

REPORT TO COUNCIL



Date: August 23, 2022

To: Council

From: City Manager

Department: Development Planning

Application: DP21-0231 DVP21-0232 **Owner:** Ironclad Developments Mission Heights Holdings Inc., Inc.No. A0119488

Address: 2241 Springfield Rd **Applicant:** Ironclad Developments Inc.

Subject: Development Permit and Development Variance Permit Application

Existing OCP Designation: UC – Urban Centre

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

1.0 Recommendation

THAT final adoption of Rezoning Bylaw No. 12333 be considered by Council;

AND THAT Council authorizes the issuance of Development Permit No. DP21-0231 and Development Variance Permit No. DVP21-0232 for LOT B DISTRICT LOTS 128 AND 142 OSOYOOS DIVISION YALE DISTRICT PLAN KAP85660, located at 2241 Springfield Rd, 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 variances to the following section of Zoning Bylaw No. 8000 be granted:

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

To vary the required minimum amount of functional commercial space for the Springfield Rd frontage from 90% required to 19.12% proposed.

AND THAT the applicant be required to complete the above noted conditions of Council's approval of the Development Permit and Development Variance Permit Application in order for the permits to be issued;

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 a Development Permit for the form and character of a mixed-use development and a Development Variance Permit for the amount of functional commercial space for the Springfield Rd frontage.

3.0 Development Planning

Development Planning recommends support for the Development Permit and Development Variance Permit applications. The proposal for a mid-rise development containing 401 residential units, as well as ground-oriented commercial complies with a number of Form and Character Design Guidelines in the 2040 Official Community Plan. Several of these key guidelines includes:

- Orientation of windows and balconies to face the fronting streets, helping to maximize 'eyes on the street';
- Break up large buildings with mid-block connections, which include seating and landscaping;
- Providing vehicular access to the on-site parking from the lowest classification street; and
- Articulation of building facades to provide visual interest.

Additionally, the property has the residential rental only tenure subzone, which ensures the 401 residential units in this development will remain as dedicated rental dwellings within the Midtown Urban Centre. This contributes to OCP housing policies and key goals within the Healthy Housing Strategy.

Variance

One variance is required to facilitate this proposal, to the minimum amount of active commercial frontage, for the Springfield Rd frontage from 90% required to 19.12% proposed. OCP Map 4.1 Midtown Street Character identifies Benvoulin Ct and Benvoulin Rd as a Mixed Street and Springfield Rd as a Retail Street. Retail Streets requires retail commercial uses at grade, however Mixed Streets can be either commercial or residential at grade. This application includes 679 m² of commercial space which is located along Benvoulin Ct and Springfield Rd. Planning feels the ground-oriented commercial that's been provided on the Springfield Rd frontage is appropriate, and this location may not be viable for a full-build out of commercial fronting on Springfield Rd. Further, as the adjacent property to the east is located within the Agricultural Land Reserve (ALR), a full commercial frontage would end abruptly. Ground-level residential units have been provided along the remainder of the Springfield Rd frontage, resulting in a more sensitive transition to the ALR to the east.

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 mixed-use development proposes five separate buildings on-site. Buildings 1 and 2 are six-storeys, Buildings 3 and 4 have five storey south elevations and six-storey north elevations. Building 5, located in the middle of the development is four storeys. The proposal includes 401 residential units, and 679 m² of commercial space at grade in building 1. The unit breakdown includes 43 studio units, 160 one-bedroom units, 155 two-bedroom units and 43 three-bedroom units. Private and common amenity space is provided through at-grade patio space, balconies, rooftop patios. Building 5 provides indoor common amenity space, including a fitness room, activity room and lounge. Additional indoor amenity space is provided in Building 1, and there are at-grade outdoor landscaped areas, including a dog run, play berm and seating area. Vehicular entry is provided by one single drive aisle on Benvoulin Ct, and it serves surface and one-level of underground parking. The proposal utilizes a 20% parking reduction in accordance with provisions within the Zoning Bylaw for Rental Housing Incentives.

Primary building finish materials include Hardie Panels and Metal Lap Siding, with yellow as a primary accent colour. The accent colour augments the chosen material palette which consists of blue, grey and cream.

4.3 Site Context

The subject property is located in the Midtown Urban Centre, at the intersections of Springfield Road and Benvoulin Road. It's in close proximity to existing commercial, transit options and Mission Creek Regional Park. 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	C4 – Urban Centre Commercial	Gas Bar, Retail Stores, Food Primary Establishments

Subject Property Map: 2241 Springfield Rd



4.4 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	C _{4r} ZONE REQUIREMENTS	PROPOSAL
Development Regulations		
Max. Floor Area Ratio	1.67	1.41
Max. Site Coverage	75 %	30.8 %
Max. Height	37.0 m / 12 storeys	21.8 m / 6 storeys
Min. Front Yard (Benvoulin Ct)	0.0 m	4.6 m
Min. Flanking Side Yard (Springfield Rd)	0.0 m	7.6 m
Min. Side Yard (South)	2.0 m	4.6 m
Min. Rear Yard (Benvoulin Rd)	0.0 m	0.0 m
Other Regulations		
Min. Commercial Frontage (Springfield Rd)	90 %	19.12 % ❶
Min. Parking Requirements	353 stalls *	404 stalls
Min. Bicycle Parking	49 Short term stalls 312 Long term stalls	59 Short term stalls 314 Long term stalls
Min. Private Open Space	4,828 m ²	5,897m ²
❶ Indicates a requested variance to the minimum commercial frontage on Springfield Road (Retail Street)		
*Includes a reduction to the amount of required parking in accordance with Section 8.2.12 Rental Housing Incentives		

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.	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. <i>The subject property is approximately 1.8 hectares in area, and proposes 401 residential dwelling units (rental).</i>
Objective 4.1 Strengthen the Urban Centres as Kelowna's primary hubs of activity.	
Policy 4.1.6. High Density Residential Development.	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. <i>This development proposes five mid-rise buildings, consisting of 401 residential dwelling units (rental) and is in close proximity to existing services, employment and transit options.</i>
Objective 4.8 Support modest residential development to transition Midtown into a transit supportive neighbourhood.	
Policy 4.8.1. Midtown Residential Development.	Prioritize the development of multi-unit residential uses over employment uses in Midtown to support a greater live work balance. <i>This development proposes five mid-rise buildings, consisting of 401 residential dwelling units (rental) and a small amount of at-grade commercial.</i>
Objective 4.12 Increase the diversity of housing types and tenures to create inclusive, affordable and complete Urban Centres.	
Policy 4.12.1. Diverse Housing Forms	Ensure a diverse mix of medium density and high-density housing forms that support a variety of households, income levels and life stages. <i>This medium-density rental development includes 401 dwelling units (rental) ranging in size from studio units to three-bedroom units.</i>

6.0 Technical Comments

6.1 Development Engineering Department

All works and services requirements related to this development were addressed in the Development Engineering memo for Rezoning Application Z21-0099.

7.0 Application Chronology

Date of Application Accepted: September 10, 2021
 Date Neighbourhood Notification Completed: November 23, 2021
 Date of 1st, 2nd and 3rd Rezoning Readings: March 21, 2022

Report prepared by: Kimberly Brunet, Planner II
Reviewed by: Lydia Korolchuk, 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 and Development Variance Permit DP20-0122 DVP20-0123

Schedule A: Zoning Analysis and Site Plan

Schedule B: Elevations, Floorplans, Shadow Study, Materials and Colour Board

Schedule C: Landscape Plan

Attachment B: OCP Form and Character Development Permit Guidelines