

REPORT TO COUNCIL



Date: November 18, 2011

To: City Manager

From: Land Use Management, Community Sustainability (PMc)

Application: OCP11-0008/Z11-0062 **Owner:** R 366 Enterprises Ltd.

Address: 2241 Springfield Rd. **Applicant:** Ekistics Town Planning Inc.
(Paul Fenske)

Subject: Official Community Plan Amendment / Rezoning Application

Existing OCP Designation: Multiple Unit Residential - Medium Density

Proposed OCP Designation: Mixed Use (Residential/Commercial)

Existing Zone: A1 - Agriculture 1

Proposed Zone: C4 - Urban Centre Commercial

1.0 Recommendation

THAT OCP Bylaw Amendment No. OCP11-0008 to amend Map 4.1 of the Kelowna 2030 - Official Community Plan Bylaw No. 10500, by changing the Future Land Use designation of Lot B, District Lots 128 & 142, O.D.Y.D. Plan KAP85660, located on Springfield Road, Kelowna, BC from the Multiple Unit Residential (Medium Density) designation, to the Mixed Use (Residential / Commercial) designation, as shown on Map "A" attached to the report of Land Use Management Department dated November 18, 2011, be considered by Council;

AND THAT Council considers the APC public process to be appropriate consultation for the purpose of Section 879 of the *Local Government Act*, as outlined in the Report of the Land Use Management Department dated November 18, 2011;

AND THAT Rezoning Application No. Z11-0062 to amend the City of Kelowna Zoning Bylaw No. 8000, by changing the zoning classification of Lot B, District Lots 128 & 142, O.D.Y.D. Plan KAP85660, located on Springfield Road, Kelowna, BC, from the A1 - Agriculture 1 zone to the C4 - Urban Centre Commercial zone be considered by Council;

AND THAT the OCP Bylaw Amendment No. OCP11-0008 and zone amending bylaw not be forwarded to a Public Hearing until Staff's comprehensive review of the Transportation Impact Assessment, Development Engineering requirements and a Retail Impact Analysis in accordance with a Terms of Reference developed by the City have been completed;

AND THAT final adoption of Zone Amending Bylaw be considered subsequent to the requirements of the Development Engineering Branch being completed to their satisfaction;

AND THAT final adoption of Zone Amending Bylaw be considered subsequent to a Section 219 Restrictive Covenant in a registrable form that stipulates a minimum gross floor area of residential tenure on the subject property to no less than 30% of the total build out;

AND FURTHER THAT final adoption of Official Community Plan amending bylaw and the Zone Amending Bylaw be considered in conjunction with Council's consideration of a Development Permit for the subject property.

2.0 Purpose

The applicant proposes to amend the Official Community Plan by changing the future land use designation from Multiple Unit Residential - Medium Density to Commercial and to rezone the from the A1 - Agriculture 1 to the C4 - Urban Centre Commercial zone to facilitate a commercial and office development.

3.0 Land Use Management

The subject property is located at the extreme southern boundary of the "Midtown" Urban Centre at the southwest corner of Springfield Road and Benvoulin Road, which is a significant intersection. This location forms a natural "gateway" between the commercial land uses located north of Springfield Road and the more rural setting and park lands to the southeast and residential uses to the south.

The applicant refers to the proposal as an "Urban Lifestyle Centre" which provides for a development comprised of a range of retail, professional and office uses, and does not include any residential uses. The lack of residential uses limits the density of the proposed site development to a maximum FAR at 1.0 under the proposed C4 - Urban Centre Commercial zone.

There have been inquiries regarding potential commercial land uses for this site in the past, where Staff recommended support for a commercial land use along the Springfield Road frontage, and a residential component for the remainder of the property. This application varies in that the proposal is exclusively for commercial land use. While the proposed changes in land use departs from what is envisioned in the OCP, the proposed development is within an urban centre where a compact urban form is supported that maximizes use of existing infrastructure and contributes to energy efficient settlement patterns. This typically would include complete communities, where permanent residents and employment/retail opportunities compliment the vibrancy of one another.

Given the surrounding land uses that accommodate for a mix of uses that are predominantly commercial, a primary goal of the OCP is "to ensure that Urban Centres develop as vibrant commercial nodes¹". Staff are of the opinion that a blend of residential and commercial uses for this site is critical to ensure that other commercial areas of this Urban Centre are not detracted from. This was strongly reinforced by the Advisory Planning Commission in their motion of non-support and anecdotal comments. Therefore, it is Staff's recommendation to prescribe a minimum floor area of residential use for this site to secure a mixed use of tenures through the registration of restrictive covenant.

A Development Permit for the evaluation of the form and character of the proposed development will have to be considered should Council favorably endorse the land use. As this submission does not include a Development Permit application, there has been no consideration of the overall site plan which will be a critical step to ensure that building height, site orientation, on-site traffic

¹ OCP, Chapter 5, Objective 5.25

movement, landscaping and buffering, and architectural expression are thoughtfully deliberated. This is essential to ensure that the medium-density residential uses to the south are not impacted by the commercial activity of this site. At the time of writing this report, a preliminary concept proposes a 7 storey building height, which would require a Development Variance Permit if there is no residential component (ie. apartment housing) included.

4.0 Proposal

4.1 Background / Project Description

The property has been the subject of a major residential development proposal which proposed an amendment to the Official Community Plan future land use designation from Multiple Unit Residential - Medium Density to Multiple Unit Residential - High Density with the intention to rezone to allow the development of a 30 storey apartment tower supplemented with a number of lower order residential buildings. That application did not proceed beyond the initial consideration and was later abandoned by the applicant of the day.

This current application seeks to amend the OCP future land use designation from Medium Density Residential to Commercial and to rezone from the A1 - Agriculture 1 zone to the C4 - Urban Centre Commercial zone to allow a commercial development comprised of grade level retail units and upper level office units. The concept site plan has been developed with the primary vehicle access from Benvoulin Court, and a lesser right-in, right-out vehicle access from Benvoulin Road. The access from Benvoulin Court also provides access to underground parking, while the lesser access to Benvoulin Road completes a meandering access route through the site that blends both vehicle and pedestrian access through the site. The bulk of the proposed commercial buildings are sited adjacent to the neighbouring road frontages to provide pedestrian connections to the public realm, while shielding the bulk of the surface parking from street view.

The proposed commercial building forms are envisioned to be 2 storeys in height, except for the commercial building located at the corner of Springfield/Benvoulin Roads which is proposed for 7 storeys and would function as the anchor building for the site. However, the proposed C4 zone only allows for a 7 storey building height if the proposal is for a mixed-use development, and provides for vehicle parking entirely below grade with a co-op or car share program, a public courtyard constructed at grade, and a green roof for the building. If the applicant pursues the proposed concept, a Development Variance Permit would be required. However, there is no apparent justification or rationale provided by the applicant team for a height variance at this location.

The conceptual plans also indicate a strongly defined pedestrian pathway along the southern lot boundary to create a public link from Benvoulin Court and the crossing to Orchard Park Mall, across Benvoulin Road through to the proposed Open Air and Public Market site. At this time, the applicant does not have a fully developed concept plan to evaluate the urban design. As the Transportation Impact Analysis has not yet been finalized, the off-site infrastructure improvements will be determined based upon the outcomes and recommendations of this technical analysis.

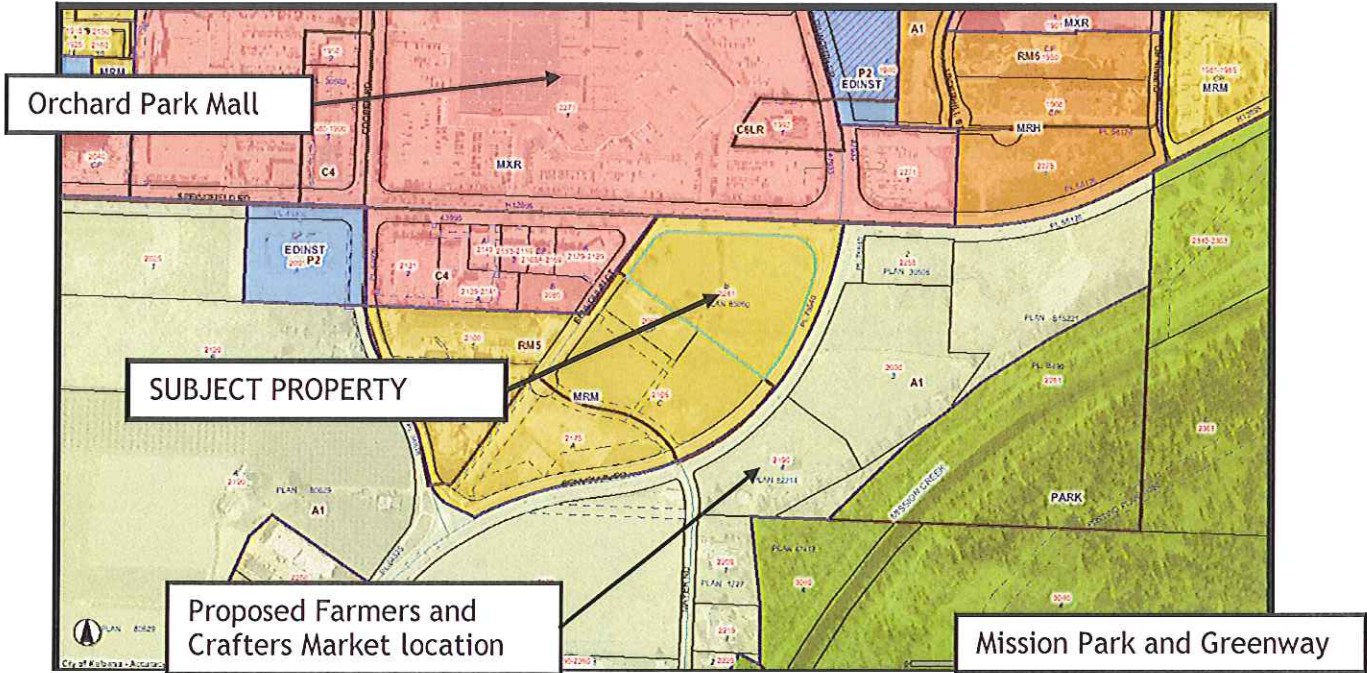
4.2 Site Context

The subject properties are located on the south side of Springfield Road, between Benvoulin Court and Benvoulin Road, within the Midtown Urban Centre. The subject properties and their configuration are the result of the Dilworth Drive extension and Benvoulin Road realignment, which severed a number of properties and resulted in the properties being reconfigured.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	C6 - Regional Commercial	Shopping Centre
East	A1 - Agriculture 1	Vacant
South	RM5 - Medium Density Multiple Housing	Apartment housing
West	C4 - Urban Centre Commercial	Gas Bar . Commercial uses

Subject Property Map:



4.3 Zone Analysis

Zoning Analysis Table		
CRITERIA	C4 ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Lot Area	1,300 m ² if no lane	17,900 m ²
Lot Width	40.0 m if no lane	Average 174 m
Lot Depth	30.0 m	Average 116 m
Development Regulations		
Floor Area Ratio	Max 1.0 for commercial uses only	0.91
Height	4 storeys/15m 7 storeys/25m for mixed-use developments if the development provides; parking below grade with co-op/car share program, public courtyard at grade, and green roof	7 storeys / 25 m ❶
❶ Vary maximum building height from 4 storeys or 15m to 7 storeys or 25m, if no residential uses are proposed		

5.0 Current Development Policies - Kelowna Official Community Plan (OCP)

Objective 5.2² Develop sustainably.

Policy .3 Complete Suburbs. Support a mix of uses within Kelowna's suburbs in accordance with "Smart Growth" principles to ensure complete communities. Uses that should be present in all areas of the City (consistent with Map 4.1 - Future Land Use Map), at appropriate locations, include: commercial, institutional, and all types of residential uses (including affordable and special needs housing) at densities appropriate to their context. Building heights in excess of four storeys will not be supported within the suburban areas, unless provided for by zoning existing prior to adoption of OCP Bylaw 10500.

Objective 5.3³ Focus development to designated growth area.

Policy .1 Permanent Growth Boundary. Establish a Permanent Growth Boundary as identified on Map 4.1 and Map 5.2. Support development of property outside the Permanent Growth Boundary for more intensive uses only to the extent permitted as per the OCP Future Land Use designations in place as of initial adoption of OCP Bylaw 10500, except as per Council's specific amendment of this policy. Resource Protection Area designated properties not in the ALR and outside the Permanent Growth Boundary will not be supported for subdivision below parcel sizes of 4.0 ha (10 acres). The Permanent Growth Boundary may be reviewed as part of the next major OCP update.

Policy .2 Compact Urban Form. Develop a compact urban form that maximizes the use of existing infrastructure and contributes to energy efficient settlement patterns. This will be done by increasing densities (approximately 75 - 100 people and/or jobs located within a 400 metre walking distance of transit stops is required to support the level of transit service) through -development, conversion, and re-development within Urban Centres (see Map 5.3) in particular and existing areas as per the provisions of the Generalized Future Land Use Map 4.1.

Objective 5.24⁴ Encourage mixed-use commercial development.

Policy .1 Auto-Oriented Sites. Support (but do not require) inclusion of residential uses when auto-oriented commercial sites and strip malls redevelop. Live-work, student and rental housing is particularly encouraged. Where auto-oriented sites are redeveloped within Urban Centres, redevelopment should create a higher density, more walkable, and higher amenity site.

Objective 5.25⁵ Ensure that Urban Centres develop as vibrant commercial nodes.

Policy .1 Retail Impact Analysis. Commercial developments greater than 2,300 m² that would require an amendment to the OCP will be required to prepare, at the applicants' expense, a Retail Impact Analysis (see Chapter 17 for a definition) using Terms of Reference developed by the City.

² City of Kelowna Official Community Plan (2030) Page 5.2

³ City of Kelowna Official Community Plan (2030) Page 5.2

⁴ City of Kelowna Official Community Plan (2030) Page 5.25

⁵ City of Kelowna Official Community Plan (2030) Page 5.26

OCP AMENDMENT APPLICATIONS:

Objective 5.40⁶; Ensure all development is consistent with the vision, goals and objectives of the OCP.

Evaluation Checklist. Evaluate development applications that require an OCP amendment on the basis of the extent to which they comply with underlying OCP objectives, including the following:

- Does the proposed development contribute to preserving lands with slopes greater than 30%? *Yes, the site is essentially flat and does not propose growth on steep terrain.*
- Does the proposed development respect the OCP Permanent Growth Boundary (OCP Map 4.1)? *Yes, the proposed development is situated within the Permanent Growth Boundary*
- Does the proposed development feature a mix of residential, employment, institutional, and/or recreational uses within individual buildings or larger development projects? *No, the applicant's proposal is exclusively for commercial uses.*
- Is the proposed development located in an Urban Centre? *Yes, the proposed development is situated within the Central City Urban Centre.*
- Does the proposed development increase the supply of affordable (as defined in the OCP) apartments or townhouses? *No, the proposed development is for commercial uses only.*
- Is the property serviced with water and City sanitary sewer at the time of application?
Yes
- Could the proposed project be built at no financial cost to the City? (This should consider operational and maintenance costs.) *Yes, as it is believed that the commercial use will not exceed servicing impacts that were anticipated through the future land use designation of medium density - residential of the 2030 OCP.*
- Would the proposed project help decrease the rate of travel by private automobile, especially during peak hours? *No, there are no residential uses proposed.*
- Is there transit service within 400 metres of non-residential projects or major employment generators (50+ employees)? *Yes, transit service is available nearby.*
- Does the proposed project involve redevelopment of currently under-utilized, urbanized land? *Yes, the land is currently zone for agriculture, but the Future Land Use Designation supports Multiple Unit Residential (Medium Density).*

⁶ City of Kelowna Official Community Plan (2030) Page 5.37

- Does the proposed project result in the creation of substantially more public open space than would be available if the development were not to proceed (not including required open space dedications or non-developable areas)? *No.*
- Is there a deficiency of properties within the applicable Sector (see Map 5.4) that already have the required OCP designation? *No, there is adequate land available in the neighbourhood that has the "Commercial" Future Land Use Designation.*
- Does the project avoid negative impacts (shadowing, traffic, etc.) on adjoining properties where those adjoining properties are not slated for land use changes? *In the absence of a Development Permit, Staff cannot determine the impacts but the concept site plan has been configured to minimize building height differences at the perimeter.*
- Is the project consistent with the height principles established in the OCP? *No, the proposed development includes building heights of 7 storeys, where the OCP limits the heights to 4 storeys for buildings without residential use.*
- If the project goes ahead, would surrounding property owners be likely to develop their properties as per OCP Future Land Use and other City policy provisions? *The proposed development would not impede the development of the neighbouring properties as per OCP Future Land Use.*
- Would approval of the project enhance the surrounding neighbourhood? *Unclear, the proposed development introduces a strong commercial presence to the south side of Springfield Road, but may disrupt the transition to the adjacent residential land uses to the south of the development site.*
- Could the project be supported without over-burdening existing park and other community resources or threatening the viability of existing neighbourhood resources? *As the proposed development is for commercial uses, there would be minimal impact on existing park resources.*

Chapter 17 - Definitions:

Mixed Use⁷ - A development where different uses are combined within the same building or property, such as commercial / residential or commercial / industrial projects.

Retail Impact Analysis⁸ - A report that:

- Identifies vacant and under-utilized (compared to Zoning Bylaw provisions) OCP designated commercial sites;
- Identifies the potential impact of the proposed development on the surrounding land uses;
- Provides data on whether the proposed development will adversely affect the economic viability of existing Urban and / or Village Centres;
- Provides data on the feasibility of including on-site land uses other than retail and commercial uses such as residential, recreational, community services and institutional uses.

6.0 Technical Comments

⁷ City of Kelowna Official Community Plan (2030) Page 17.6

⁸ City of Kelowna Official Community Plan (2030) Page 17.8

6.1 Building & Permitting Department

No comment

6.2 Development Engineering Department

We request to put this project on hold until the applicant has satisfied the transportation Division requirements.

6.3 Fire Department

Fire department access, fire flows, and hydrants as per the BC Building Code and City of Kelowna Subdivision Bylaw #7900. The Subdivision Bylaw requires a minimum of 150ltr/sec flow. Additional comments will be required at the building permit application.

6.4 FortisBC/Energy

No concerns.

6.5 Kelowna Regional Transit

No comment

6.6 Ministry of Transportation and Infrastructure

The Ministry has no objections to this proposal as it was presented in your July 19, 2011 submission.

6.7 School District No. 23

No response

7.0 Application Chronology

Date of Application Received: July 19, 2011

Advisory Planning Commission September 27, 2011

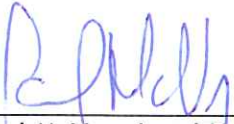
The above noted application was reviewed by the Advisory Planning Commission at the meeting on September 27, 2011 and the following recommendations were passed:

THAT the Advisory Planning Commission NOT support Official Community Plan Amendment No. OCP11-0008 by Ekistics Town Planning Inc., to amend the OCP land use from MRM - Multiple Family Residential (Medium Density) to Commercial to allow the construction of an office and retail development.

Anecdotal Comment:

The Advisory Planning Commission suggested that Staff and the applicant further discuss the mixed use development in accordance with the original land agreement (to facilitate Benvoulin Road extension). APC indicated that the C4 zone is too open and provides too many uses without restrictions for this parcel. The Advisory Planning Commission appreciates some of the concept designs however some additional project details need to be further developed in order to comprehensively consider the impact of the development proposal.

Report prepared by:



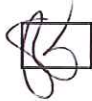
Paul McVey, Land Use Planner

Reviewed by:



Danielle Noble, Urban Land Use Manager

Approved for Inclusion:



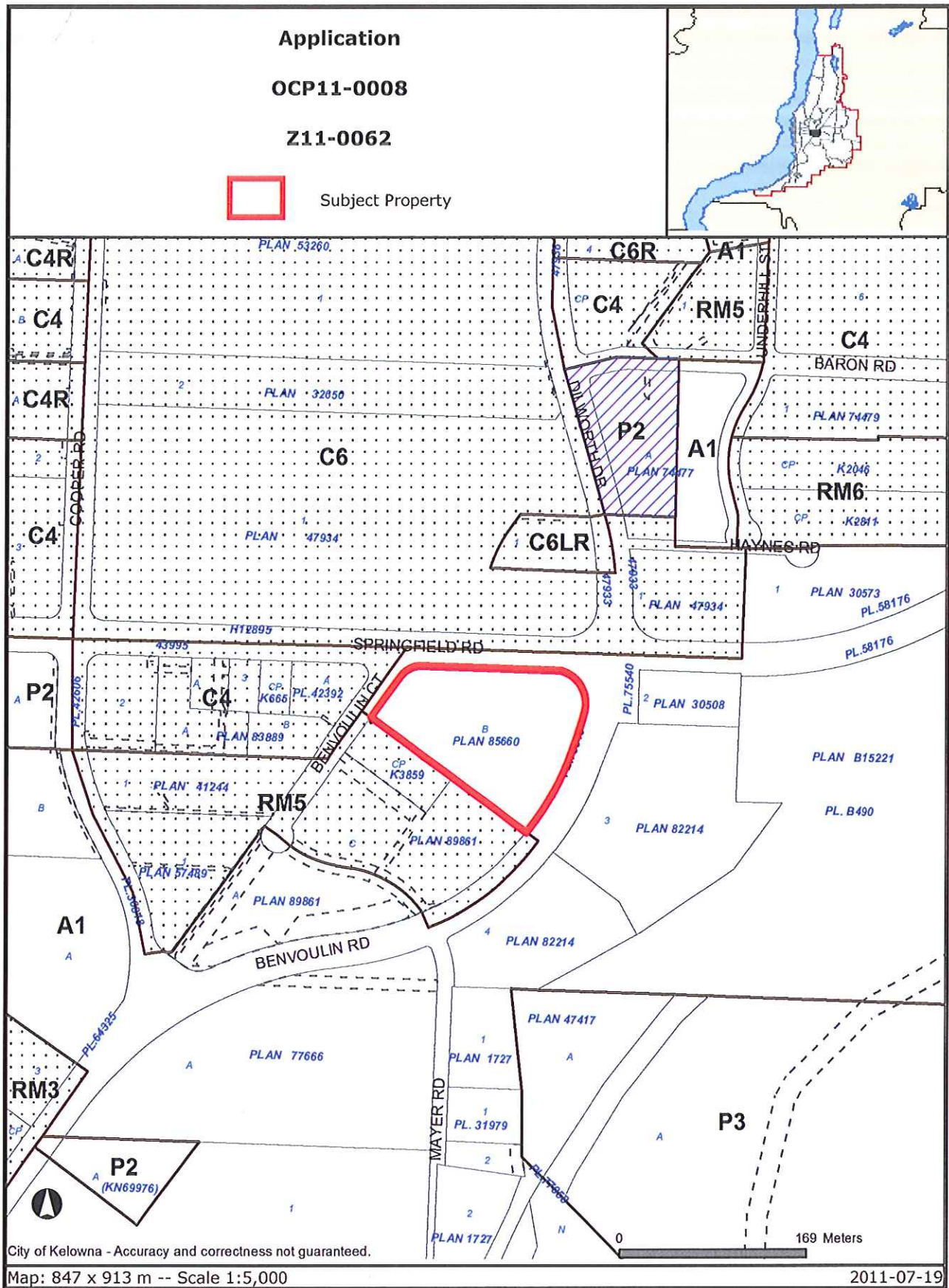
Shelley Gambacort, Director, Land Use Management

Attachments:

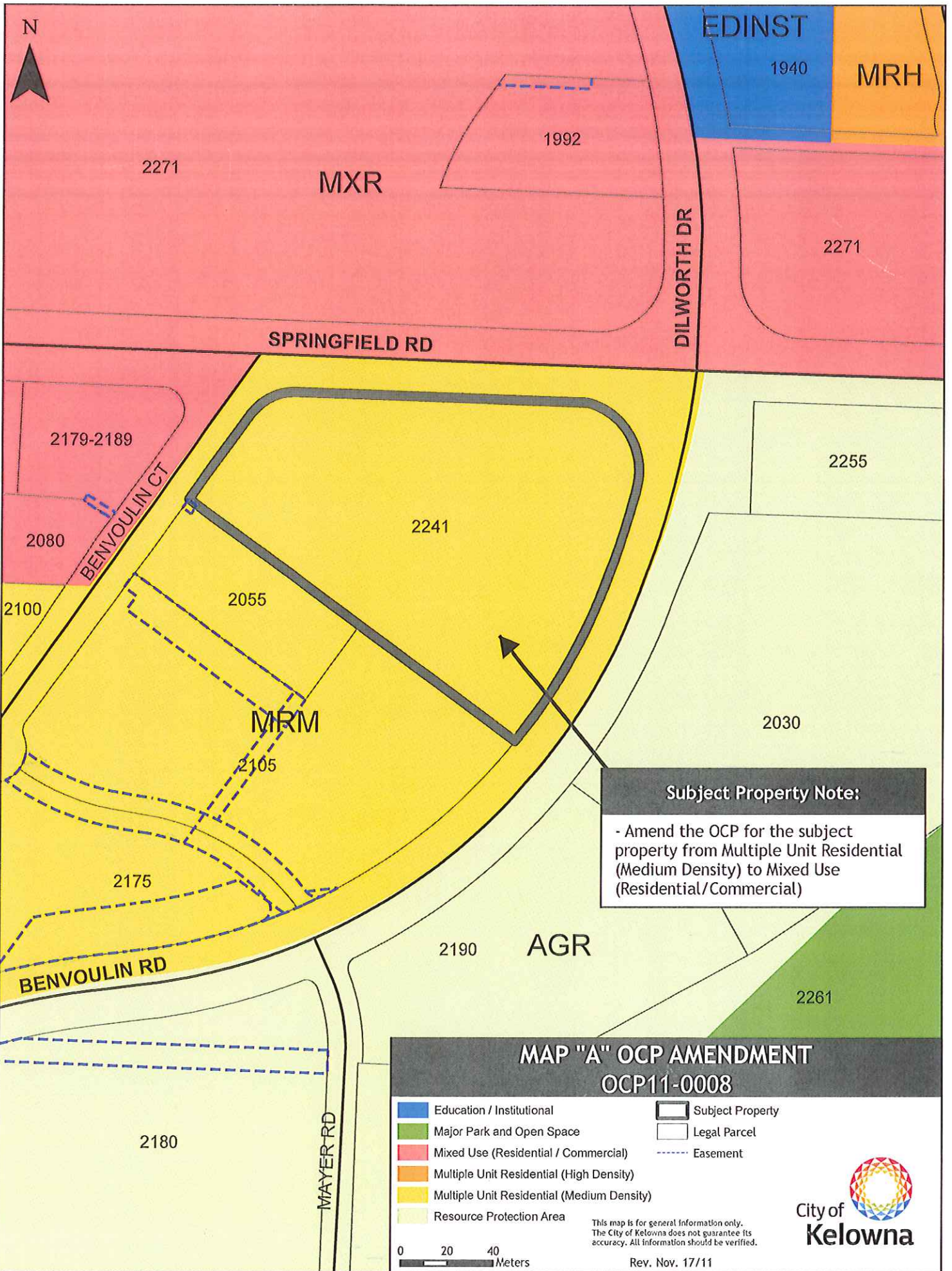
- Subject Property Map
- OCP Amendment Map "A"
- Applicant Rationale letter
- Figure 1 - Context map
- Figure 2 - Air Photo
- Figure 3 - Historic Chronology
- Figure 4 - Map showing 2004 Subdivision
- Figure 5 - Legal Parcel & land use map
- Figure 6 - Map showing current and proposed zoning
- Figure 7 - Illustrative Site Development Plan

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*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.*



Subject Property Note:
 - Amend the OCP for the subject property from Multiple Unit Residential (Medium Density) to Mixed Use (Residential/Commercial)

**MAP "A" OCP AMENDMENT
 OCP11-0008**

Education / Institutional	Subject Property
Major Park and Open Space	Legal Parcel
Mixed Use (Residential / Commercial)	Easement
Multiple Unit Residential (High Density)	
Multiple Unit Residential (Medium Density)	
Resource Protection Area	

0 20 40 Meters

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Rev. Nov. 17/11



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DEVELOPMENT PLAN AND RATIONALE: MISSION CROSSING – WESTSIDE

The proposed project, aptly referred to as Mission Crossing, includes lands on the West and East side of Benvoulin Road. At the request of City Planning Staff and to comply with its administrative requirements, the OCP Amendment and Rezoning Applications for the Mission Crossing project are submitted in two separate parts: the Westside Application and the Eastside Application.

EKISTICS Town Planning, on behalf of Lambert & Paul Construction Ltd. and R-366 Enterprises Ltd., has been authorized to prepare the following OCP Amendment and Rezoning Application for the lands referred to as **Mission Crossing – Westside**.

Our client is seeking to rezone the 4.42 acre property at 2241 Springfield Road. Located at Kelowna's urban-rural crossroads, the **Mission Crossing – Westside** lands form part of a distinct neighbourhood uniquely positioned between the City's *Highway Urban Centre* to the north-west and the extensive agricultural areas to the south, as seen in **Figure 1 – Mission Crossing Neighbourhood Context**.

The proposed **Mission Crossing – Westside** development (**Figure 2 – Mission Crossing Development Lands**) seeks to:

- Fulfill the terms of the 2003 Dilworth Drive Extension Agreement with the City;
- Revitalize the commercial frontage along Springfield through a neighbourhood-scaled Urban Lifestyle Centre to serve the surrounding residential neighbourhoods; and,
- Establish a green pedestrian spine to link the Westside neighbourhood across Benvoulin Road to the proposed Public and Open-Air Markets and the adjacent Mission Creek Greenway and Regional Park.

Mission Crossing: A Distinct Neighbourhood

The Benvoulin Road realignment divided the Mission Crossing lands into separate Westside and Eastside parcels. The Mission Crossing Neighbourhood is framed by Cooper Road to the west, Springfield Road to the north and Benvoulin Road to the east, and forms a distinct area situated between the urban commerce of Orchard Park Mall and the agricultural fields in the ALR. Please refer to **Figure 1 – Mission Crossing Neighbourhood Context** for more details.

Now "MIDTOWN" URBAN CENTRE
IN CITY OF KELOWNA OFFICIAL
COMMUNITY PLAN 2030

When defining its urban boundaries, the City of Kelowna included the Westside lands in the Highway Urban Centre OCP designation. The intersection at Springfield Road, Benvoulin Road and Dilworth Drive is a key crossroad where urban meets rural, making it an ideal location to foster a renewed sense of place adjacent to the core of Kelowna's commercial hub. Access to a range of neighbourhood shops and services in tandem with multi-modal circulation in and through these Westside lands is vital to the viability of the Mission Crossing Neighbourhood.

In linking the Mission Crossing Neighbourhood with the proposed Public and Open-Air Markets on the Eastside lands (adjacent to Mission Creek Greenway and Regional Park),

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the project serves to revitalize the *Highway Urban Centre* area by bringing “the field to the table” – offering an example to residents and visitors of their close connection to local food production and its contribution to sustainable urban living.

Historical Context: Reshaping the Agricultural-Urban Edge

In 2003, to facilitate the City of Kelowna’s goal of constructing the Dilworth Drive Extension (Benvoulin Road realignment), the affected property owners dedicated ± 3.0 acres of land for the new road in exchange for future development rights on the surrounding lands, including support for the exclusion of a portion of these lands from the Agricultural Land Reserve (ALR). The Benvoulin Road realignment agreement divided the properties into separate West and East side parcels, with the following stipulations:

As to the Westside lands, the agreement provides that:

- *“...the properties adjacent to Springfield Road are supported by staff for commercial development and the properties to the south of those commercial properties are supported by staff for multi-family redevelopment.”*

As to the Eastside lands, the agreement provides that:

- *“The ultimate goal is to achieve a utilization of these lands for modified agricultural purposes which still benefit agriculture, examples being a farmers market, retail garden centre, a nursery, etc.”*

The sequence of plans in **Figure 3 – Historical Chronology** illustrates the changes to the ALR edge and associated legal parcels in the Mission Crossing Neighbourhood. To facilitate construction of the new road, a subdivision of the properties legally-hooked across Benvoulin Road was approved in 2005 by the City’s Approving Officer. As seen in **Figure 4 – 2004 Subdivision Application**, the subject lands on the West and East side of Benvoulin Road were envisioned to comply with the 2003 Dilworth Drive Extension Agreement. With the completion of the Apple Valley Seniors Centre by the Society of Hope in 2010, this project continues to fulfill the objectives envisioned in the 2003 agreement with the City.

Planning for the Future – City of Kelowna OCP

The **Mission Crossing – Westside** development program contributes to Kelowna’s community identity on both a local and regional scale by weaving together a design that responds to the need to become less auto-dependant. The OCP designates the land on the West side of Benvoulin Road as *Highway Urban Centre*, seeking to foster the development of a mixed-use neighbourhood able to provide for the daily needs of residents. The development of an Urban Lifestyle Centre addresses and responds to the City’s 2020 OCP policies, objectives and guidelines, (refer to **Figure 5 – Legal Parcel and Land Use**) which encourage:

- *“... a mix of residential, employment, institutional, and recreational uses within ... Urban Centres”;*
- *“... the creation of accessible, high quality living and working environments which are environmentally, socially and financially sustainable”;* and,

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- *“... public access opportunities ... along Mission Creek ... and pedestrian-friendly connections ... mid-block pedestrian crossings ... signal length/wait time that gives people preference over cars ... pathways to provide connection between centres ... and ... development that contributes to a sense of community identity and sense of place.”*

Mission Crossing – Westside (Urban Lifestyle Centre):

The Westside lands (Parcel A – 4.42ac) envisions a pedestrian-oriented, mixed-use Urban Lifestyle Centre providing a range of retail, professional and office uses. The proposed C-4 zoning for Mission Crossing – Westside, as seen in Figure 6 – Current and Proposed Zoning, extends the commercial pattern of land use adjoining Springfield Road to the west and helps to promote a more socially-diverse urban experience, as envisioned by the *Highway Urban Centre* OCP designation. The proposed commercial program provides strong pedestrian linkages east across Benvoulin Road to the new Public and Open-Air Markets and it also offers commercial amenities for the adjacent multi-family residential neighbourhood to the south.

Primary vehicle access to Mission Crossing – Westside is off of Benvoulin Court, adjacent to the Society of Hope’s Apple Valley Senior’s Centre. Traffic circulation originates at Benvoulin Court, where access is facilitated through signalized intersections with Springfield Road and Benvoulin Drive at the future Mayer Road Extension. Upon entering the Lifestyle Centre at the western corner, vehicles and pedestrians are invited along a commercial “main street” serviced by 80 short-term surface parking stalls. A below-grade parking structure provides for deliveries and longer term stays.

Complementing the main circulation drive is a shared “pedestrian-auto street” detailed with street trees and feature paving, serving to complete the internal transportation loop for the centre while offering additional parking stalls. This unique traffic flow enhances the internal network of shared vehicle-pedestrian linkages within the centre, along with the potential to be cordoned off for pedestrian-only special events. Secondary vehicle access to Mission Crossing – Westside is provided through a mid-block right-in/right out driveway onto Benvoulin Road.

The Lifestyle Centre is anchored by commercial blocks that address the major corners of Springfield Road and Benvoulin Road, as seen in Figure 7 – Illustrated Site Development Plan. Moving east along the centre’s “main street”, the building massing is intentionally broken down and set back from Springfield Road to afford view corridors to the north while encouraging pedestrian and cyclist access from Springfield Road. Positioned as a geographic centering element and commercial heart for the Lifestyle Centre, the single storey Commons Block sits adjacent to a tree-lined public green. This open space amenity acts as a landscaped refuge affording visitors a quiet pause with direct links to the Gateway Promenade – a pedestrian oriented pathway which offers multi-modal connections westward into the heart of Kelowna’s *Highway Urban Centre*, and eastward through the Public and Open-Air Markets to the Mission Creek Greenway and Regional Park.

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Fulfilling the Promise:

The proposed OCP Amendment and Rezoning of Mission Crossing – Westside provides the City of Kelowna with an opportunity to revitalize a strategic piece of the *Highway Urban Centre* and facilitates the delivery to the Eastside lands of the much anticipated Public and Open-Air Markets as a lasting community amenity.

This application seeks rezoning of Parcel A in Mission Crossing – Westside, as follows:

Parcel	Location	Current Zoning	Purpose	Proposed Zoning
A	Westside	A1 (non-ALR)	Urban Lifestyle Centre	C4 Urban Commercial

On the Eastside of Benvoulin Road, proposed is a Granville Island-inspired Public Market (Parcel B) as well as an Open-Air Market (Parcel C) to serve as the new home of the Kelowna Farmers' and Crafters' Market. The OCP Amendment and Rezoning Application for the Mission Crossing – Eastside lands is submitted concurrently with this application and seeks the following zoning:

Parcel	Location	Current Zoning	Purpose	Proposed Zoning
B	Eastside	A1 (ALR)	Public Market	CD#__ Comprehensive Development
C	Eastside	A1 (ALR)	Open-Air Market	CD#__ Comprehensive Development

Mission Crossing – Westside and Eastside collectively:

- Fulfills the terms of the 2003 Dilworth Drive Extension Agreement with the City;
- Activates the ALR edge through the new Public and Open-Air Markets in support of regional agricultural commerce;
- Revitalizes the commercial frontage along Springfield with a neighbourhood-scaled Urban Lifestyle Centre to serve the surrounding residential neighbourhoods; and,
- Establishes a green pedestrian spine to link the Westside neighbourhood across Benvoulin Road to the new Public and Open-Air Markets and the adjacent Mission Creek Greenway and Regional Park.

MISSION CROSSING
WESTSIDE
KELOWNA BC

Figure 1

MISSION CROSSING
NEIGHBOURHOOD
CONTEXT

JUNE 2011

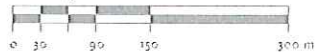
LEGEND

-  Westside Lands (Parcel A)
-  Project Boundary
-  Highway Urban Centre
-  ALR Boundary
-  Regional Park Boundary
-  Trail 77: Mission Creek to Mill Creek Roadside Corridor
-  Major Transportation Route
-  Major Crossroads
-  Urban-Rural Gateway

Note: For illustrative and planning purposes only. All designated areas and boundaries are subject to refinement through more detailed site design and engineering at the time of development permit.



SCALE 1:7500



EKISTICS

Figure 2

MISSION CROSSING
DEVELOPMENT LANDS

JUNE 2011

LEGEND

- Project Boundary
- Westside Lands (Parcel A)
- Regional Park Boundary
- ALR Boundary

Note: For illustrative and planning purposes only. All designated areas and boundaries are subject to refinement through the rezoning process and engineering at the time of development permit.



LEGAL PARCEL PLAN



MISSION CROSSING
WESTSIDE
KELOWNA BC

Figure 5

LEGAL PARCEL & LAND USE

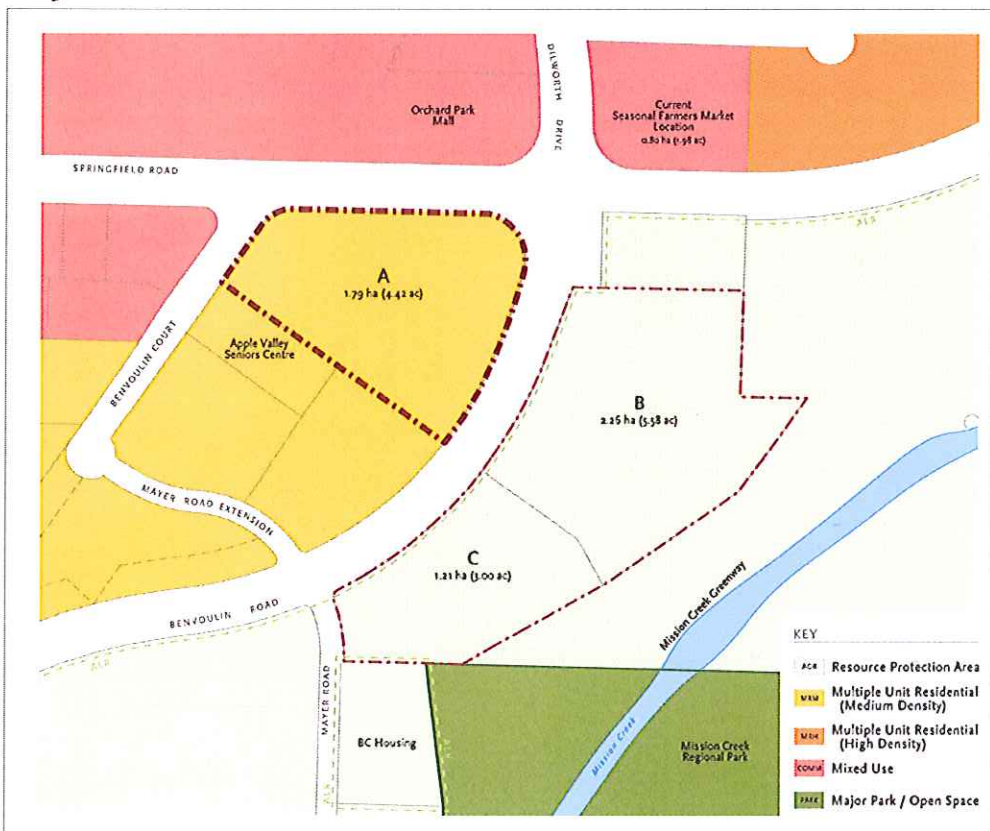
JUNE 2011

LEGEND

- Project Boundary
- Westside Lands (Parcel A)
- Regional Park Boundary
- ALR Boundary

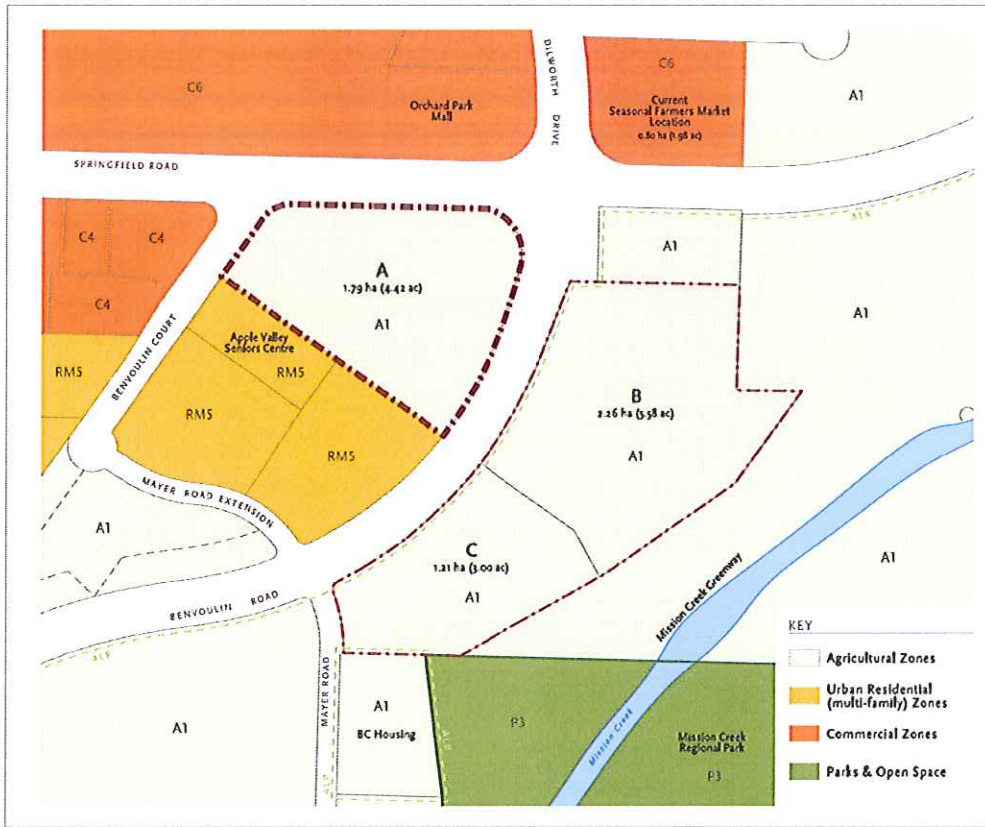
Note: For illustrative and planning purposes only. All designated areas and boundaries are subject to refinement through more detailed site design and engineering at the time of development permit.

2030 OCP FUTURE LAND USE PLAN (Map 4.1)



EKISTICS

CURRENT ZONING



MISSION CROSSING
WESTSIDE
KELOWNA BC

Figure 6

CURRENT & PROPOSED ZONING

JUNE 2011

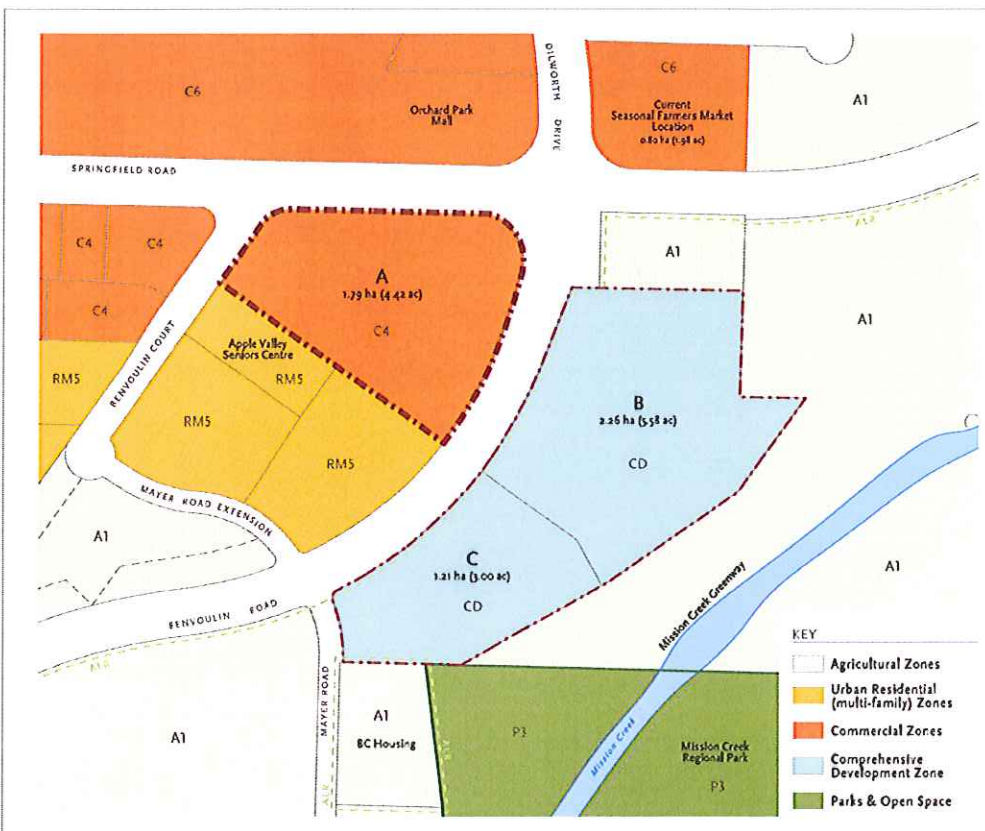
LEGEND

- Project Boundary
- Westside Lands (Parcel A)
- Regional Park Boundary
- ALR Boundary

- KEY**
- Agricultural Zones
 - Urban Residential (multi-family) Zones
 - Commercial Zones
 - Parks & Open Space

Note: For illustrative and planning purposes only. All designated areas and boundaries are subject to refinement through more detailed site design and engineering at the time of development permit.

PROPOSED ZONING



- KEY**
- Agricultural Zones
 - Urban Residential (multi-family) Zones
 - Commercial Zones
 - Comprehensive Development Zone
 - Parks & Open Space



EKISTICS

Figure 7: Illustrated Site Development Plan

- WESTSIDE - Urban Lifestyle Centre
- 1 **Benvoulin Court Gateway**
Commercial Retail
 - 2 **Promenade Plaza Shops**
Commercial Retail & Open Space
 - 3 **Gateway Promenade**
Pedestrian Greenway & Open Space
 - 4 **Bookstore & Commons Cafe**
Commercial Retail & Open Space
 - 5 **Offices at the Crossing**
Retail & Professional Offices
 - 6 **Crossing Office Tower**
Professional Offices
 - 7 **Benvoulin Plaza Shops**
Retail & Professional Offices
- EASTSIDE - Public Market
- 8 **The Granery**
Commercial Retail Studio
 - 9 **Mission Crossing Spirits**
Winery, Cider & Brewery
 - 10 **The Yard**
Nursery & Landscape Supply
 - 11 **Central Market Hall**
Permanent Farmer's Market
 - 12 **Gatehouse Live/Work Studios**
Commercial Retail/Market Administration
 - 13 **Artisan Mews**
Residential Townhomes
 - 14 **Mission Creek Green**
Public Gathering Space / Performance
- EASTSIDE - Open-Air Market
- 15 **Market Pavillion**
Sheltered Stalls / Public Washrooms / Storage
 - 16 **Open-Air Market**
Open-air Market / Parking
 - 17 **Mission Creek Regional Park Trailhead**
Greenway / Public-access / Parks & Recreation

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