

REPORT TO COUNCIL



Date: March 7, 2022

To: Council

From: City Manager

Department: Development Planning

Application: Z21-0099
Owner: Ironclad Developments Mission Heights Holdings Inc., Inc.No. A0119488

Address: 2241 Springfield Road
Applicant: Ironclad Developments Inc.

Subject: Rezoning Application

Existing OCP Designation: UC – Urban Centre

Existing Zone: C4 - Urban Centre Commercial

Proposed Zone: C4r - Urban Centre Commercial (Residential Rental Tenure Only)

1.0 Recommendation

THAT Rezoning Application No. Z21-0099 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of LOT B DISTRICT LOTS 128 AND 142 OSOYOOS DIVISION YALE DISTRICT PLAN KAP85660, located at 2241 Springfield Road, Kelowna, BC from the C4 - Urban Centre Commercial zone to the C4r - Urban Centre Commercial (Residential Rental Tenure Only) zone, be considered by Council;

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 March 7, 2022;

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 rezone the subject property to facilitate a mixed-use development with the Residential Rental Only Tenure subzone.

3.0 Development Planning

Development Planning recommends support for the Rezoning application. The application proposes a zoning change from the C₄ – Urban Centre Commercial zone to the C_{4r} – Urban Centre Commercial (Residential Rental Tenure Only) zone, which would ensure the residential units in this development remains as dedicated rental dwellings within the Midtown Urban Centre. The proposed development will benefit from the central and convenient location of the subject property in close access to many nearby shops, services and amenities. This rezoning application aligns with key directions from the framework of the Healthy Housing Strategy, as well as the broad objectives in the Official Community Plan to support the creation of affordable and safe rental, non-market housing.

Planning Staff will continue to work with the applicant prior to bringing a Development Permit to Council for consideration to address issues related to architectural design, site layout and ground level amenity space to contribute to overall increased livability.

4.0 Proposal

4.1 Background

The subject property is approximately 4.42 acres and is currently vacant. The property was rezoned to the C₄ – Urban Centre Commercial zone in 2013 to facilitate a development, which was not constructed.

4.2 Project Description

This application proposes five six-storey wood-frame apartment buildings, comprising of 401 units. There is also a small amount of ground-floor commercial proposed on the Springfield Road and Benvoulin Road frontages. The units are a mix of studio, one, two and three bedrooms, and combination of surface, ground floor and underground parking is proposed.

4.3 Site Context

The subject property is located in the Midtown Urban Centre, at the intersections of Springfield Road and Benvoulin Road. It has a Walkscore of 62, indicating that it is somewhat walkable.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	C6 – Regional Commercial	Orchard Park Shopping Centre
East	A1 – Agriculture 1 CD23 – Public and Open-Air Market	Vacant Land
South	RM5 – Medium Density Multiple Housing	Multiple Dwelling Housing
West	C ₄ – Urban Centre Commercial	Gas Bar, Retail Stores, Food Primary Establishments

Subject Property Map: 2241 Springfield Road**5.0 Current Development Policies****5.1 Kelowna Official Community Plan (OCP)**

Objective 4.1 Strengthen the Urban Centres as Kelowna's primary hubs of activity.		
Policy 4.1.1. Live/Work Balance.	4.1.1.	<p>Direct growth in Urban Centres to achieve densities of 150-250 combined residents and jobs per hectare, with a composition of 2:1 residents to jobs or as outlined in an Urban Centre Plan. Refine these density targets as Urban Centre Plans are developed.</p> <p><i>The subject property is approximately 1.8 hectares in area, and proposes 401 residential dwelling units (rental).</i></p>
Objective 4.1 Strengthen the Urban Centres as Kelowna's primary hubs of activity.		
Policy 4.1.6. High Density Residential Development.	4.1.6.	<p>Direct medium and high density residential development to Urban Centres to provide a greater mix of housing near employment and to maximize use of existing and new infrastructure, services and amenities.</p> <p><i>This development proposes five mid-rise buildings, consisting of approximately 401 residential dwelling units (rental) and is in close proximity to existing services, employment and transit options.</i></p>
Objective 4.8 Support modest residential development to transition Midtown into a transit supportive neighbourhood.		
Policy 4.8.1. Midtown Residential Development.	4.8.1.	<p>Prioritize the development of multi-unit residential uses over employment uses in Midtown to support a greater live work balance.</p> <p><i>This development proposes five mid-rise buildings, consisting of approximately 401 residential dwelling units (rental) and a small amount of at-grade commercial.</i></p>

6.0 Technical Comments

6.1 Development Engineering Department

See Schedule A: City of Kelowna Memorandum

7.0 Application Chronology

Date of Application Accepted: September 10, 2021

Date Neighbourhood Notification Completed: November 23, 2021

Report prepared by: Kimberly Brunet, 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: City of Kelowna Memorandum

Attachment A: Applicants Rationale Letter and Draft Site Plan