

2241 Springfield Road

Rezoning & Development Permit Public Hearing

City of Kelowna Council

August 23rd, 2022

File: Z21-0099, DP21-0231, and DVP21-0232

Applicant: Ironclad Developments Inc.

Delegation: Marshall Kirton, David Marsh, and Irene Borgonia

Address: 67-630 Kernaghan Ave., Winnipeg, R2C 5G1



Who We Are



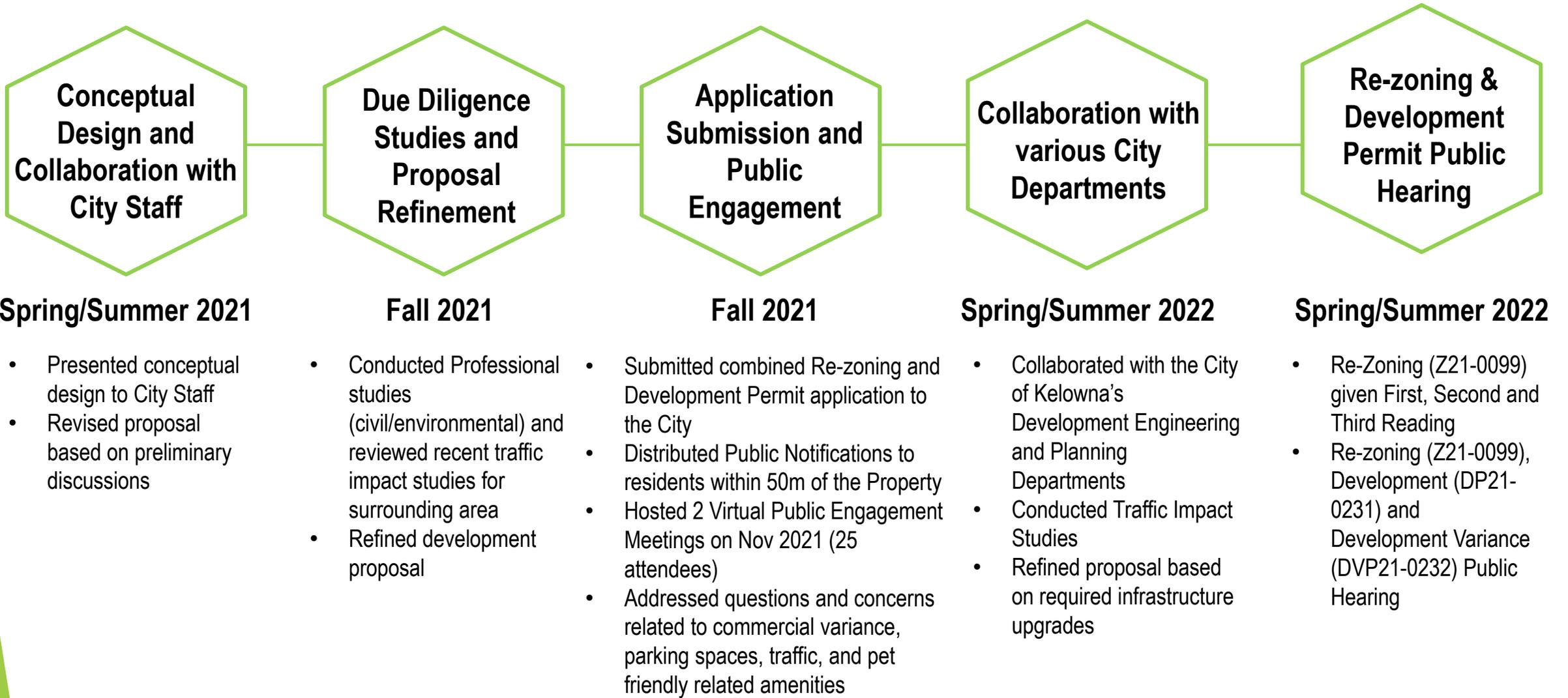
Multi-disciplinary team that focuses on the design, development and construction of purpose-built rentals across Canada.



Sister company who manages the day-to-day operations of affordable luxury multi-family apartments.



Development Process



Application



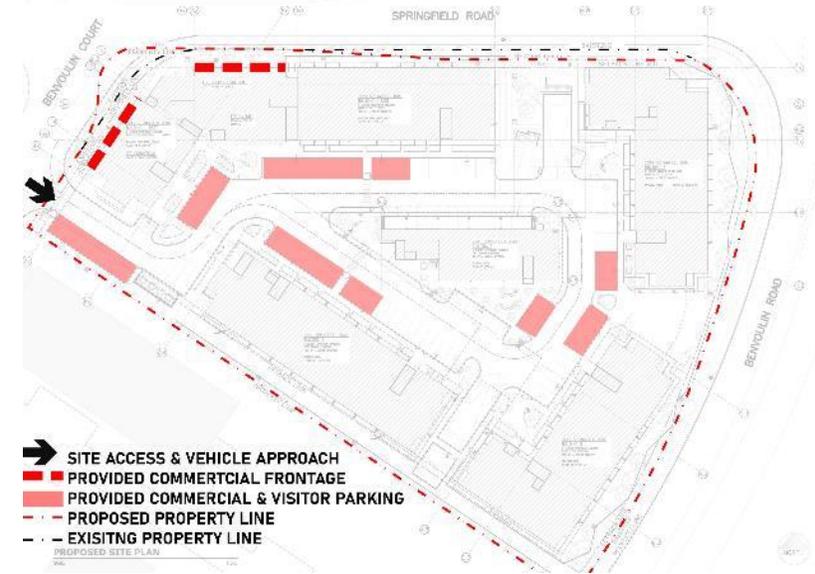
Re-Zoning (Z21-0099)

Amend Zoning Bylaw by changing zoning classification from C4 to C4r (Residential Rental Subzone of Urban Centre Commercial)



Development Permit (DP21-0231)

Permit development of 5 mid-rise multi-family buildings, including ground floor commercial uses along Springfield Rd and Benvoulin Crt.

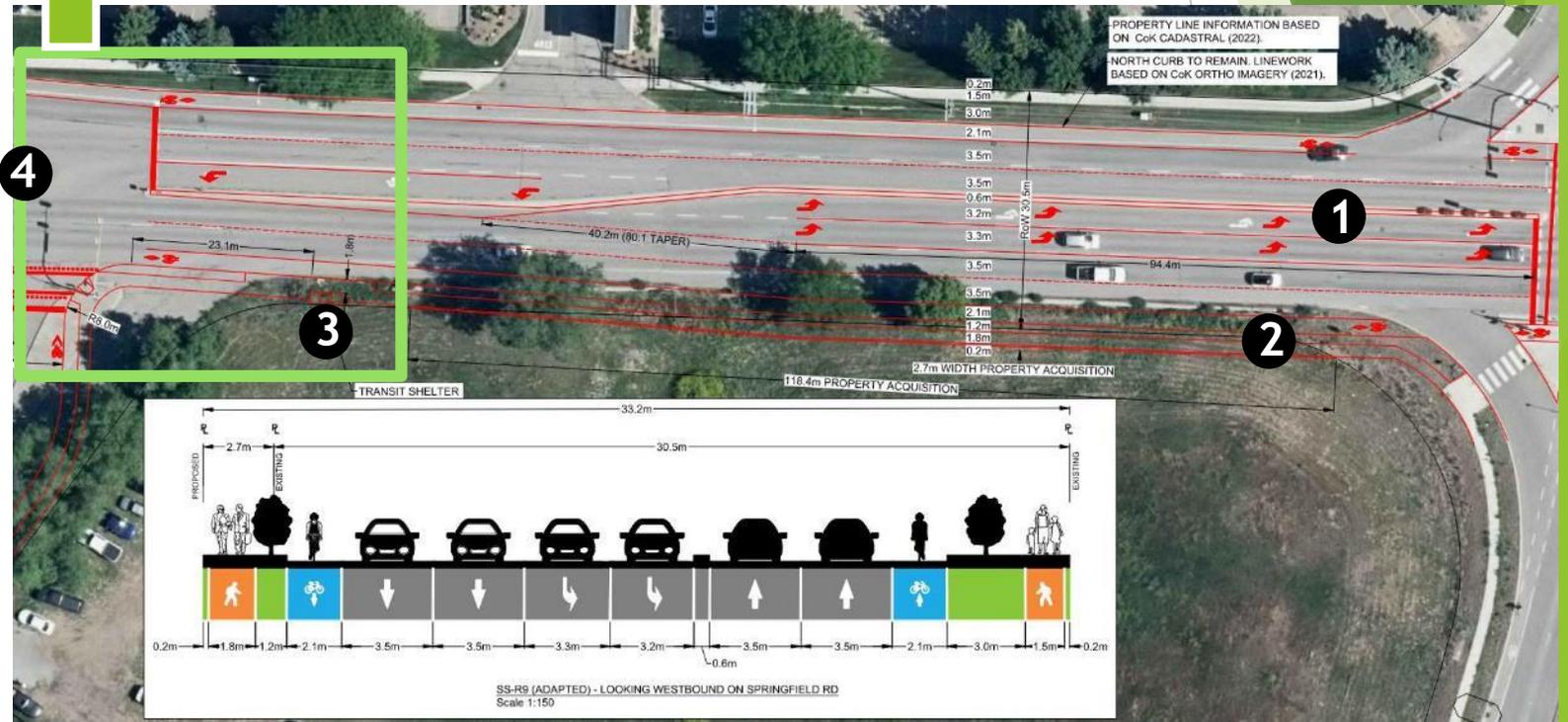


Variance (DVP21-0232)

Permit reduction of commercial frontage along Springfield Rd. Proposed ground floor commercial uses will support local business and adjacent residents.

Traffic Study

- Traffic Impact Assessment dated May 2022
- Report Findings: Springfield Rd/Benvoulin Rd/ Dilworth Dr functions as a bottle neck for vehicular circulation
- Required Improvements:
 - 1 Road dedication to accommodate double left turn lanes along Springfield Rd
 - 2 Sidewalk improvements on Benvoulin Ct, Springfield Rd, Benvoulin Rd
 - 3 Transit Shelter along Springfield Rd
 - 4 Benvoulin Crt and Springfield Rd improvements

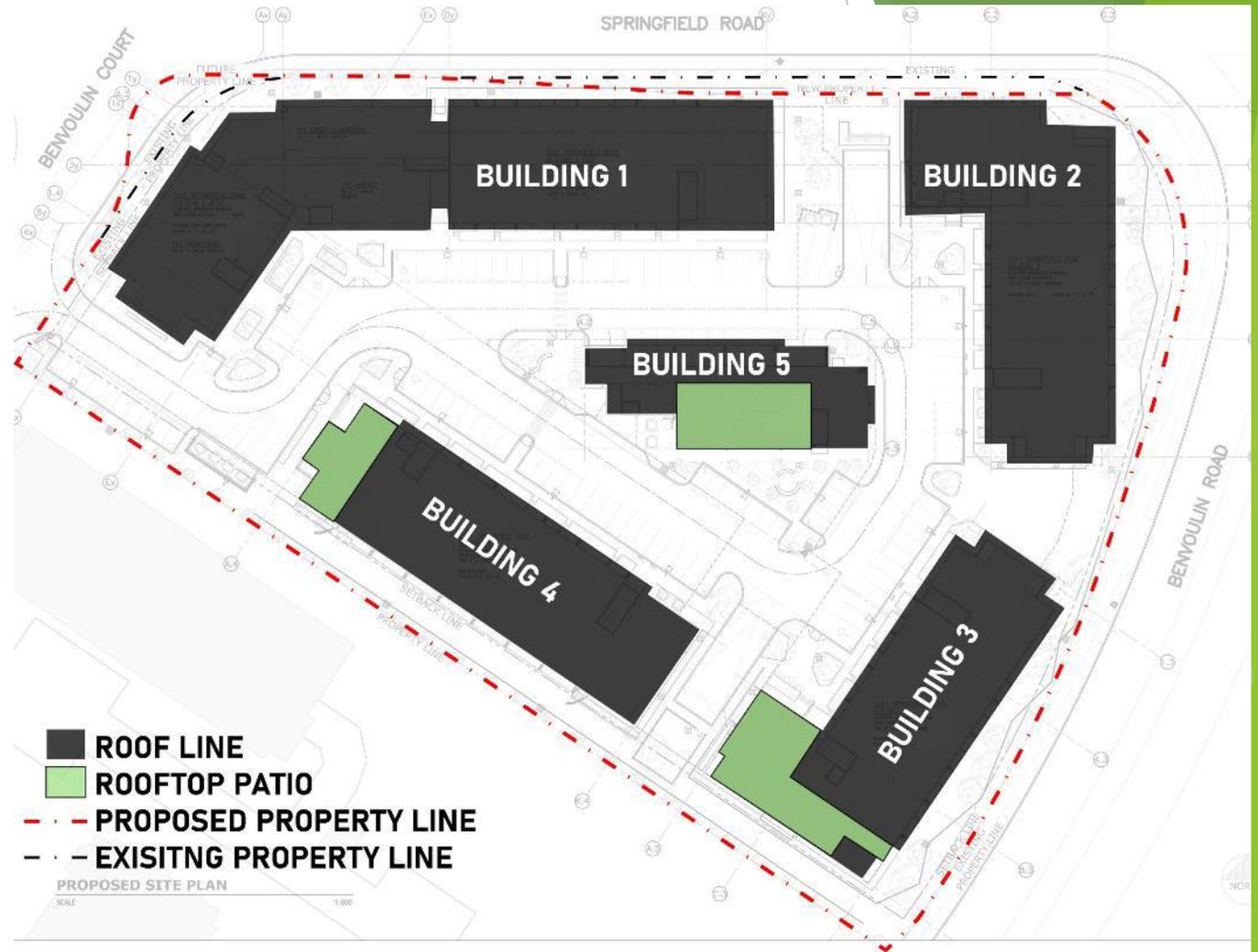


Density

- As per S.14.4.5(a.2.ii) and S.14.4.5(a.2.v) the achievable permitted density including eligible bonusing is 1.67 FAR.
- The proposed development achieves 1.41 FAR with a total of 401 units, increasing Kelowna's rental options.

Floor Area Ratio (F.A.R.)	Net Floor Area / Site Area
Site Area (sq.m.)	17800
F.A.R.	1.41

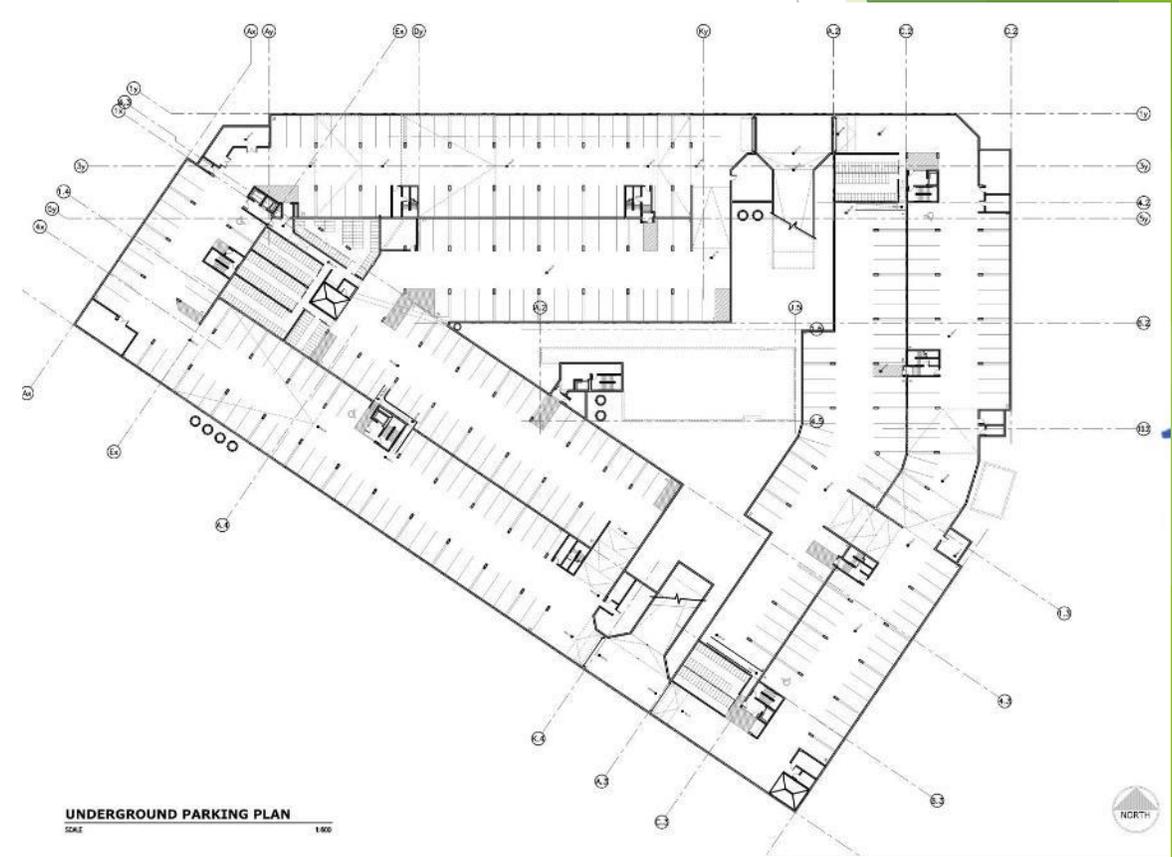
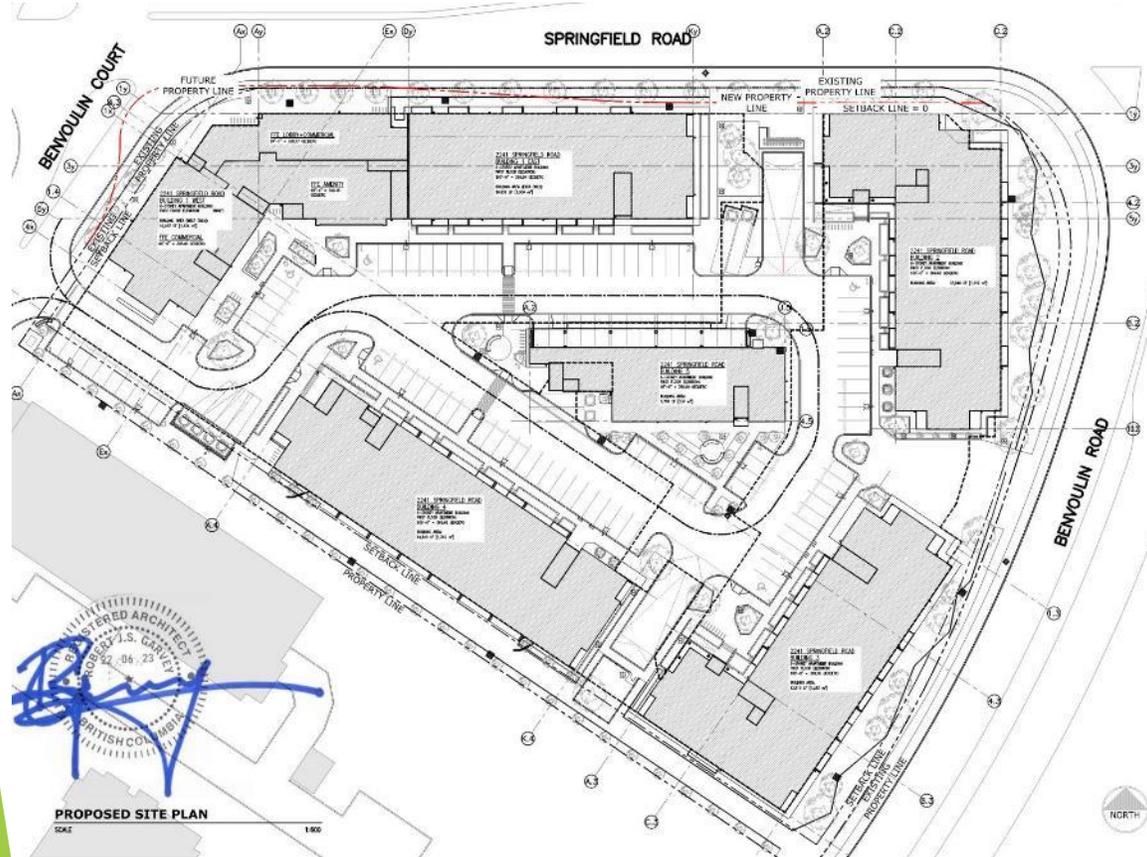
Residential Suites				
Type	Form	Unit Area (sq.m.)	Unit Count	Area (sq.m.)
Studio	D1	39	43	1677
One Bdrm	A1	60	160	9600
Two Bdrm	B1	39	91	3549
Two Bdrm	B1.1	90	7	630
Two Bdrm	B1.2	90	42	3780
Two Bdrm	B1.3	90	4	360
Two Bdrm	B1.4	88	11	968
Three Bdrm	C1	105	43	4515
Total			401	25079



Parking

The proposed development exceeds Vehicular and Bicycle Parking requirements

Required	Proposed
301 Residential Vehicular Stalls	404 Residential Vehicular Stalls
45 Visitor Vehicular Stalls	45 Visitor Vehicular Stalls
9 Commercial Vehicular Stall	9 Commercial Vehicular Stalls
361 Bicycle Parking Stalls	373 Bicycle Parking Stalls

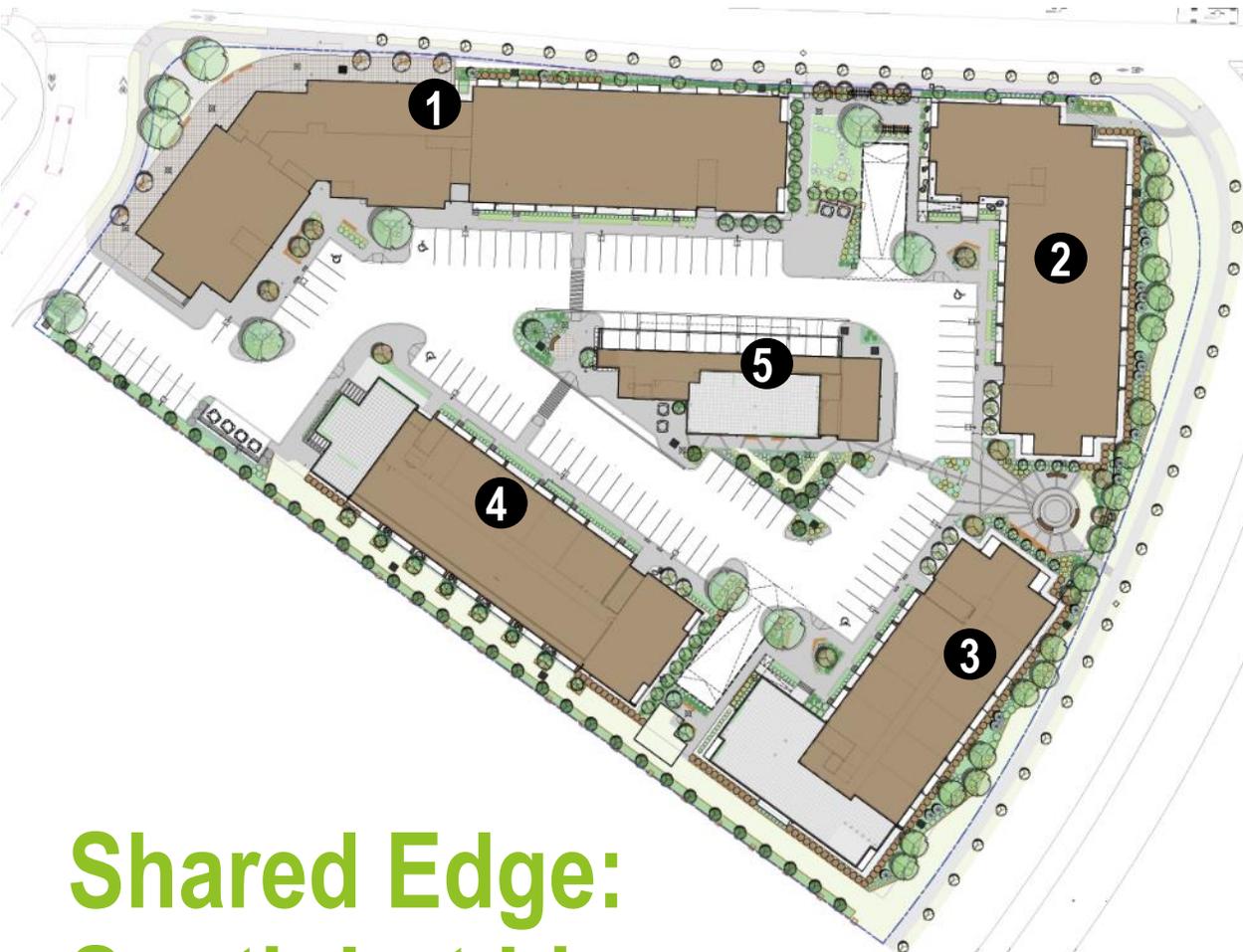


Shared Edge: South Lot Line

- Building oriented to frame the street
- Internalized Surface Parking
- Building 4 adjacent to internal lot line, off set to reduce impact to neighbours
- Continuous landscape buffer and fence for ground level privacy



2241 SPRINGFIELD RD PUBLI
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Building 4 East Elevation

- T.O. BEARING PLATE 162'-0"
- T.O. 6TH FLOOR 152'-0"
- T.O. 5TH FLOOR 142'-0"
- T.O. 4TH FLOOR 132'-0"
- T.O. 3RD FLOOR 122'-0"
- T.O. 2ND FLOOR 112'-0"
- T/O MAIN FLOOR 100'-0"



Building 3 East Elevation

- T.O. ROOF MID-SEG 172'-0"
- T.O. BEARING PLATE 162'-0"
- T.O. 6TH FLOOR 152'-0"
- T.O. 5TH FLOOR 142'-0"
- T.O. 4TH FLOOR 132'-0"
- T.O. 3RD FLOOR 122'-0"
- T.O. 2ND FLOOR 112'-0"
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Shared Edge: South Lot Line

SEMI-PRIVATE FRONTAGE

Continuous landscape buffer and fence

SEMI-PRIVATE FRONTAGE

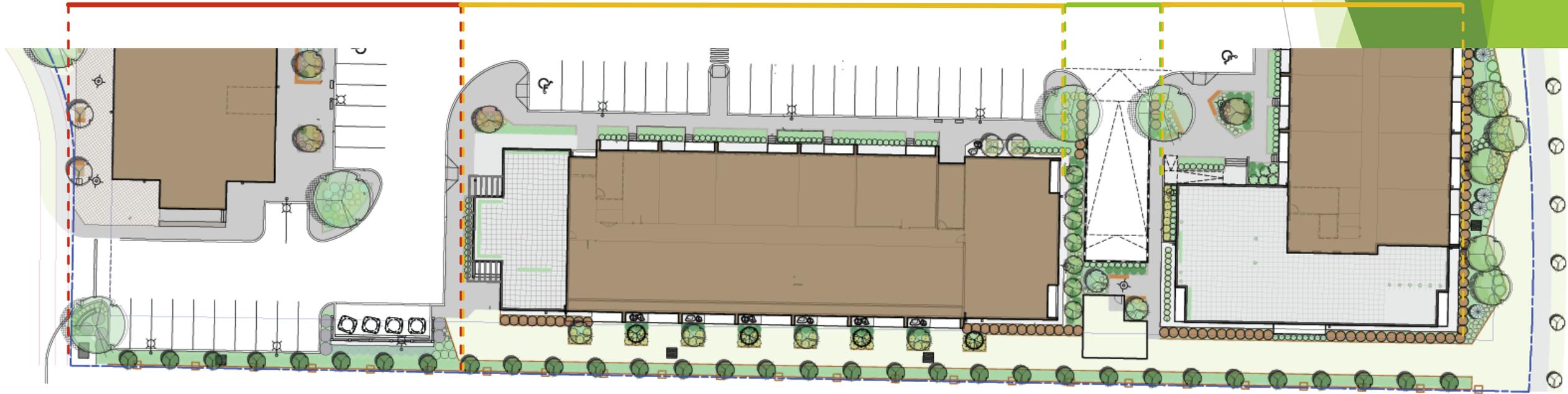
Increased residential setback, reduced building heights, continuous landscape buffer and fence

SEMI-PRIVATE FRONTAGE

Ground level outdoor amenity space

SEMI-PRIVATE FRONTAGE

Increased residential setback, reduced building heights, continuous landscape buffer and fence



Public Edge: North Lot Line

PUBLIC FRONTAGE

Prominent corner with groundfloor commercial uses

SEMI-PUBLIC FRONTAGE

Residential units designed with CPTED principles (i.e., balconies and windows oriented to face street)

SEMI-PUBLIC FRONTAGE

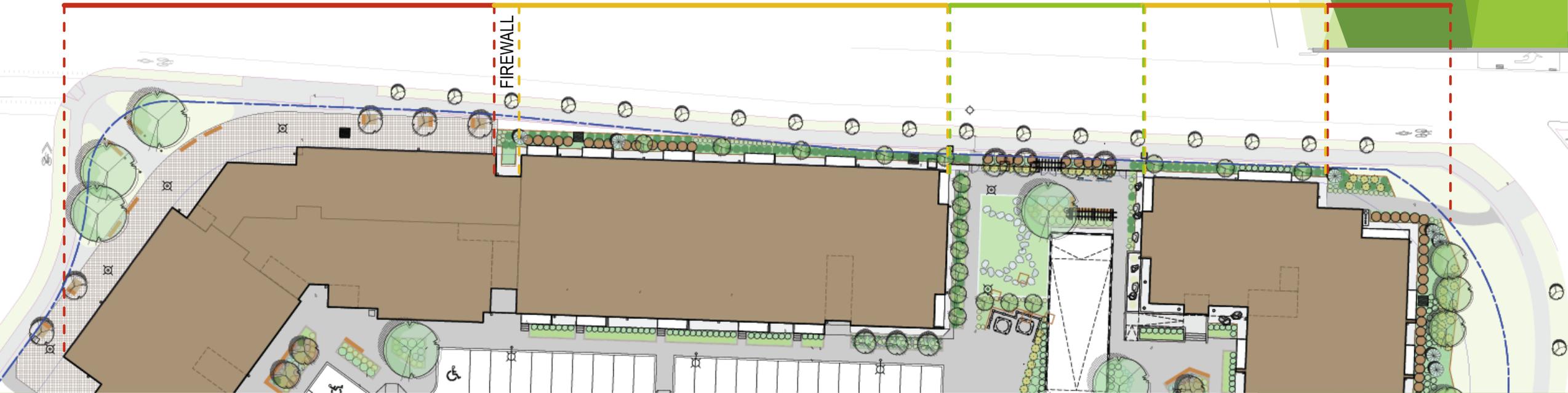
Secured outdoor play area with seating and a play berm

SEMI-PUBLIC FRONTAGE

Residential units designed with CPTED Principles

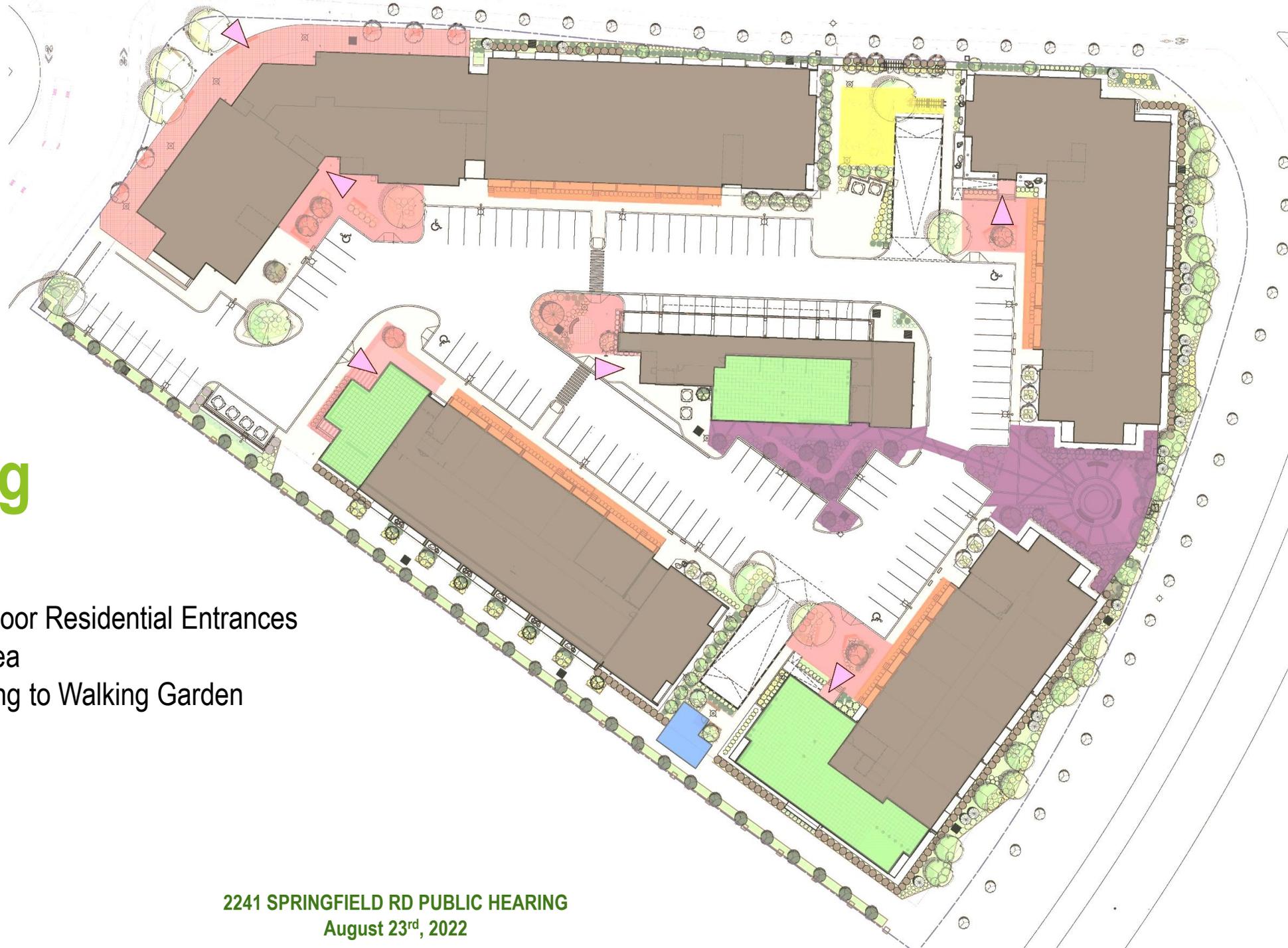
PUBLIC FRONTAGE

Prominent corner with residential connection to street

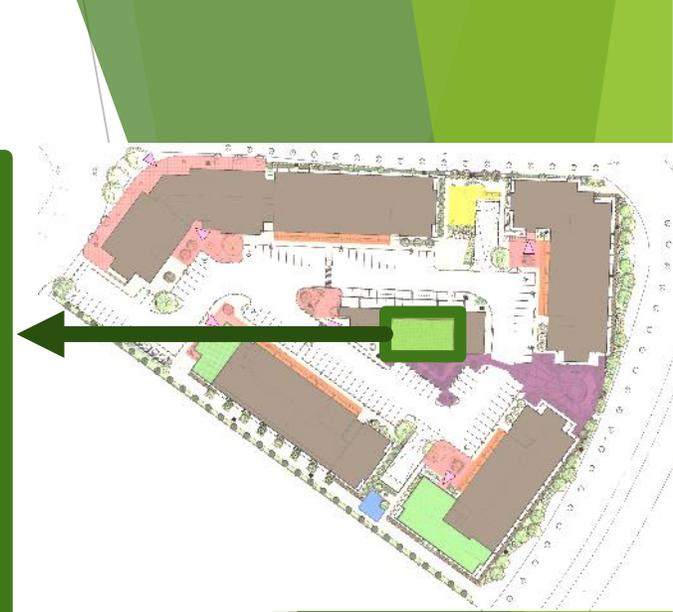


Outdoor Amenity Programming

- Entrance / Plaza
- Roof Top Patio
- Internalized Ground Floor Residential Entrances
- Secured Pet Relief Area
- Leisure Area connecting to Walking Garden
- Play Berm



Outdoor Amenity: Rooftop Patio



Outdoor Amenity: Play Berm



Outdoor Amenity: Leisure Area



Outdoor Amenity: Central Spaces



Features Include:

- 1 Pedestrian Connections
- 2 Leisure Area
- 3 Walking Garden
- 4 Building Entry Plazas
- 5 Accessible stalls located near entrances and outdoor seating

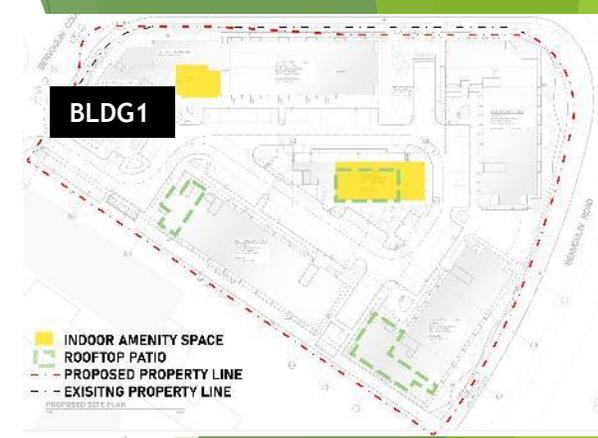
Indoor Amenities: BLDG 1

Proposed Ground Floor Features:

- 1 Commercial Spaces
- 2 Front Foyer
- 3 Leasing Office
- 4 Business Centre
- 5 Mail Room

Proposed Second Floor Features:

- 6 Visual exposure to Front Foyer and Springfield Road



Indoor Amenities: BLDG 5

Proposed Ground Floor

Features:

- 1 Staff Room
- 2 Lobby
- 3 Mail Room
- 4 Pet Spa
- 5 Fitness Room
- 6 Virtual Golf Area

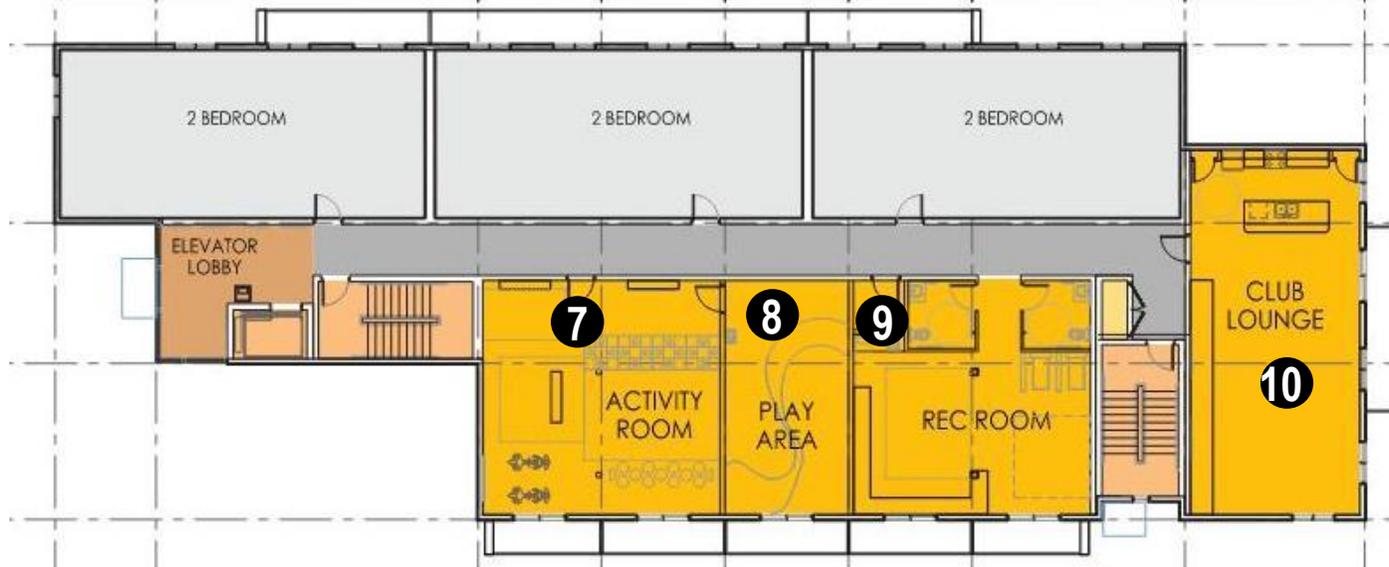


Ground Floor

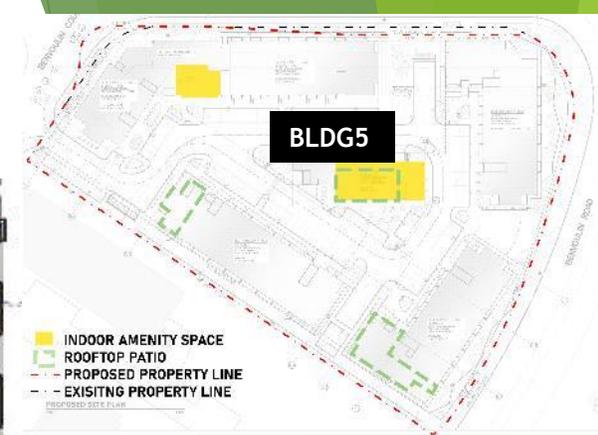
Proposed Second Floor

Features:

- 7 Activity Room
- 8 Play Area
- 9 Rec Room
- 10 Club Lounge



Second Floor



Mission Heights

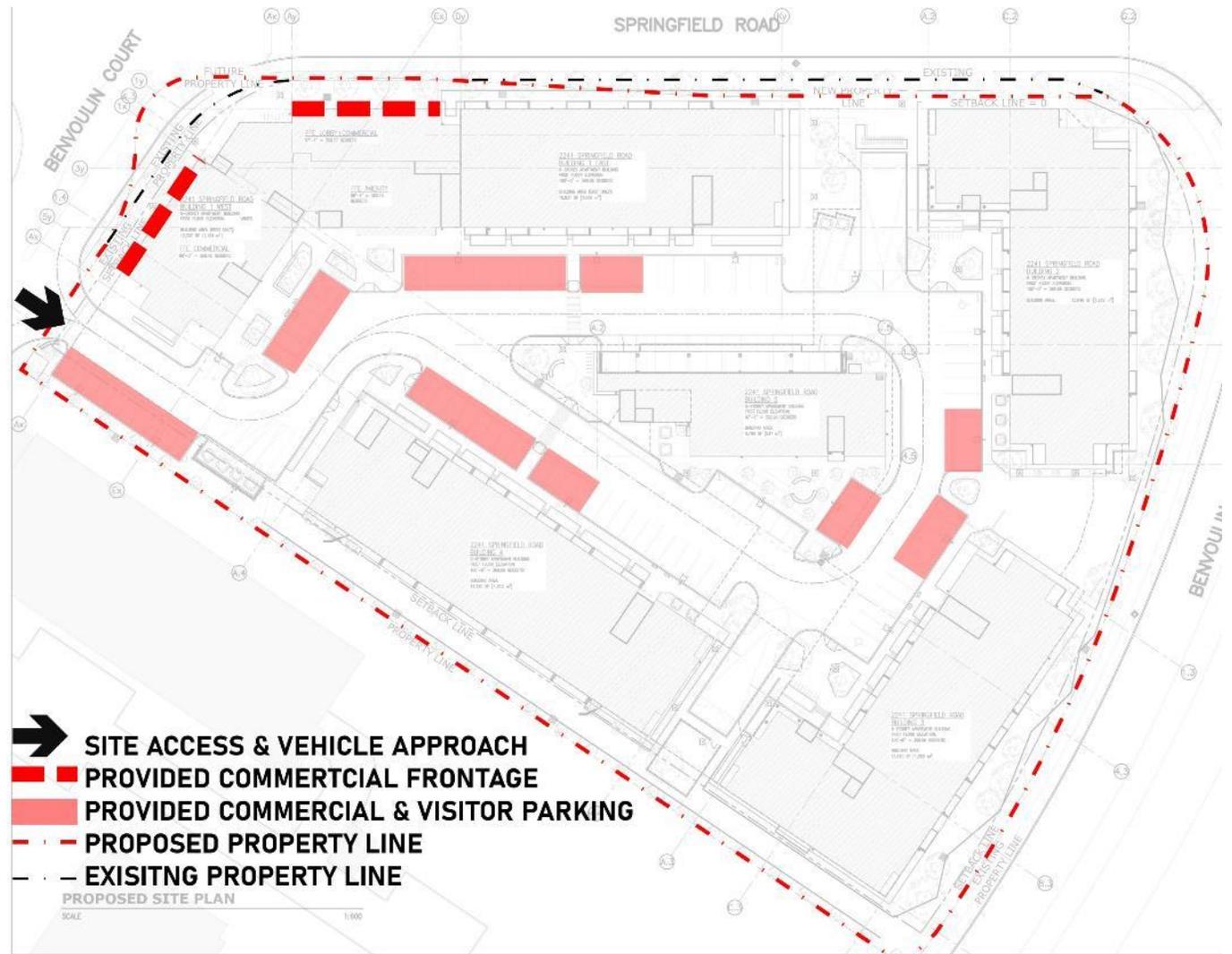


SUPPLEMENTARY SLIDES

VARIANCE

Reduced Commercial Frontage along Springfield Rd

- City of Kelowna Zoning Bylaw requires any building located on a retail street (i.e., Springfield Rd) to provide 90% of all street frontages as commercial
- 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 collaborated with City Staff to determine an appropriate reduction. The revised design achieves a total of 34.78% commercial frontage along Springfield and Benvoulin Crt, and 19.12% commercial frontage along Springfield Rd.



Roads	Required Commercial Frontage	Provided Commercial Frontage
Benvoulin Court	0 m	(22.6 m)
Springfield Road	(127.05 m x 0.9) = 144.35 m	27.6 m
Benvoulin Road	0 m	0 m
Total	144.35 m	50.2 m

Note: $27.6m \div 144.35m = 19.12\%$ commercial frontage provided along Springfield Rd.

PARKING CALCULATIONS

The proposed development exceeds Vehicular and Bicycle Parking regulations.

Required		Proposed	
301 Residential Vehicular Stalls		404 Residential Vehicular Stalls	
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Category	Required Parking Ratio	Required Parking Provision	Proposed Parking Provision
43 Studio Units	0.80	$(34.4-20\%) = 27.52$	
160 One Bedroom Units	0.90	$(144-20\%) = 115.2$	
198 Two+ Bedroom Units	1.00	$(198-20\%) = 158.4$	350
Visitor	.14	$(56.14-20\%) = 44.912$	45
Subtotal (S.8.2.12 20% Reduction)		346.032	395
679 sq.m. of Commercial Uses	1.3 spaces per 100 m ² GFA	8.827	9
Total		355	404

OUTDOOR AMENITY RENDERINGS



PLAY BERN FEATURE

ROOFTOP PATIOS



LEISURE GARDEN



PRIVACY & BUILDING HEIGHTS

- Current zoning within Midtown Urban Centre permits apartment building height of 27m (12 storeys)
- Development application proposes building heights between 11.5 m to 18m (4 to 6 storeys)

Action/Strategy to reduce impact:

- Preserve privacy by offsetting building 4 and existing development to the south
- Shadow study illustrates a shadow cast predominantly along Springfield Road and Benvoulin Road



Springfield Road, Kelowna BC. - Shadow Study
GMT - 0700 21st December - 9 am



Springfield Road, Kelowna BC. - Shadow Study
GMT - 0700 21st June - 9 am



Springfield Road, Kelowna BC. - Shadow Study
GMT - 0700 21st December - 12 pm



Springfield Road, Kelowna BC. - Shadow Study
GMT - 0700 21st June - 12 pm



Springfield Road, Kelowna BC. - Shadow Study
GMT - 0700 21st December - 3 pm



Springfield Road, Kelowna BC. - Shadow Study
GMT - 0700 21st June - 3 pm

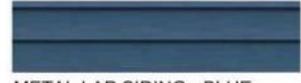
WINTER SOLSTICE

SUMMER SOLSTICE

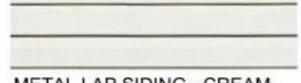
WAYFINDING THROUGH MATERIALS



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

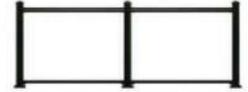


METAL SIDING - YELLOW



LEGEND

- (A) HARDIE - SMOOTH (GREY)
- (B) CEDAR TONE COMPOSITE MATERIAL
- (C) BRICK VENEER
- (D) HARDIE - SMOOTH (WHITE)
- (E) METAL LAP SIDING (CREAM)
- (F) METAL LAP SIDING (BLUE)
- (G) METAL LAP SIDING (GREY)
- (H) WOODEN TRELLIS
- (I) ALUMINUM STOREFRONT (BLACK)
- (J) METAL SIDING (YELLOW)
- (K) ALUMINUM RAILING C/W CLEAR TEMPERED GLASS (BLACK)
- (L) PVC FRAMED WINDOWS C/W CLEAR GLASS
- (M) ALUMINUM PICKET RAILING



ALUMINUM RAILING C/W CLEAR TEMPERED GLASS



PVC FRAMED WINDOWS C/W CLEAR GLASS



ALUMINUM PICKET RAILING



ALUMINUM STOREFRONT (BLACK)