
CITY OF KELOWNA

MEMORANDUM

Date: October 28, 2021
File No.: Z21-0099
To: Urban Planning Management (KB)
From: Development Engineering Manager (RO)
Subject: 2241 Springfield Rd. C4 to C4r

The Development Engineering Department has the following comments and requirements associated with this rezoning application to rezone the subject property from C4 Urban Centre Commercial to C4r - Urban Centre Commercial (Residential Rental Tenure Only). 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 are subject to review and or revision for approval by the Ministry of Transportation (MOTI) Infrastructure.

2. Domestic Water and Fire Protection

- a) 2241 Springfield Rd. is currently serviced with a 200mm 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, if required.
- 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 the on-site irrigation system

2. Sanitary Sewer

Our records indicate that these properties are currently serviced with a 200mm-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 geotechnical 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) Benvoulin Rd. must be upgraded to current standards along the full frontage of this proposed development, including curb and gutter, landscaped boulevard c/w irrigation, separated sidewalk, drainage system including catch basins, manholes and pavement removal and replacement and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction.
- b) Benvoulin Ct. must be upgraded to current standards along the full frontage of this proposed development, including curb and gutter, landscaped boulevard c/w irrigation, separated sidewalk, drainage system including catch basins, manholes and pavement removal and replacement and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction.

- c) Springfield Rd. must be upgraded to current standards along the full frontage of this proposed development, including curb and gutter, landscaped boulevard c/w irrigation, separated sidewalk, drainage system including catch basins, manholes and pavement removal and 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) Two existing curb depression/letdown on Benvoulin Rd. shall be replaced with a barrier curb and sidewalk.
- b) A TIA will be required for this development. Additional requirement will come out of this process.
- c) Hwy 97N and Leckie Rd. cost recovery:
 - a. Residential - 401 units x 0.7 = 280.7 EDU
 - b. Commercial - 735sq.m = 7,911.50 sq. ft = 3.0 EDU
 - c. Total = 283.70 EDU @ \$1,000.00 = **\$283,700.00**
- d) 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 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.**

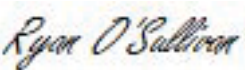
The Geotechnical reports must be submitted to the Planning and Development Services Department (Planning & Development Officer) for distribution to the Works & Utilities Department and Inspection Services Division prior to submission of Engineering drawings or application for subdivision approval.

- (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.
- iv) 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).



Ryan O'Sullivan
Development Engineering Manager

AS



September 30, 2021

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

Dear Ms. Kimberly Brunet

RE: Design Rationale Statement for 2241 Springfield Road, Kelowna, BC

Ironclad Developments Inc ('ICD') has conditionally purchased the subject property 2241 Springfield Road ('the property') and is the applicant for this combined Minor Re-Zoning and Urban Design Major Development Permit Application. This letter shall serve as notice of ICD's intent to re-zone the property from Urban Centre Commercial (C4) to Urban Centre Commercial Residential Rental Tenure (C4r) and permit the construction of five (5) mid-rise multi-family rental apartment buildings, including some ground-floor commercial uses in Building 1, and one (1) commercial building in between Building 2 and Building 3 (identified as #6 in Figure 1 below).

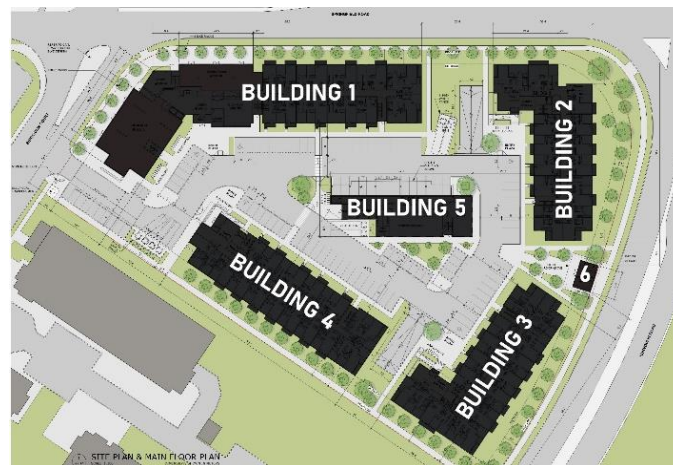


Figure 1 Building Nomenclature

The property is approximately 4.42 acres and is located within the Urban Core and Midtown Urban Centre. The property is currently vacant, surrounded by a mixture of commercial and multi-family residential land uses. Within walking distance or a short drive from the property, there are a variety of amenities as described below:

- Nearby commercial including a regional shopping centre, grocery store, liquor store, pharmacy, gas station, bank and etc.;
- Restaurants including dine-in and fast food;
- Parks and recreation opportunities (Mission Creek Regional Park, Mission Creek Golf Club, Barlee Park & Community Garden, Parkinson Recreation Park, Mill Creek Linear Park); and



- Existing Schools located within a 5 min drive (Springvalley Elementary, Springvalley Middle School, Kelowna Christian Middle & Highschool, Immaculata Regional High School and various post-secondary schools such as MC College and Centre for Arts and Technology Kelowna).

Development Proposal

The property is zoned Urban Centre Commercial (C4) and is located within the Midtown Urban Centre. As per Section 14.4.5(c) of the Zoning Bylaw, the maximum building height permitted for apartment housing is the lesser of 12 storeys or 37m. The proposed development consists of six buildings. Building 1, Building 2, and Building 3 are proposed as six-storey developments, Building 4 is proposed as five storeys on the south side and six storeys on the north side, Building 5 is proposed as a four-storey development, and Building 6 is proposed as a one-storey commercial development. The massing of each building was tested to meet the required Daylighting Standards setbacks, resulting in a step-backed massing for Building 4. The development is appropriate for the property, as it is adjacent to a commercial area and other mid-rise multi-family residential buildings. A shadow study analyzing shadow forecasts during the spring, summer, and fall seasons displayed minimal impact onto adjacent properties, and winter shadow impact is focused on Springfield Road.

The proposal to rezone the property as C4r Zone is a subzone of the current C4 Zone. The intent to rezone the property as C4r will ensure the building remains rental for the long term. ICD constructs purpose-built rental apartment buildings designed to be operated as rental properties for the long term, whether by our sister company Ironclad Properties or by other long-term real estate investors.. The buildings include a mix of one-, two- and three-bedroom units, providing an option of unit size to students, young professionals, seniors, and small families. As per Section 14.4.5(a.2.ii) and Section 14.4.5(a.2.v) the achievable permitted density including eligible bonusing is 1.68 FAR. This will maximize the development potential of the lot with a total of 401 units distributed in five (5) mid-rise multi-family buildings, increasing Kelowna's rental options. Kelowna's Urban Centres Roadmap outlines policies and targets for urban centres as they continue to develop. Two of the policies to create a healthy housing mix are 'promote a mix of unit types, building form and tenure in multi-family residential developments' and 'encourage multi-family buildings in areas with schools and parks to contain ground-oriented units and family-oriented units.' The proposed multi-unit residential development supports these policies as it will increase the mix of housing in the urban centre and is near numerous parks, commercial and employment zones.

The City of Kelowna Zoning Bylaw requires any building located on a collector or arterial road in the Urban Centre Commercial zone to provide 90% of all street frontages as functional commercial space on the first floor. ICD believes 90% of commercial frontage is not an appropriate or viable use as it is adjacent to a regional shopping centre and strip mall and has uncertain commercial marketability due to restrictive access and parking along Springfield Road and Benvoulin Road. ICD believes a reduction to the commercial space to accommodate smaller-scaled services is appropriate for this property. A pre-application meeting with the City identified that a variance to reduce the required commercial frontage from 90% to approximately 25% of building frontage would be supported by planning staff, and the design of the project achieves 27% commercial frontage.

Vehicular access is proposed as a driveway approach along Benvoulin Court. ICD's civil engineering consultants have collaborated with the Municipal Traffic and Engineering department to redesign the traffic median to accommodate this approach south of the traffic median and redesign the pedestrian crosswalk north of the traffic median. A combination of surface, covered, and underground parking is proposed. As per Section 8.2.12. a 20% parking reduction is permitted if development is sub-zoned for Residential Rental Tenure and is located within the Urban



Centre. The provided vehicular parking stalls of 97 surface stalls, 14 covered stalls (Building 5), and 300 underground stalls exceed the required provision. Two underground access points are proposed, one along the north between Building 1 and Building 2, and the south between Building 3 and Building 4.

The amenity-rich features include a business centre, pet wash station, off-leash dog run, fitness centre, and a games room in Building 1 and Building 5. The architectural detail includes a predominantly neutral colour palette of dark grey, dark blue, and arctic white. Yellow accents emphasize commercial frontage along Springfield Road and highlight public entrances within the inner courtyard. Wayfinding within the inner courtyard is enforced as yellow vertical elements for building entrances, which is further defined by small entry plazas that boost social interaction between residents. To create a pedestrian-scaled environment, the first two floors of all buildings will have stone-veneer accents and scenic landscaping. Internalized residential ground floor units will have walk-out patios, and all other units will have balconies.

City of Kelowna Planning Policy Framework

Kelowna 2030 Official Community Plan Bylaw (10500)

The Kelowna 2030 Official Community Plan designates the property as Urban Centre and within the Urban Design Development Permit Area - Midtown Urban Centre growth node. The proposed development meets the following policies outlined in the Official Community Plan:

- Objective 5.23 Address the needs of families with children through the provision of appropriate family-oriented housing - Policy 1 Ground Oriented Housing: Encourage all multiple-unit residential buildings in neighbourhoods with schools and parks to contain ground-oriented units with 2 or more bedrooms to provide a family housing choice within the multi-unit rental or ownership markets.
- Chapter 14 Urban Design Development Permit Guidelines:
 - 1.6 Provide generous outdoor spaces, including rooftops, balconies, patios and courtyards, to allow residents to benefit from the favourable Okanagan weather.
 - 4.1 Mitigate the actual and perceived bulk of buildings by utilizing appropriate massing including: Architectural elements (balconies), Visually interesting rooflines and Step-back upper floors to reduce visual impact.
 - 5.1 Design for human scale and visual interest in all building elevations. This can be achieved principally by giving emphasis to doors and windows and other signs of human habitation relative to walls and building structure
 - 5.4 Design building facades with a balance of vertical and horizontal proportions (e.g. vertical elements at regular intervals to strengthen the pedestrian-scale of otherwise horizontal buildings).
 - 6.2 Provide visually prominent, accessible, and recognizable entrances through attention to location, details, proportions, materials, and lighting that act to personalize or lend identity to a building;
 - 7.1 Design varied and interesting public open space to promote social interaction, ensure continuity of pedestrian movement through the site, and accommodate a range of uses and activities year-round;



IRONCLAD DEVELOPMENTS INC.

ICD's proposal for the property meets the above policies from the Official Community Plan. The proposed development of five (5) mid-rise multi-family buildings and one (1) commercial building within the Midtown Urban Centre aligns with the objectives stated in the Urban Centre Road Map by increasing residential population to support local services and amenities and encourages a mix of tenure and unit types.

City of Kelowna Zoning Bylaw (8000)

The City of Kelowna Zoning Bylaw designates the property as Urban Centre Commercial ('C4') Zone. ICD intends to re-zone the property to Urban Centre Commercial Residential Rental Tenure ('C4r') Zone. Under the C4r zone, apartment housing is a permitted principal use. The following table summarizes the regulations in the C4r zone.

Zoning Summary, C4r Zone			
Zoning Provisions	Required	Provided	Compliance
Lot area (min)	1300 sq m	17 800 sq m	✓
Lot width (min)	40 m	105 m	✓
Lot Depth (min)	30 m	175 m	✓
Building Height	Lesser of 12 storeys or 36m	21.8 m	✓
Site Coverage (max)	75%	56%	✓
Front Yard (min)	0 m	4.6 m	✓
Rear Yard (min)	0 m	0 m	✓
Flanking Side Yard (min)	0 m	4.6 m	✓
Interior Side Yard (min)	2 m	7.6 m	✓
Floor Area Ratio (S.14.4.5.a.2.) 1.3 FAR (S.14.4.5.5a.2.ii) 0.18 FAR (S.14.4.5.5.a.2.v) 0.2 FAR	1.68 FAR	1.68 FAR	✓
Private Open Space	4828 sq.m	4863 sq.m	✓
Parking Spaces	353	411	✓
Bicycle Parking Spaces	312 Long + 49 Short	313 Long + 53 Short	✓
Commercial Space	215.73 m	59.3 m	X

One variance is requested for this development to vary the required commercial space. The provided commercial frontage of 59.3 m does not meet Zoning Bylaw standards. As per Section 14.4.6(e) any building located on streets classified as a collector or arterial as identified in the OCP Map 7.3 – 20 Year Major Road Network and Road Classification Plan shall provide a functional commercial space on the first floor, which must occupy a minimum of 90% of all street frontages, OR a minimum of 75% on secondary street frontages provided 100% of the principal frontage has a functional commercial space. However due to the large commercial centre in the area and limited direct vehicle access to the surrounding street network, the proposed small scale commercial space is better suited for this proposal (commercial space reduction is calculated below).



IRONCLAD DEVELOPMENTS INC.

ATTACHMENT A

This forms part of application

Z21-0099

Planner Initials KB



Roads	Required Commercial Frontage	Provided Commercial Frontage
Benvoulin Court	$(22.6 \text{ m} \times 0.9) = 20.34 \text{ m}$	22.6 m
Springfield Road	$(101.5 \text{ m} \times 0.9) = 91.35 \text{ m}$	27.6 m
Benvoulin Road	$(115.6 \text{ m} \times 0.9) = 104.04 \text{ m}$	9.1 m
Total	215.73 m	59.3 m

Note: $59.3 \text{ m} \div 215.73 \text{ m} = 27.4\%$

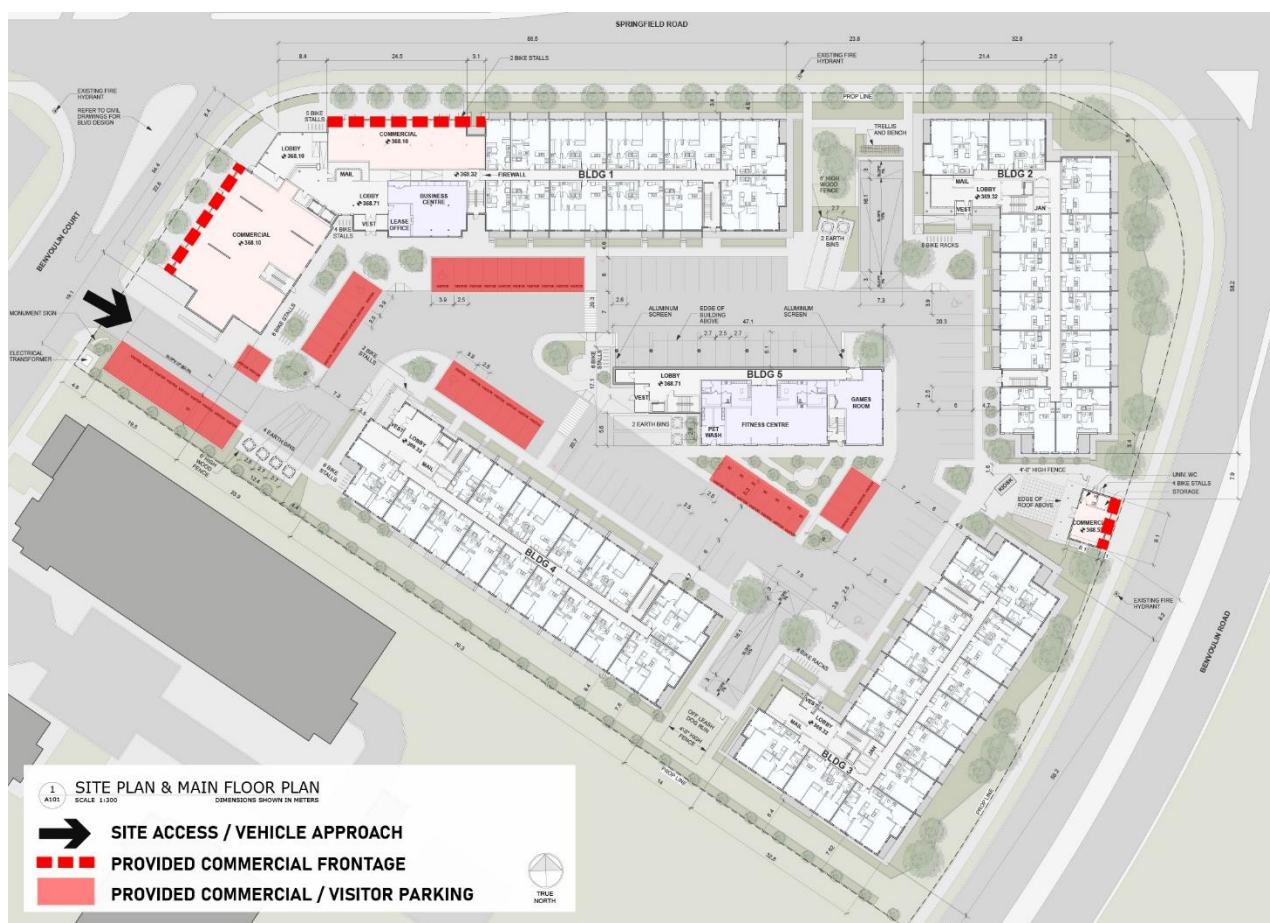


Figure 2 Commercial Amenities

Commercial units are designed with adaptable configurations, depending on leased commercial uses. For example, Building 1 proposes 679 sq.m. of commercial space along the Springfield Road and Benvoulin Court intersection. Unit sizes and arrangements would be configured depending on the tenant. The commercial space is located at the Springfield Road and Benvoulin Court intersection due to restrictive site access and vehicular approach along 4-lane arterial roads such as Springfield Road and Benvoulin



Road. To create a street presence along Benvoulin Road, ICD proposes a commercial/event centre of approximately 56 sq.m. between Building 2 and Building 3. The commercial/event centre is centrally located to reduce building street frontage along Benvoulin Road. The focus of the event centre is to provide a variety of exciting and unique opportunities for residents and visitors to socialize. The event centre can be rented to tenants, local community groups, small retailers, and pop-up commercial events (refer to Figure 3). The commercial building and secure event centre would aid in CPTED principles of activity support and natural surveillance and create place-making opportunities for tenants and residents of Kelowna.



Figure 3 Possible Functions for Building 6 and Secure Event Centre



IRONCLAD DEVELOPMENTS INC.

Conclusion

ICD trusts the proposed Minor Re-zoning and Urban Design Major Development Permit application is fitting for the property, and the concurrent applications will facilitate a development that is representative of sound planning principles expressed in the Kelowna 2030 Official Community Plan and Zoning Bylaw.

Should you have any questions, concerns, or wish to discuss our development application in more detail, please do not hesitate to contact the undersigned.

Respectfully submitted,

Irene Borgonia
iborgonia@icdev.ca
Urban Planner, Ironclad Developments Inc.



ATTACHMENT A

This forms part of application
Z21-0099

Planner Initials KB

City of Kelowna
DEVELOPMENT PLANNING

Ironclad Developments Inc.

Project Management
General Contracting
Design/ Build

101-57158
Symington Rd.
Springfield, MB.
R2J 4L6

Ph:
204-777-1972

info@icdev.ca

DEVELOPMENT DESCRIPTION

CURRENT ZONING: C4

SITE AREA: 192,833 SF (17,194.8 SQM)

NET (F.A.R.) AREA 323,933 SF (30,094.4 SQM)

FLOOR AREA RATIO (F.A.R.) = 1.68

PROPOSED UNITS: 401

STUDIO = 43

1 BED = 160

2 BED = 160

3 BED = 38

MIN. VEHICLE PARKING REQUIREMENTS

RESIDENTIAL = 377

VISITOR = 56

COMMERCIAL = 10

TOTAL REQUIRED = 443

TOTAL REQUIRED WITH RENTAL HOUSING REDUCTION (20%) = 354

TOTAL VEHICLE PARKING STALLS PROVIDED: 411

300 CARS BELOW GRADE

111 CARS AT GRADE

303 REGULAR SIZE STALLS

99 SMALL SIZE STALLS

9 ACCESSIBLE STALLS

MIN. LONG TERM BIKE PARKING REQUIREMENTS

RESIDENTIAL = 310

COMMERCIAL = 2

TOTAL REQUIRED = 312

TOTAL LONG TERM BIKE PARKING PROVIDED: 313

TOTAL SHORT TERM BIKE PARKING PROVIDED: 53

DEVELOPMENT AREAS	
	RESIDENTIAL
	AMENITY
	COMMERCIAL
	CIRCULATION / SERVICES

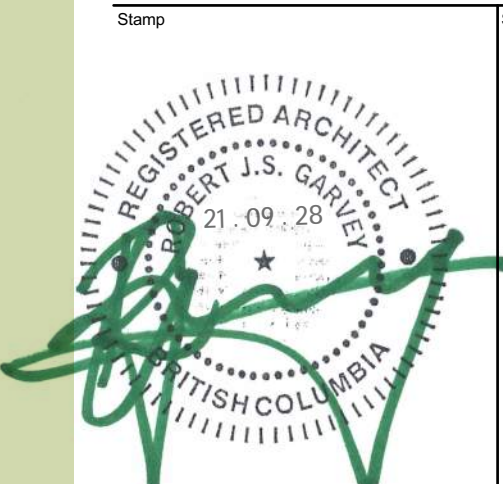
Consultant

ROBERT JS GARVEY
ARCHITECT

201-57158 SYMINGTON RD 20E
SPRINGFIELD, MB R2J 4L6
T: 204.227.9274
E: rgarvey@A77.ca

REV#	REVISION DESCRIPTION	DATE
1	ISSUED FOR DEVELOPMENT PERMIT	SEPT 15, 2021

All drawings and specifications are the property of Robert JS Garvey Architect and cannot be reproduced or used without the written consent of the Architect. The contractor shall verify all dimensions, datums and levels noted on the drawings with the conditions on site and shall be responsible for reporting any errors or omissions to Robert JS Garvey Architect for adjustments. This drawing shall not be scaled.



Project

SPRINGFIELD ROAD

2241 SPRINGFIELD ROAD,
KELOWNA, BC

Drawing Title

SITE PLAN & MAIN FLOOR PLAN

Project no.	2105	Designed by	TT
Drawn by	TT	Reviewed by	RG
Date	SEPT 15, 2021	Revision Date	
Reference no.		Scale	AS NOTED
Sheet no.		Revision no.	

A101