

Memo



Date: November 5th, 2010

To: City Manager

From: Land Use Management, Community Sustainability

Application: DVP10-0081

Owner: T 146 Enterprises Ltd., Inc. No.
BC0544312

Address: 1460 Springfield Road

Applicant: Dale Knowlan & Associates

Subject: Development Variance Permit

Existing OCP Designation: Single / Two Unit Residential

Proposed OCP Designation: Commercial

Existing Zone: RU2 - Medium Lot Housing

Proposed Zone: C5 - Transition Commercial

1.0 Recommendation

THAT Final Adoption of OCP Amending Bylaw No. 10377 be considered by Council;

THAT Final Adoption of Zone Amending Bylaw No. 10378 be considered by Council;

THAT Council authorize the issuance of Development Variance Permit No. DVP10-0081 for Lot B, Section 19, Township 26, ODYD, Plan 32387 located at 1460 Springfield Road, Kelowna, B.C;

AND THAT variances to the following sections of Zoning Bylaw No. 8000 be granted:

Section 8.1.2 Parking & Loading Regulations - Maximum Number of Parking Spaces
Vary the maximum parking regulations (125%) to accommodate 26 stalls where 25 stalls are permitted.

2.0 Purpose

The applicant has applied for a lot line adjustment in order to expand the commercial lot at 1482 Springfield Road onto the subject property to facilitate an expansion to the existing parking area. With the successful Official Community Plan (OCP) amendment and Rezoning of the affected portion of the subject property to C5 - Transition Commercial the Development Variance Permit may now be considered. The Development Variance Permit is required as 26 parking stalls are being proposed where the maximum number of permitted stalls is 25 in accordance with Section 8.1.2 of the Zoning Bylaw (minimum required parking for this project is 20 stalls at 125% = a maximum of 25 parking stalls).

3.0 Land Use Management

Although there are concerns that the proposal will compete against the City's Transportation Demand Management strategies, the excess of one parking stall is not considered problematic. The existing residential property will retain its residential character and will meet the lot requirements outlined in the Zoning Bylaw.

4.0 Proposal

4.1 Project Description

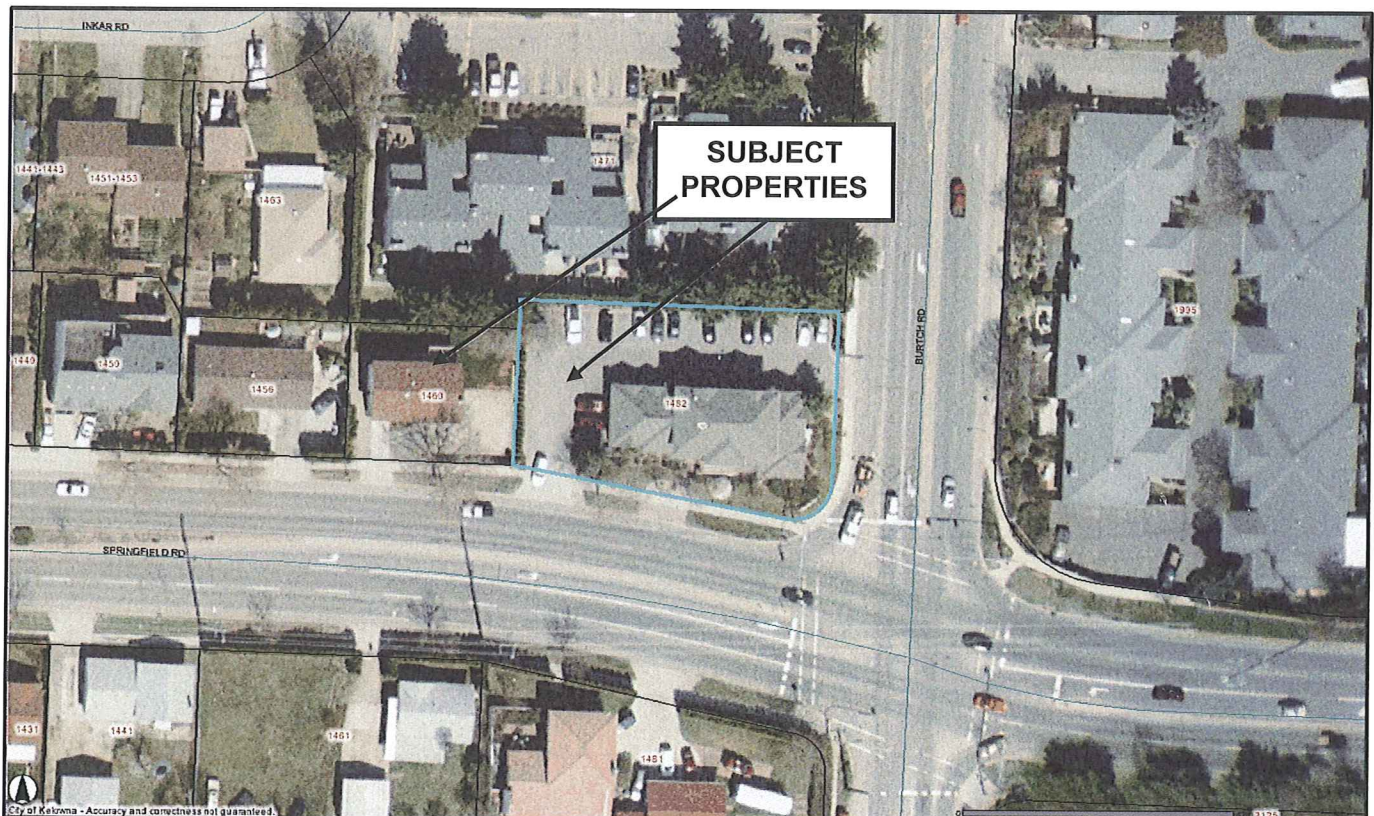
The application compares to the requirements of Zoning Bylaw No. 8000 as follows:

CRITERIA	PROPOSAL	C5 REQUIREMENTS (1482 Springfield)
Site Area (m ²)	1625 m ²	1300 m ²
Development Regulations		
Site Coverage (Building)	18%	40%
Parking Stalls (#)	26 stalls ¹	20 Stalls (1.25 x 20 = 25) 25 stalls
Bicycle Parking	Meets Requirements	Class I - 1 spaces Class II - 3 spaces

¹ Vary the maximum number of parking stalls permitted from 25 permitted to 26 proposed.

4.2 Site Context

The surrounding area has been developed with a variety of uses.



The adjacent land uses are as follows:

<i>Direction</i>	<i>Zoning Designation</i>	<i>Land Use</i>
North	RM3 - Low Density Multiple Housing	Residential
West	C5 - Transition Commercial	Commercial
South	RU2 - Medium Lot Housing	Residential
East	RU2 - Medium Lot Housing	Residential

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Official Community Plan - Housing Chapter 9

Commercial Along Major Roads. Discourage new commercial developments (other than C1 developments) along the City's major roads where such uses have not been provided for on the OCP Future Land Use map;

Objectives for Commercial Development

- All development should be an appropriate response to its physical context, or anticipated future context where an area is designated for increased density or land use transition in the OCP.
- All development should provide visual interest and human scale.
- All development should contribute to a sense of community identity and sense of place (integration of development within larger community, belonging, community cohesiveness).
- All development should facilitate access by, and minimize conflicts among pedestrian, bicycle, and vehicular modes of transportation (access, mobility).
- All development should promote safety and security of persons and property within the urban environment (CPTED).

6.0 Technical Comments

6.1 Building & Permitting Department

Plumbing permit required for parking lot drainage

6.2 Development Engineering Department

The proposed application does not compromise our servicing requirements.

6.3 Fire Department

No objections.

6.4 Bylaw Services - N/A

6.5 Interior Health Authority - N/A

6.6 Irrigation District - N/A

6.7 School District No. 23 - N/A

7.0 Application Chronology

Date of Application Received: May 5th, 2010

Advisory Planning Commission June 22nd, 2010

The above noted application was reviewed by the Advisory Planning Commission at the meeting on June 22nd, 2010 and the following recommendations were passed:


THAT the Advisory Planning Commission support Rezoning Application No. DVP10-0081, for 1482 Springfield Road; to vary the maximum parking regulations (125%) to accommodate 26 stalls where 25 stalls are permitted.

Anecdotal Comment

The Advisory Planning Commission supports the application because it will allow for additional on site commercial parking and consequently remove street parking which will be an overall benefit to the immediate neighbourhood.

Report prepared by: Alec Warrender, Urban Land Use Planner

Reviewed by:



Danielle Noble Manager, Urban Land Use Management

Approved for Inclusion:



Shelley Gambacort, Director, Land Use Management

Attachments:

Site Plan

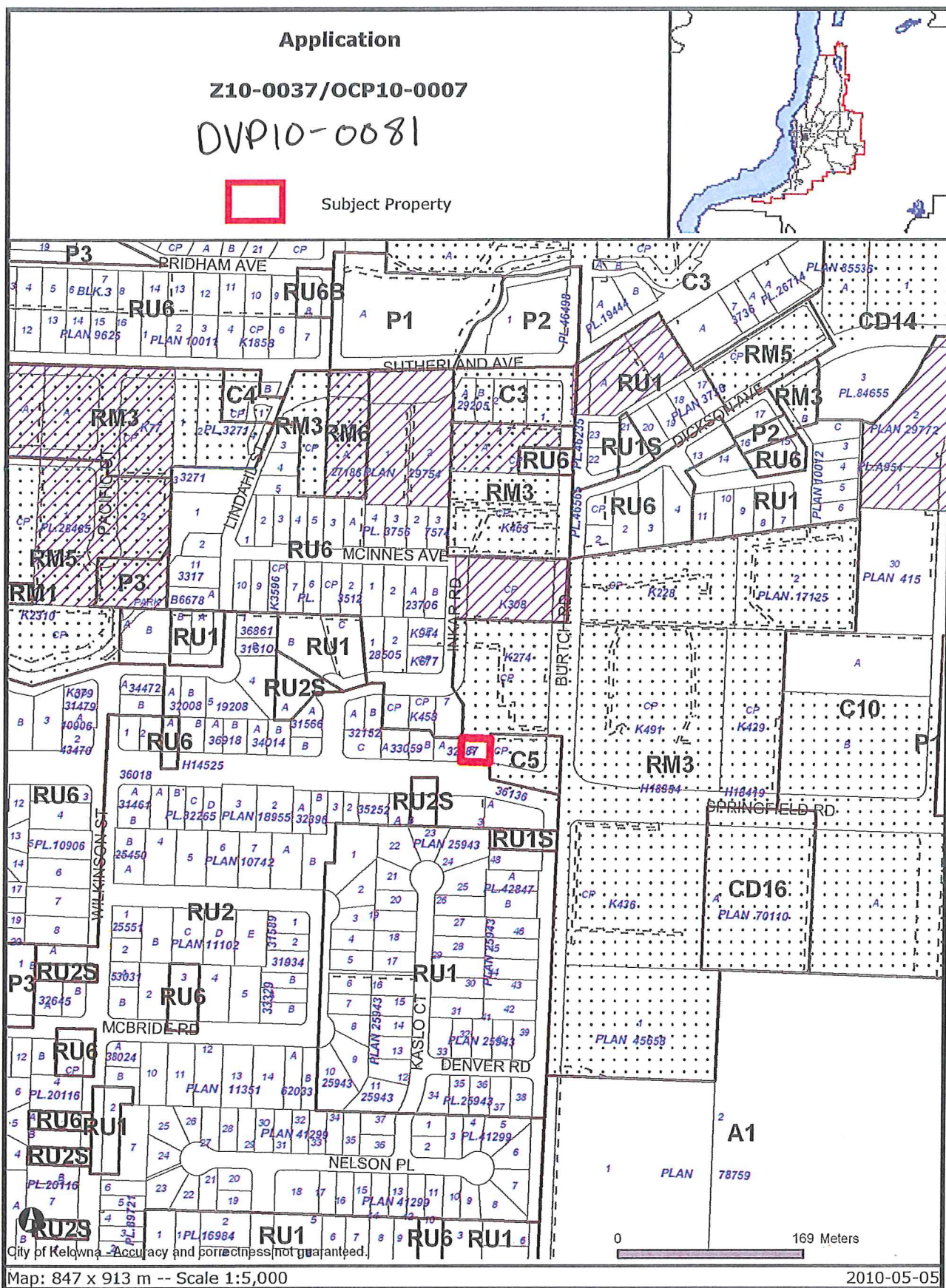
Conceptual Elevations - N/A

Landscape Plan

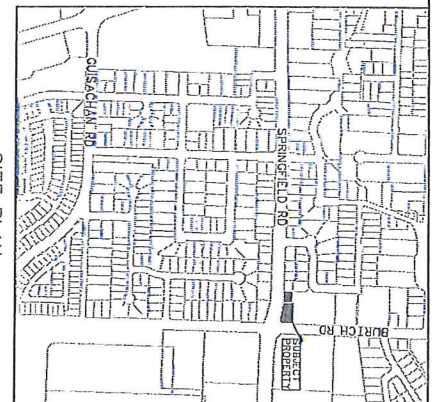
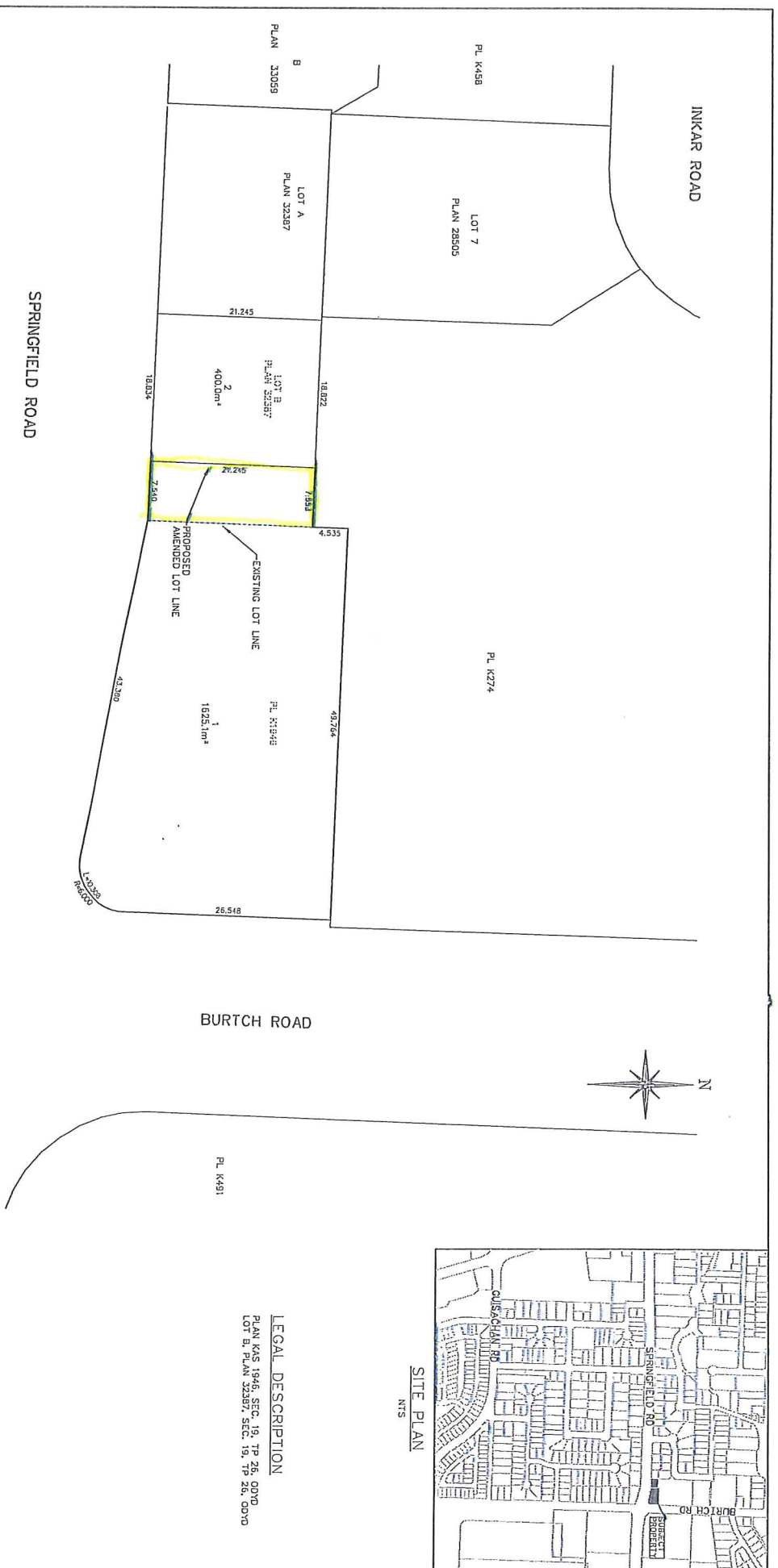
Context/Site Photos - N/A

Sustainability Checklist - N/A

Summary of Technical Comments - N/A

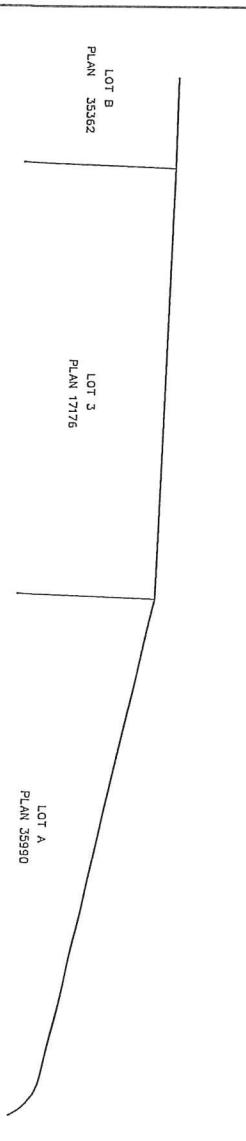


Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only.
 The City of Kelowna does not guarantee its accuracy. All information should be verified.



LEGAL DESCRIPTION
 PLAN KAS 1946, SEC. 19, TP 26, ODD
 LOT B, PLAN 32387, SEC. 19, TP 26, ODD

SITE PLAN
 NTS



LEGEND		REVISION		DATE		BY		DATE		BY		DATE		BY	
1	EXIST. LOT														
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100	EXIST. LOT														

7.5m

THE CITY OF KELOWNA
 1460 - 1480 SPRINGFIELD ROAD
 T 146 ENTERPRISES LTD.
 LOT LAYOUT PLAN

DE. PILING & ASSOC. LTD.
 CONSULTING ENGINEERING
 1460 - 1480 SPRINGFIELD ROAD
 T 146 ENTERPRISES LTD.
 LOT LAYOUT PLAN

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THE CITY OF KELOWNA
 1460 - 1480 SPRINGFIELD ROAD
 T 146 ENTERPRISES LTD.
 LOT LAYOUT PLAN

PL K274

BURTCH ROAD

PL K491

SPRINGFIELD ROAD

LOT B
PLAN 35387

EXISTING
HOUSE

INSTALL NEW CURB
FOR PROPOSED
PARKING

LANDSCAPE BUFFER

24.73m

PL K1343

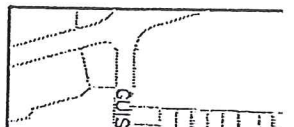
EXISTING
PARKING

EXISTING
BUILDING

REMOVE
EXISTING
CURB

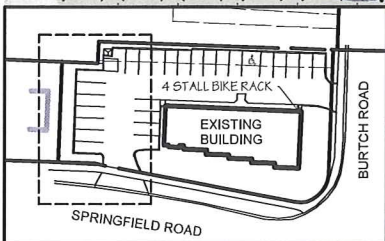
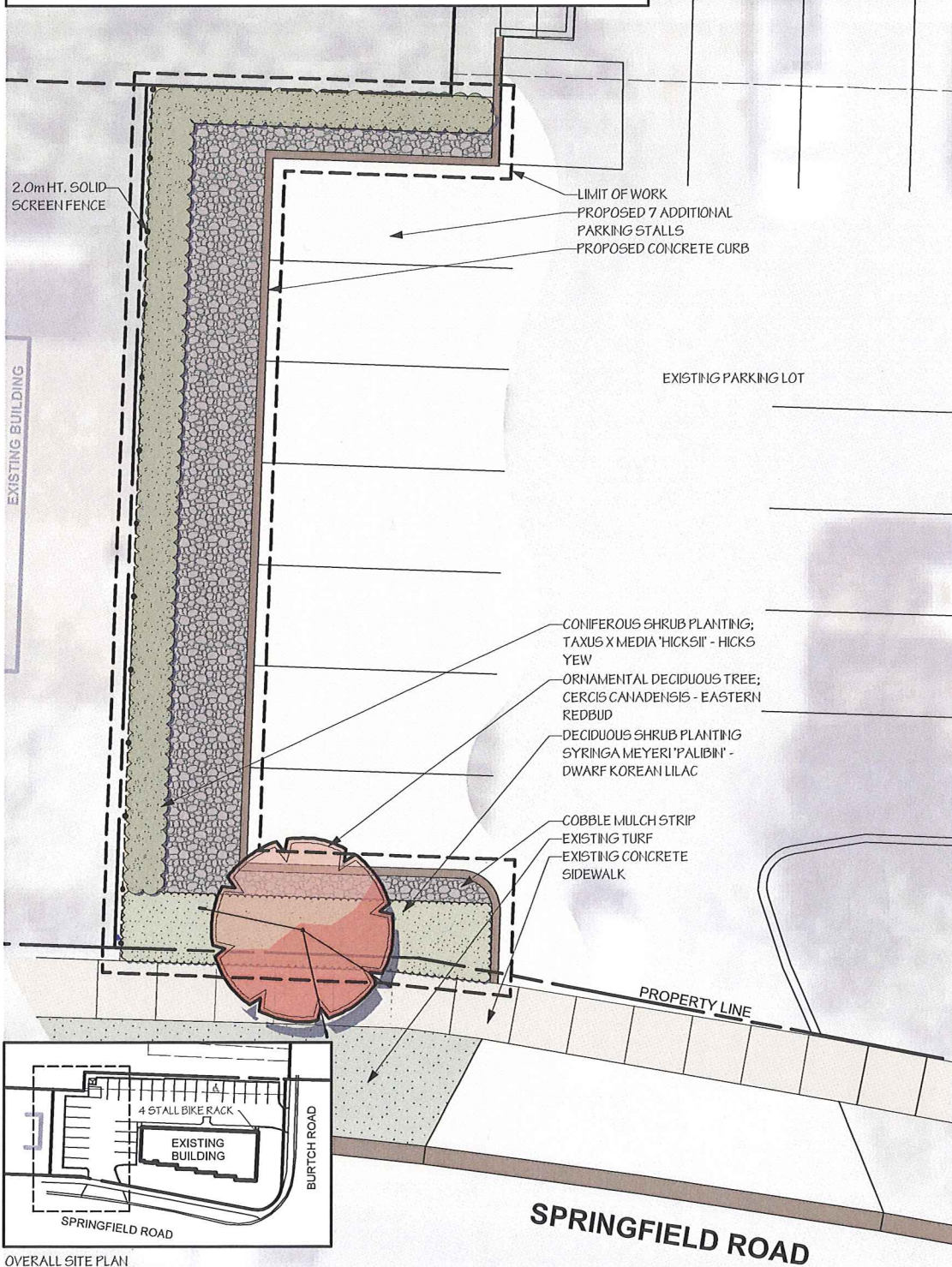
LOT 3
PLAN 17176

LOT A
PLAN 35990

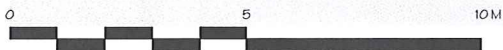


NOTES

1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED B.C.N.T.A. STANDARDS.
2. TREE AND SHRUB BEDS TO BE MULCHED WITH A MINIMUM 100mm O.G.O.-GROW WOOD MULCH. DO NOT PLACE WEED MAT UNDERNEATH TREE AND SHRUB BEDS.
3. TREE AND SHRUB BEDS TO RECEIVE A MINIMUM 300mm DEPTH TOPSOIL PLACEMENT.



OVERALL SITE PLAN
SCALE: 1:1000



DRAWING NO:

L.1

PROJECT TITLE:
1460 SPRINGFIELD ROAD, KELOWNA, B.C.
CLIENT:
T 146 ENTERPRISES LTD.

PROJECT #:
10-025
DRAWING NAME:
CONCEPTUAL LANDSCAPE PLAN

DESIGNED BY: FC
DRAWN BY: SS
CHECKED BY: FC

DATE:
10.06.21
ISSUED FOR:
REVIEW

SCALE:
1:100

Outland Design
Landscape Architecture
206-1889 Spall Road,
Kelowna, BC V1Y 4R2
Tel: (250) 868-9270
www.outlanddesign.ca

SEAL:



1T 7
28505

PL K274

BURTCH ROAD

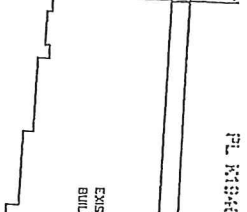
SPRINGFIELD ROAD

LOT B
PLAN 32387

EXISTING
HOUSE

INSTALL NEW CURB
FOR PROPOSED
PARKING

LANDSCAPE BUFFER



EXISTING
BUILDING

PL K13463

EXISTING
PARKING

EXISTING
PARKING

LOT 3
PLAN 17176

LOT A
PLAN 35990

SCHEDULE A
This forms part of development
Permit # DVPI0-0081

PL K491

NOTES

1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED B.C.N.T.A. STANDARDS.
2. TREE AND SHRUB BEDS TO BE MULCHED WITH A MINIMUM 100mm O.G.O.-GROW WOOD MULCH. DO NOT PLACE WEED MAT UNDERNEATH TREE AND SHRUB BEDS.
3. TREE AND SHRUB BEDS TO RECEIVE A MINIMUM 300mm DEPTH TOPSOIL PLACEMENT.

2.0m HT. SOLID
SCREEN FENCE

LIMIT OF WORK
PROPOSED 7 ADDITIONAL
PARKING STALLS
PROPOSED CONCRETE CURB

EXISTING PARKING LOT

CONIFEROUS SHRUB PLANTING;
TAXUS X MEDIA 'HICKSI' - HICKS
YEW

ORNAMENTAL DECIDUOUS TREE;
CERCIS CANADENSIS - EASTERN
REDBUD

DECIDUOUS SHRUB PLANTING
SYRINGA MEYERI 'PALIBIN' -
DWARF KOREAN LILAC

COBBLE MULCH STRIP
EXISTING TURF
EXISTING CONCRETE
SIDEWALK

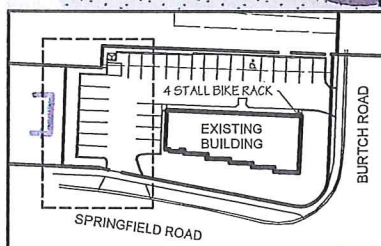
PROPERTY LINE

SCHEDULE

This forms part of development

Permit # DUP10-0081

SPRINGFIELD ROAD



OVERALL SITE PLAN
SCALE: 1:1000



DRAWING NO: L.1	PROJECT TITLE: 1460 SPRINGFIELD ROAD, KELOWNA, B.C. CLIENT: T 146 ENTERPRISES LTD. PROJECT #: 10-025 DRAWING NAME: CONCEPTUAL LANDSCAPE PLAN	DESIGNED BY: FC DRAWN BY: SS CHECKED BY: FC DATE: 10.06.21 ISSUED FOR: REVIEW SCALE: 1:100	Outland Design Landscape Architecture 208-1689 Spall Road, Kelowna, BC V1Y 4R2 Tel: (250) 868-9270 www.outlanddesign.ca	SEAL: BRITISH COLUMBIA SOCIETY OF REGISTERED MEMBER Fiona Chamberlain 334 LANDSCAPE ARCHITECTS
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