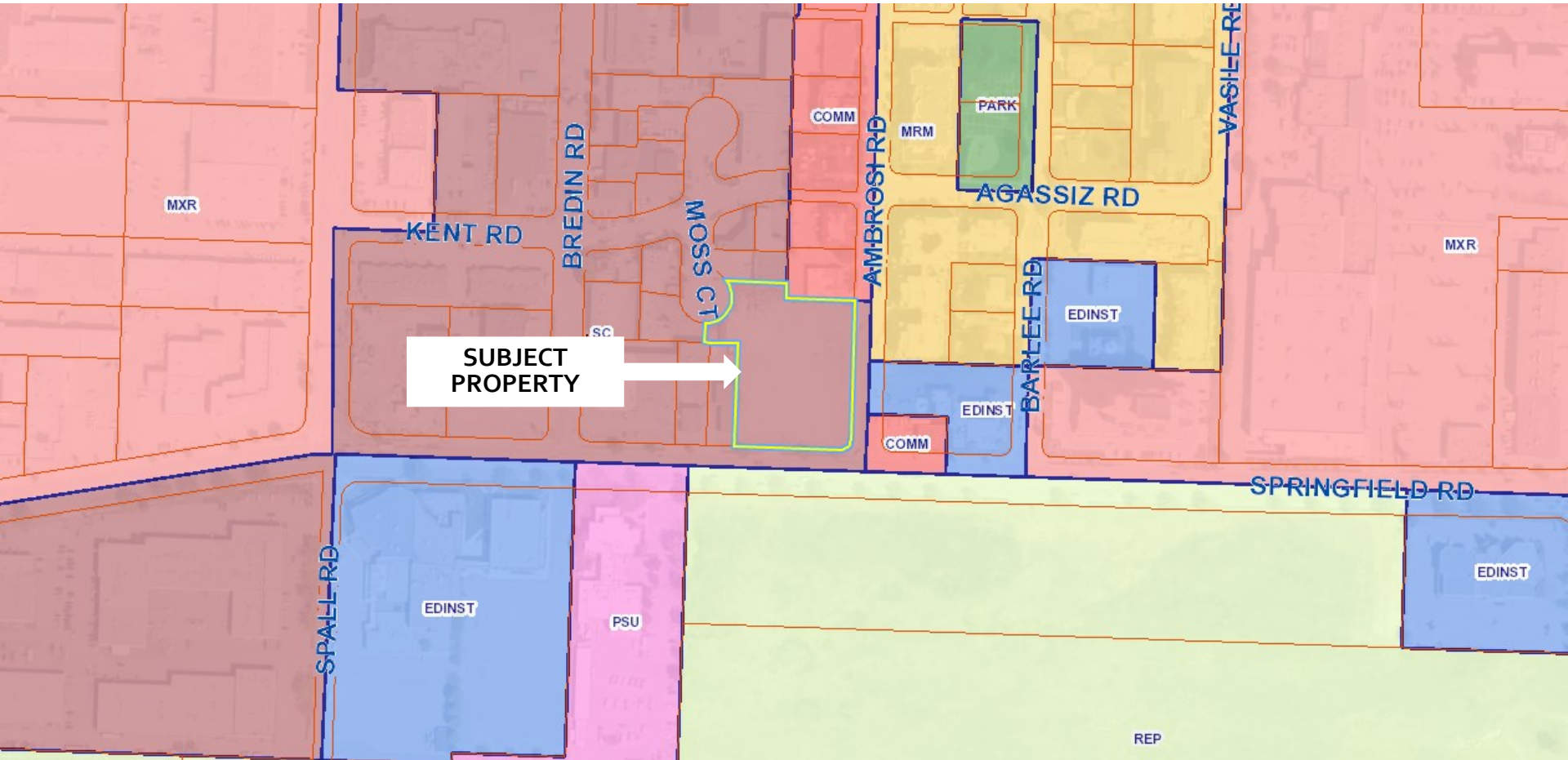


Building Permit

Context Map



Future Land Use



Subject Property Map

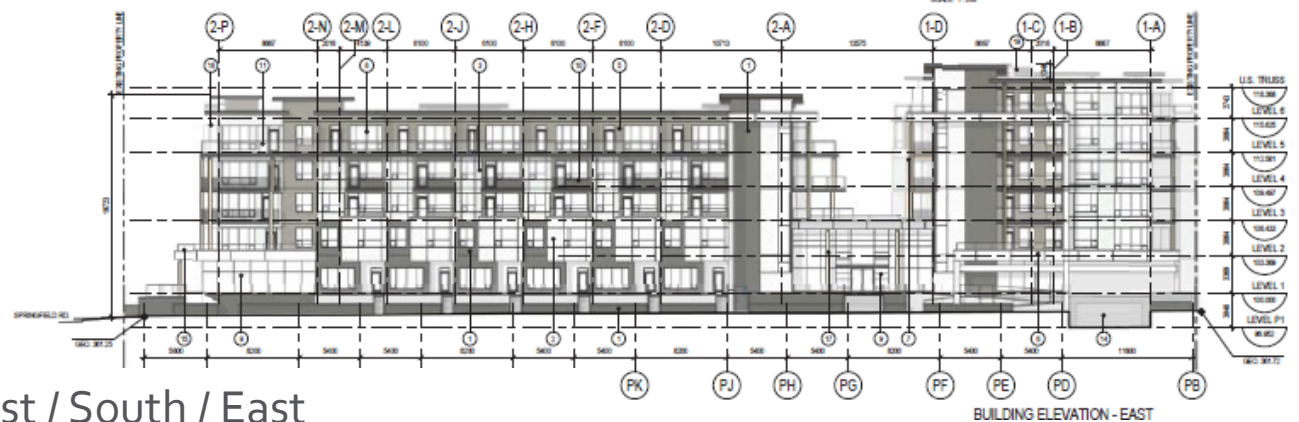
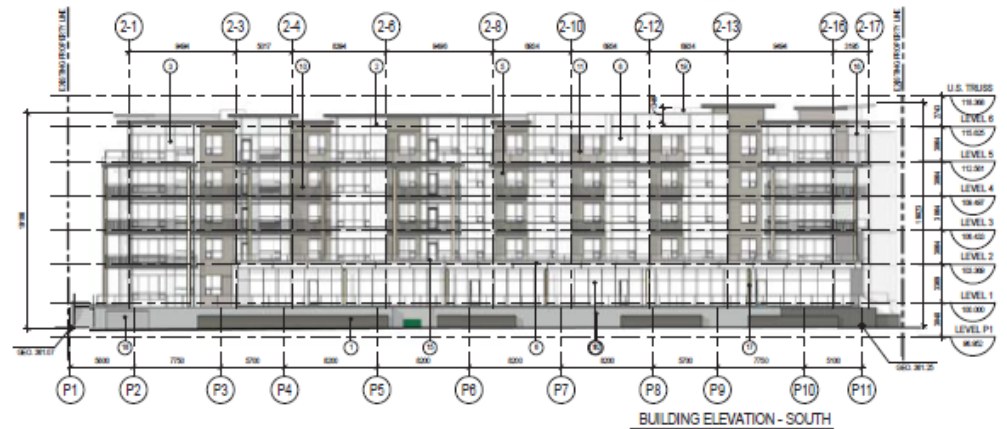
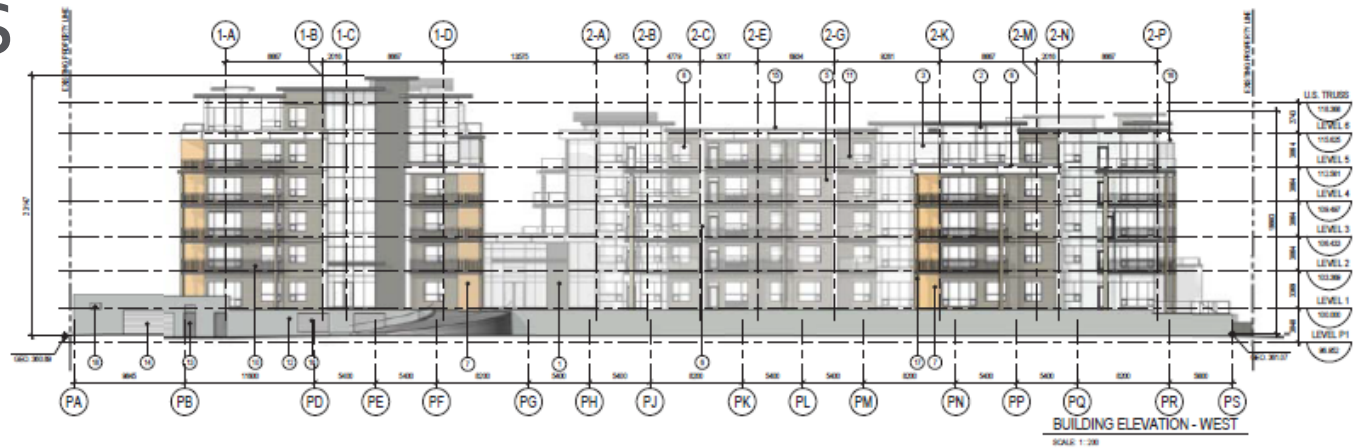


Project details

- ▶ Development Permit for form and character of new 182-unit apartment.
 - ▶ Six townhomes street-oriented along Ambrosi Road.
 - ▶ 176-units in two 5 + 6 storey apartment buildings.
 - ▶ Mix of bachelor, 1-bedroom, 2-bedroom and 3-bedroom units.
- ▶ Parkade access off Ambrosi Road and visitor access off Moss Court.
- ▶ All atop a semi in-ground parkade.
 - ▶ Parkade has all required stalls and bicycle parking.

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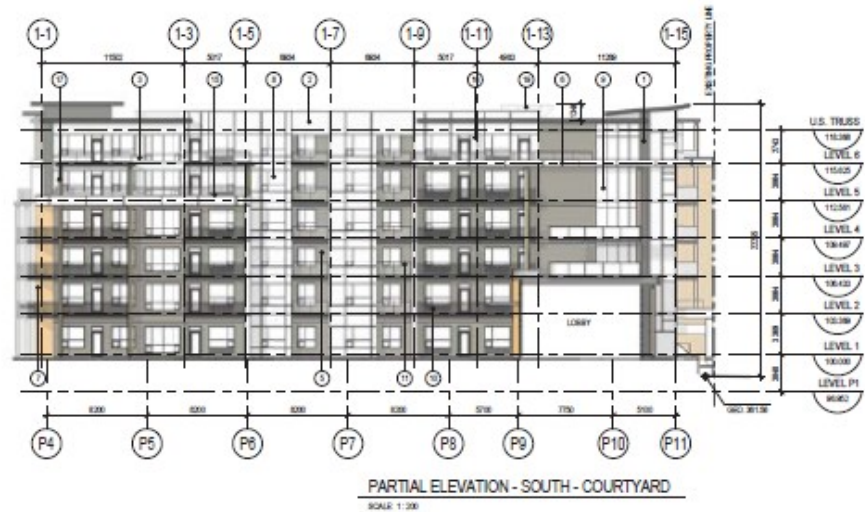
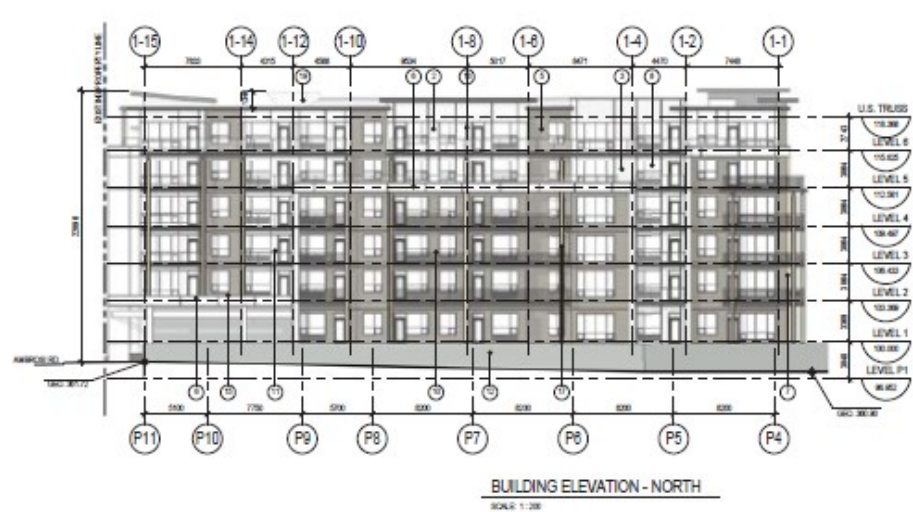
Elevations



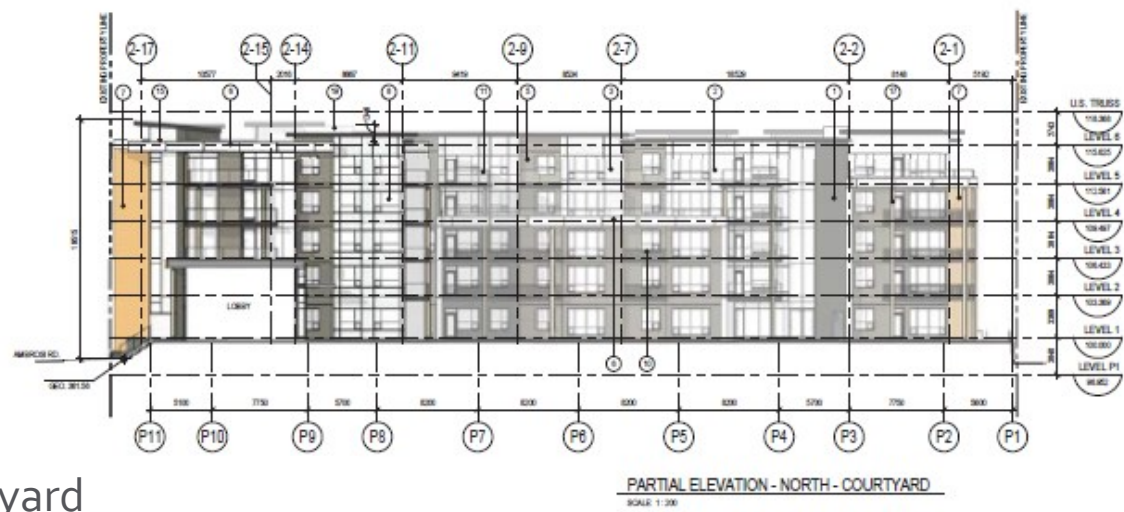
EXTERIOR MATERIALS AND FINISHES LEGEND	
1	BRICK VENEER (STACKED BOND) (CHARCOAL GREY)
2	STUCCO FINISH (FINE SAND TEXTURE) (ARCTIC WHITE)
3	STUCCO FINISH (FINE SAND TEXTURE) (PEARL GREY)
4	SPRINKLED CONCRETE (FINE SAND TEXTURE) (CONCRETE GREY)
5	PINK CONCRETE PLANK (BERRY TRUFFLE)
6	ARCHITECTURAL COMPOSITE PANEL (BRIGHT WHITE)
7	WOOD-APPEARANT BOARD AND BOLT (DARK OAK)
8	WALL WINDOWS AND DOORS (BLACK) ON CLEAR GLAZING
9	ALUMINUM CURTAIN WALL (BLACK) ON CLEAR GLAZING
10	ALUMINUM POST GLAZED RAIL (BLACK)
11	ALUMINUM VERTICAL RAILING (BLACK) ON CLEAR GLAZING
12	EXPOSED CONCRETE
13	YELLOW METAL DOOR AND STEEL FRAMES (GREY)
14	PREPARED SECTIONAL OVERHEAD DOOR (WHITE)
15	PREPARED METAL FLASHING (OFF FINISH)
16	ALUMINUM FRAMED PRIVACY SCREEN (BLACK) WITH DOUBLE THERMAPIK FIBER GLASS GLAZING
17	WOOD-CLAD STEEL COLUMN (STAINED)
18	PREPARED METAL COLUMN (GREY)
19	ROOF TOP MECHANICAL UNIT (GREY)

Building Elevation – West / South / East

Elevations



EXTERIOR MATERIALS AND FINISHES LEGEND	
1	BRICK VENEER (STACKED BONES) (CHARCOAL GRAY)
2	STUCCO FINISH (FINE SAND TEXTURE) (ARCTIC WHITE)
3	STUCCO FINISH (FINE SAND TEXTURE) (PEARL GRAY)
4	STUCCO FINISH (FINE SAND TEXTURE) (MONTAGNA GRAY)
5	PAINTED CONCRETE PLANK SIDING (MONTAGNA GRAY)
6	ARCHITECTURAL COMPOSITE PANEL (BRIGHT WHITE)
7	WOOD APPEARANCE SIDING AND ROOF (DESERT OAK)
8	VINYL WINDOWS AND DOORS (BLACK) ON CLEAR GLAZING
9	ALUMINUM CURTAIN WALL (BLACK) ON CLEAR GLAZING
10	ALUMINUM POST GUARD RAIL (BLACK)
11	ALUMINUM / GLASS RAILING (BLACK) ON CLEAR GLAZING
12	EXPOSED CONCRETE
13	HOLLOW METAL DOOR AND STEEL FRAMES (GRAY)
14	PREPARED SECTIONAL OVERHEAD DOOR (WHITE)
15	PREPARED METAL FLASHING CAP FLASHING
16	ALUMINUM FRAMED GLASS SCREEN (BLACK) WITH ORANGE TINTED GLAZING
17	WOOD CLAD STEEL COLUMN (STAINED)
18	WOOD CLAD STEEL COLUMN (STAINED)



Building Elevations – North + Courtyard

Conceptual Renderings



PERSPECTIVE VIEW - FROM CORNER OF SPRINGFIELD AND AMBROSI RD.



PERSPECTIVE VIEW - SOUTH ELEVATION - FROM SPRINGFIELD RD.

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Conceptual Renderings



PERSPECTIVE VIEW - WEST ELEVATION - FROM MOSS CT.



PERSPECTIVE VIEW - NORTH ELEVATION - FROM AMBROSI RD.

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Conceptual Renderings



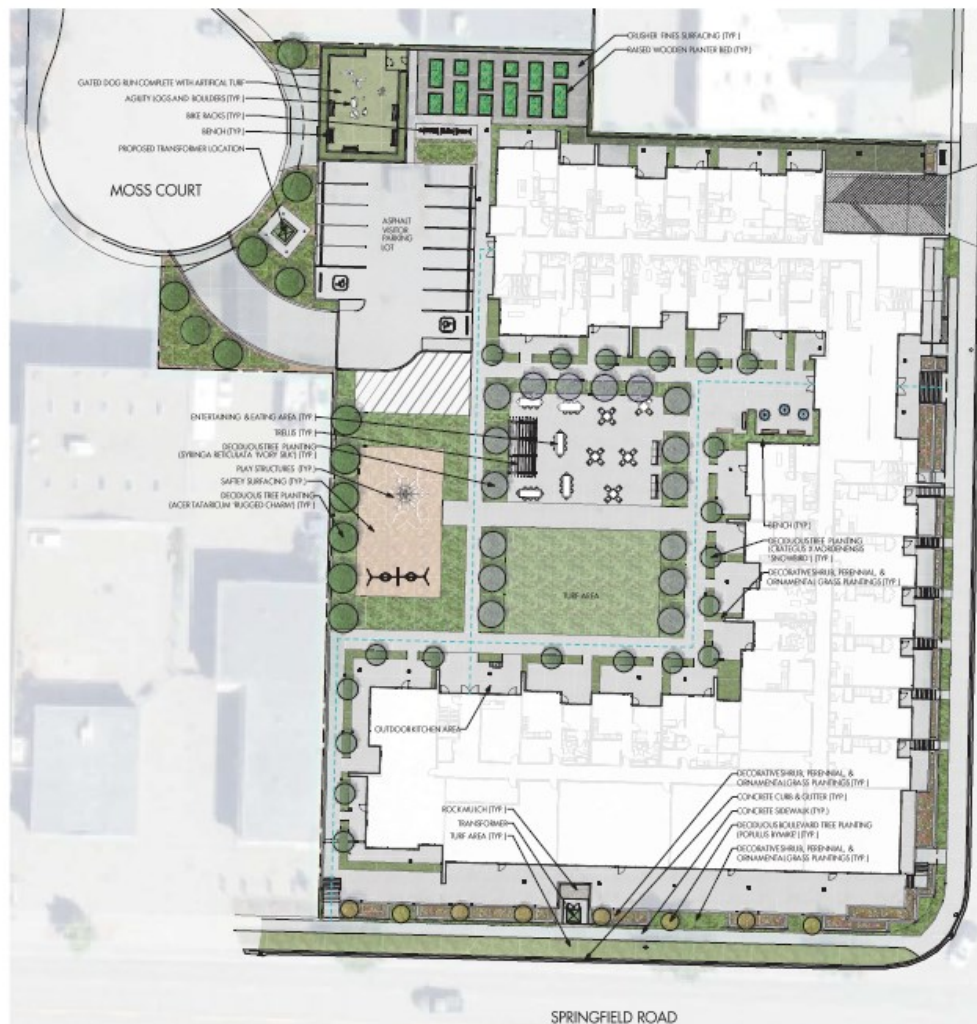
PERSPECTIVE VIEW - EAST ELEVATION - FROM AMBROSI RD.



PERSPECTIVE VIEW - SOUTH ELEVATION - FROM COURTYARD

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Landscape Plan



AMBROS ROAD

SPRINGFIELD ROAD

LEGEND

--- HARD SURFACED TRAVEL PATH TO SAVE AREA

- NOTES**
1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED THE CANADIAN LANDSCAPE STANDARD. ALL OFF-SEE LANDSCAPEWORKS TO MEET CITY OF KELLOWNA IN-LAW 7900 STANDARDS.
 2. ALL SOFT LANDSCAPE AREAS SHALL BE WATERED BY A FULLY AUTOMATIC TIED UNDERGROUND IRRIGATION SYSTEM.
 3. TREE AND SHRUB BEDS TO BE DRESSED IN A MINIMUM 75mm WOOD MULCH. DO NOT PLACE WEED MAT UNDERNEATH TREE AND SHRUB BEDS.
 4. TREE AND SHRUB BEDS TO RECEIVE A MINIMUM 300mm DEPTH OF TOPSOIL. PACKING IN: FINE TO RECEIVE A MINIMUM OF 150mm DEPTH OF TOPSOIL.
 5. TURF AREAS FROM 500 SHALL BE NO. 1 GRADE GROWN FROM CERTIFIED SEED OF IMPROVED CULTIVARS REGISTERED FOR SALE IN B.C. AND SHALL BE TOLERANT OF DROUGHT CONDITIONS A MINIMUM OF 100mm DEPTH OF GROWING MEDIUM IS REQUIRED. BENEATH TURF AREAS, TURF AREAS SHALL MEET EXISTING GRASSES AND HARD SURFACES FINISH.
 6. SITE GRADING AND DRAINAGE WILL ENSURE THAT ALL STRUCTURES HAVE POSITIVE DRAINAGE AND THAT NO WATER OR DISCHARGE WASTEWATER WILL BE DISCHARGED FROM THE LOT ONTO ADJACENT PUBLIC, COMMON, OR PRIVATE PROPERTIES.

PLANT LIST			
BOTANICAL NAME	COMMON NAME	QTY	SUB-SPACING & REMARKS
TREES			
ACTINOTABULARIA 'RUGGED CHAIR'	RUGGED CHAIR MAPLE	13	4m x 4m
CRATAEGUS ARBORESCENS 'SHOWBERRY'	SHOWBERRY HAWTHORN	20	4m x 4m
POPULUS 'WINDY'	WINDY POPLAR	8	4m x 4m
SPRINGIA RETICULATA 'IVORY SKIN'	IVORY SKIN TREE	16	4m x 4m
SHRUBS			
BERBERIS THUNBERGII 'NICKY KAT'	CHERRY BLOSSOM BARBERRY	134	100 CONT. (1.0m x 0.5m) SPACING
HYDRANGEA ARBORESCENS 'ANNABELLE'	ANNABELLE HYDRANGEA	86	100 CONT. (1.0m x 0.5m) SPACING
PERENNIALS & GRASSES			
ACHILLEA MIEDEOLA	COMMON YARROW	100	100 CONT. (0.75m x 0.5m) SPACING
CALLUNA VULGARIS 'HEATH RED GRASS'	HEATH RED GRASS	50	100 CONT. (1.0m x 0.5m) SPACING
ERIGONIA FLORIBUNDA 'NAGASAKI'	NAGASAKI ERIGONIA	100	100 CONT. (0.75m x 0.5m) SPACING
HECTEROPHYLLA SPARTANENSIS	HECTEROPHYLLA	100	100 CONT. (0.75m x 0.5m) SPACING
HEMIPHYLLA 'BERRY STELLA'	BERRY STELLA	150	100 CONT. (0.75m x 0.5m) SPACING
ASCLEPIAS SPENSIS 'PURPUREASCOPE'	ORANGE FLAME GRASS	50	100 CONT. (1.0m x 0.5m) SPACING
PHLOX DRUMMONDI 'MAGNIFICA'	JAPANESE SPURGE	150	100 CONT. (0.75m x 0.5m) SPACING
SAVIA 'NIGHTSALVA'	NIGHTSALVA	150	100 CONT. (0.75m x 0.5m) SPACING

Project details

- ▶ Applicant is requesting two variances for the proposal.
 - ▶ The maximum site coverage from 75% permitted to 88% proposed.
 - ▶ To vary the commercial frontage requirements from 90% required on Springfield to 15% and 90% required to 10% on Ambrosi Road.

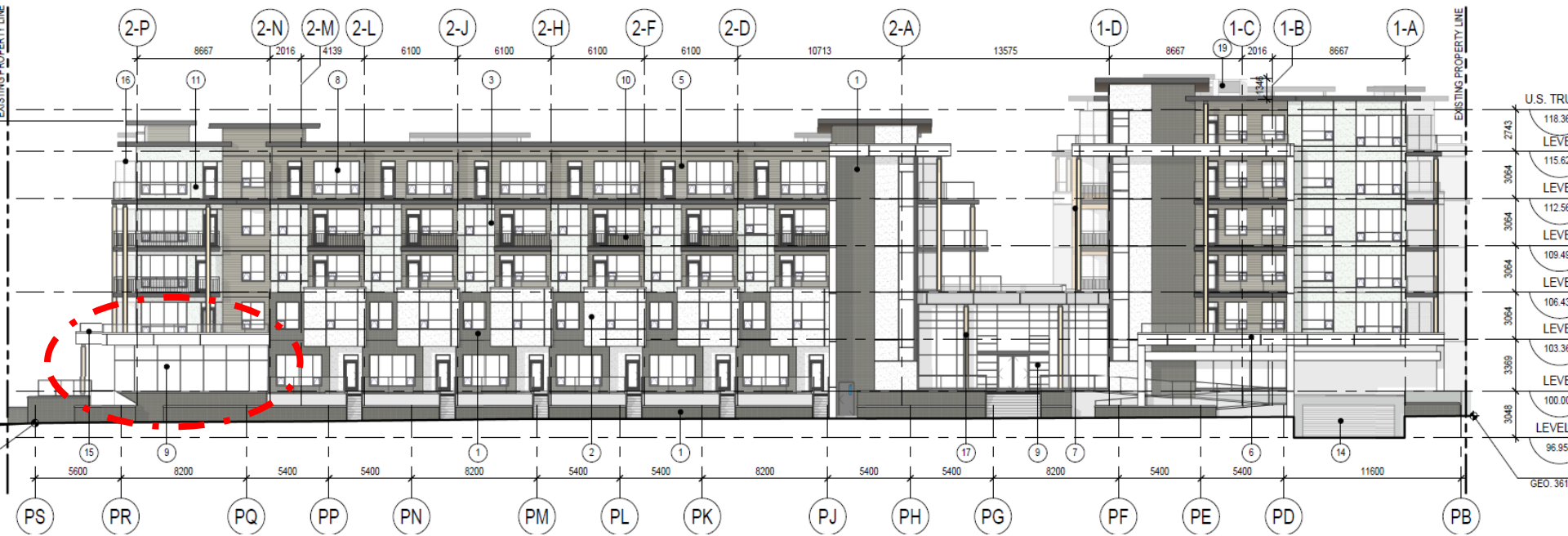
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Variances



Variances



Development Policy

- ▶ Meets the Intent of the Official Community Plan (OCP)
 - ▶ Urban Form
 - ▶ Housing Mix
 - ▶ Ground-Oriented Housing
 - ▶ Urban Centre Policies

Staff Recommendation

- ▶ Staff recommend support for the proposed Development Permit and Development Variance Permit.
 - ▶ Proposed buildings are in an important entrance to the Midtown Urban Centre.
 - ▶ Form and character meets the intent of the Urban Centre area and meets majority of Comprehensive Design Guidelines.
 - ▶ The variances are supported because applicant has increased landscaping throughout site and offered street-oriented dwellings along Ambrosi Road.



Conclusion of Staff Remarks