

DP21-0231 DVP21-0232 2241 Springfield Rd

Development Permit and Development Variance Permit
Application

Proposal

- ▶ To issue a Development Permit for the form and character of a mixed-use development and to issue a Development Variance Permit for functional commercial space on the Springfield Rd frontage.

Development Process

Sept 8, 2021

Development Application Accepted

Staff Review & Circulation

Nov 23, 2021

Public Notification Received

Mar 7, 2022

Initial Consideration

Mar 21, 2022

Notice of First Reading

Aug 23, 2022

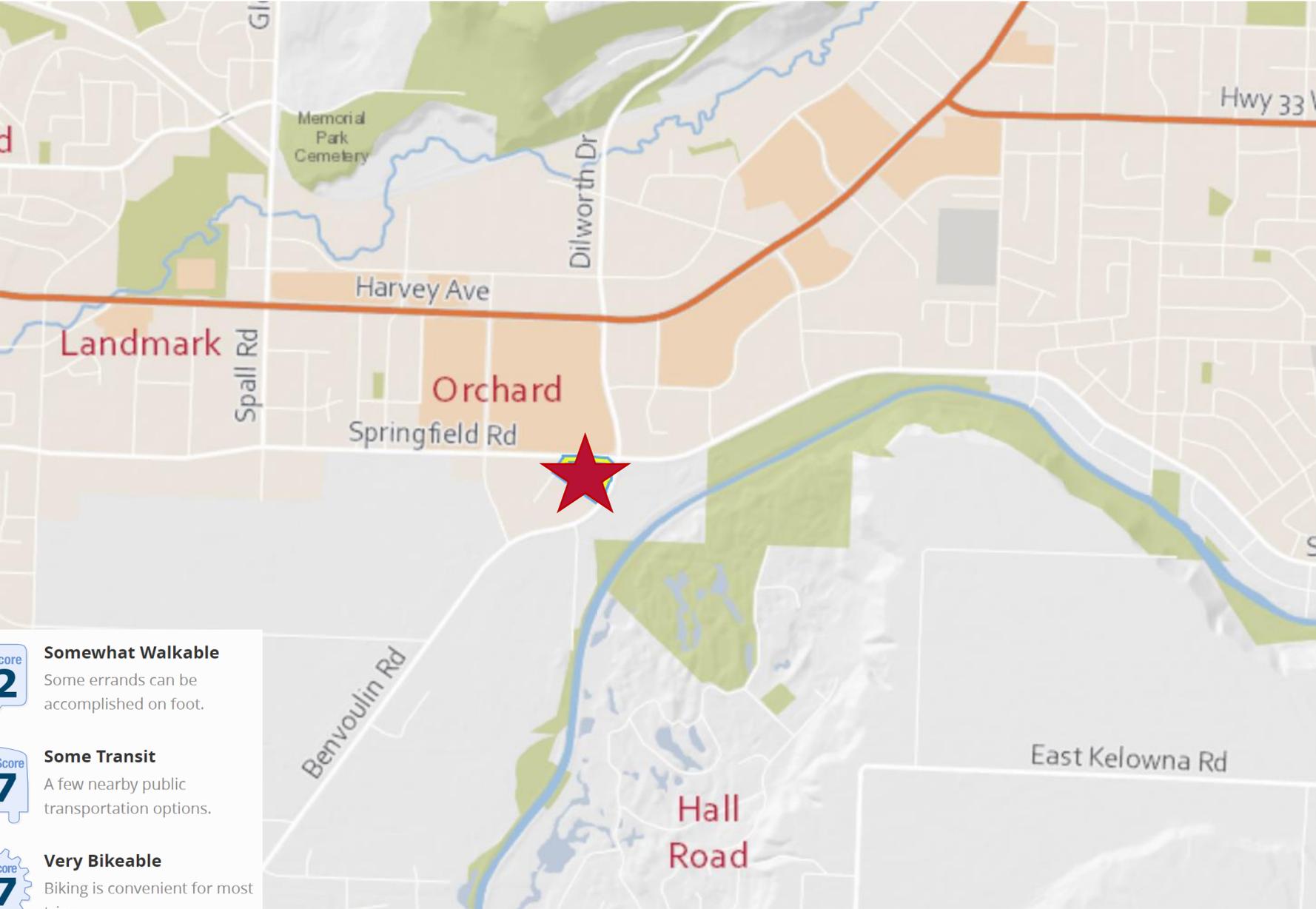
Final Reading and Development Permit Consideration

Issuance of Building Permits

Council Approvals



Context Map

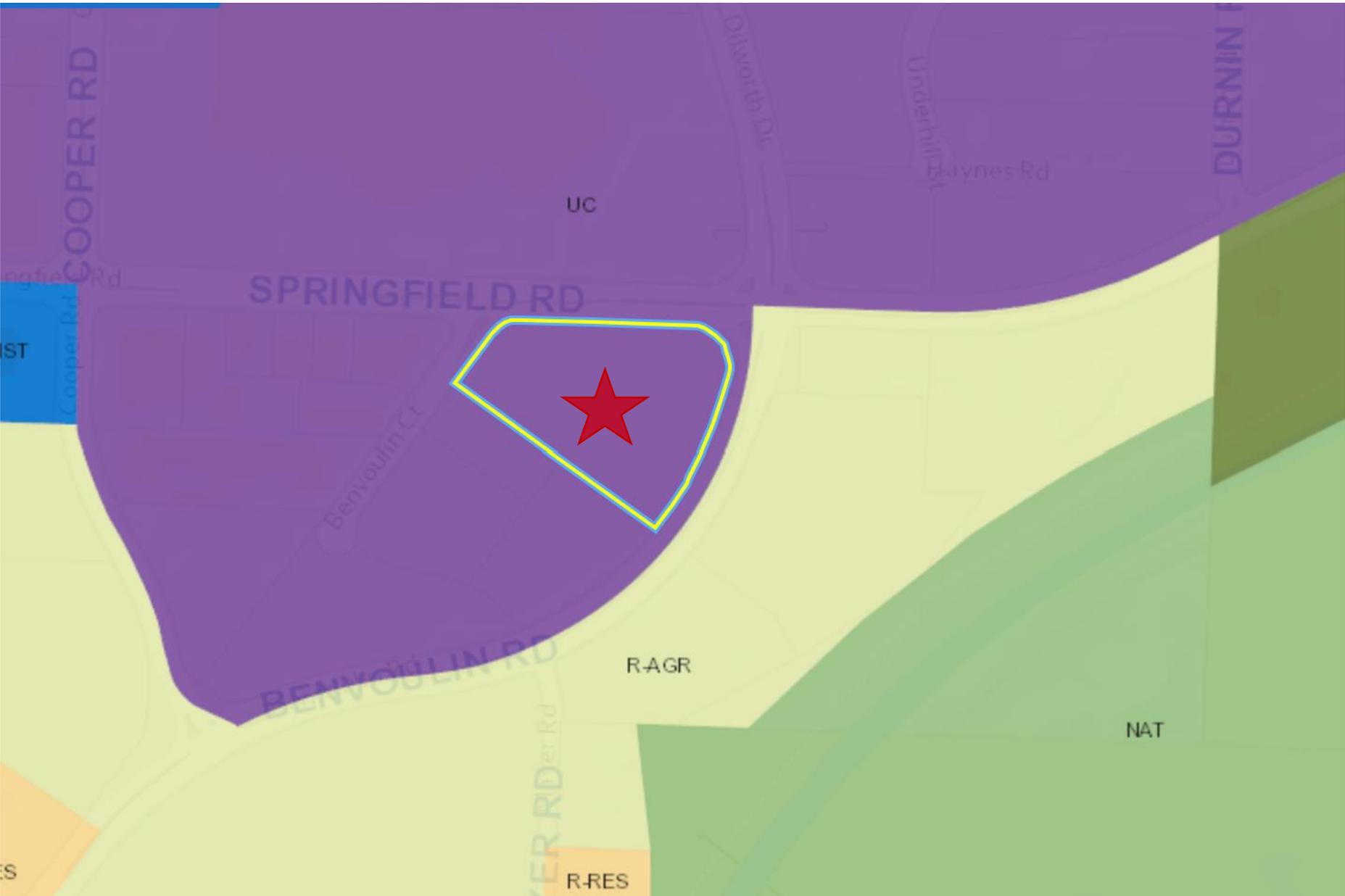


Walk Score 62
Somewhat Walkable
Some errands can be accomplished on foot.

Transit Score 47
Some Transit
A few nearby public transportation options.

Bike Score 87
Very Bikeable
Biking is convenient for most trips.

Future Land Use Map



Subject Property Map



Technical Details

- ▶ Mixed-Use development
 - ▶ 5 buildings
 - ▶ 679 m² ground-oriented commercial in Building 1 (corner of Springfield Rd & Benvoulin Ct)
 - ▶ 401 rental units
 - ▶ 43 Studio
 - ▶ 160 One-bedroom
 - ▶ 155 Two-bedroom
 - ▶ 43 Three-bedroom
 - ▶ Private open space primarily provided in rooftop amenity areas and indoor amenity rooms
 - ▶ Parking requirements are met

Elevations (Building 1 – North – Springfield Rd)



BUILDING 1 (EAST) NORTH ELEVATION



BUILDING 1 (WEST) NORTH ELEVATION

SCALE

1:300

Elevations (Building 2)



East – Facing
Benvoulin Rd

BUILDING 2 EAST ELEVATION

SCALE 1:300

North – Facing
Springfield Rd



BUILDING 2 NORTH ELEVATION

SCALE 1:300

Elevations – Building 3



BUILDING 3 EAST ELEVATION

SCALE

1:300

East – Facing
Benvoulin Rd

Massing



WEST ARIAL VIEW

SCALE

1:NTS



NORTH ARIAL VIEW

SCALE

1:NTS

3D Renderings



BUILDING 1 STREET VIEW

SCALE

NTS



PARKING ENTRANCE VIEW

SCALE

NTS

Renderings



City of Kelowna

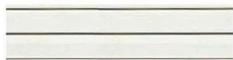
Finish Schedule



WOODEN TRELLIS



METAL LAP SIDING - BLUE



METAL LAP SIDING - CREAM



CEDAR TONE - COMPOSITE



METAL LAP SIDING GREY



HARDIE - SMOOTH WHITE



HARDIE - SMOOTH GREY



BRICK VENEER



METAL SIDING - YELLOW



ALUMINUM RAILING C/W
CLEAR TEMPERED GLASS



PVC FRAMED WINDOWS
C/W CLEAR GLASS

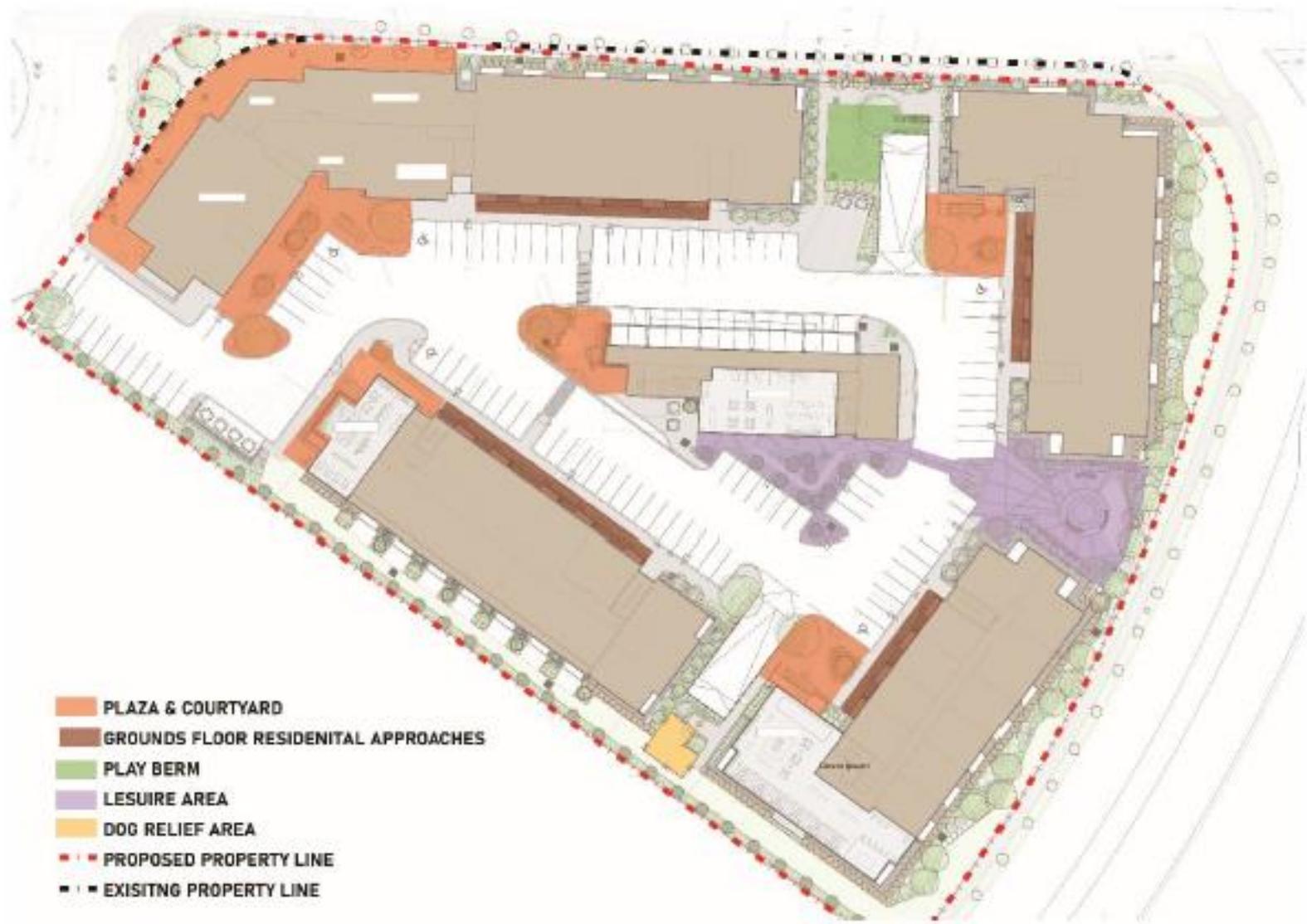


ALUMINUM PICKET
RAILING



ALUMINUM STOREFRONT
(BLACK)

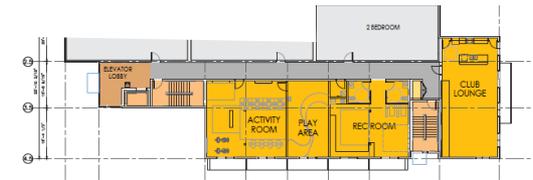
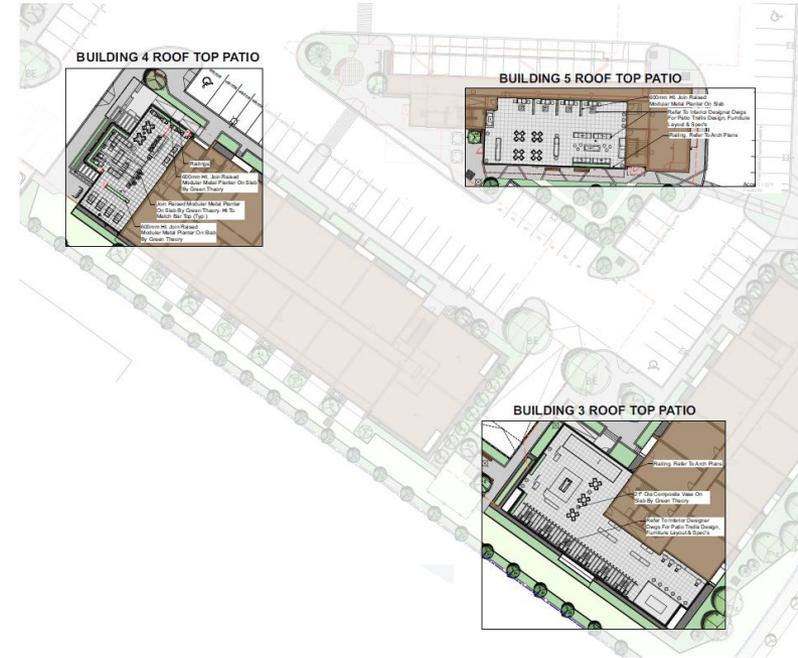
Landscape Plan



- PLAZA & COURTYARD
- GROUNDS FLOOR RESIDENTIAL APPROACHES
- PLAY BERM
- LEISURE AREA
- DOG RELIEF AREA
- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE

Amenity Spaces

- ▶ Rooftop Patios
 - ▶ Buildings 3, 4 and 5
- ▶ Indoor Amenity Areas
 - ▶ Building 1 & Building 5
 - ▶ Fitness room, bowling, activity room, virtual golf
- ▶ Outdoor landscaped areas
 - ▶ At-grade patios
 - ▶ Outdoor sitting areas and dog run



BUILDING 5 SECOND FLOOR PLAN
Scale 1:200

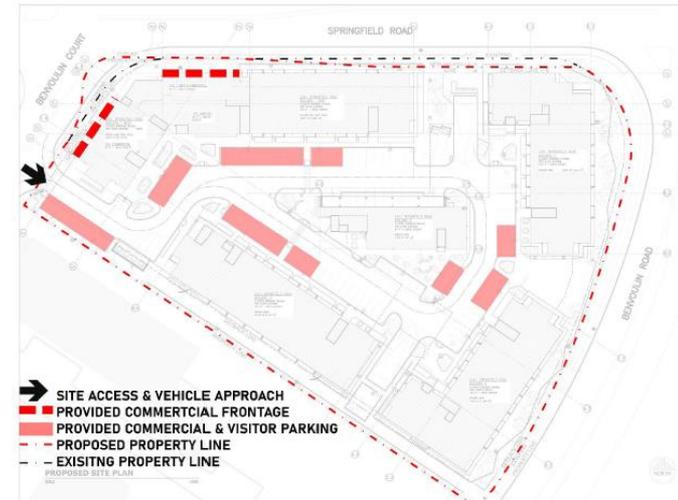


BUILDING 5 MAIN FLOOR PLAN
Scale 1:300

Variance

- ▶ Functional Commercial Space – Springfield Road Frontage
 - ▶ 90 % required
 - ▶ 19.12 % proposed

- ▶ Springfield Rd is a Retail Street on Map 4.10 in OCP
- ▶ Location may not be appropriate for full commercial build-out
- ▶ More sensitive transition in land use to ALR to the east



Development Policy

- ▶ OCP Form and Character Design Guidelines
 - ▶ Emphasis on the quality of the ground level commercial spaces and its interaction with the public realm
 - ▶ Provision of private outdoor amenity spaces on-site, such as balconies and rooftop amenity areas
 - ▶ Orientation of windows and balconies to face fronting streets
 - ▶ 'eyes on the street'
 - ▶ Articulation of buildings to provide visual interest and use of a primary accent colour

Development Policy

- ▶ OCP Urban Centre Objectives
 - ▶ Strengthen Urban Centres as primary hubs of activity (Objective 4.1)
 - ▶ Support modest residential development to transition Midtown into a transit supported neighbourhood (Objective 4.8)
 - ▶ Prioritize multi-unit residential over employment uses, to support a greater live-work balance
 - ▶ The rental housing component is consistent with increasing housing and tenure diversity in Urban Centres (Objective 4.12).

Staff Recommendation

- ▶ Staff recommend **support** for the DP & DVP application
 - ▶ Consistent with OCP Form and Character Design Guidelines
 - ▶ Delivers key housing objectives
 - ▶ Rental units within Midtown Urban Centre



Conclusion of Staff Remarks