

# REPORT TO COUNCIL



**Date:** March 7, 2022

**To:** Council

**From:** City Manager

**Department:** Development Planning

**Application:** DP21-0088

**Owner:** 1288537 B.C. LTD., Inc. No.  
BC1288537

**Address:** 602 Wardlaw Ave

**Applicant:** LIME Architecture Inc.

**Subject:** Development Permit Application

**Existing OCP Designation:** C-NHD – Core Area Neighbourhood

**Existing Zone:** RM3r – Low Density Multiple Residential (Residential Rental Tenure Only)

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## 1.0 Recommendation

THAT final adoption of Rezoning Bylaw No. 12298 be considered by Council;

AND THAT Council authorizes the issuance of Development Permit No. DP21-0088 for Lot 24 District Lot 14 ODYD Plan 3249, located at 602 Wardlaw Ave, 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 the applicant be required to complete the above noted conditions of Council's approval of the Development Permit Application in order for the permits to be issued;

AND FURTHER THAT this Development Permit is valid for two (2) years from the date of Council approval, with no opportunity to extend.

## 2.0 Purpose

To consider the form and character of a 10-unit multiple dwelling rental housing development.

### **3.0 Development Planning**

Staff supports the Development Permit application for the form and character of the 10-unit apartment project. The proposed development meets the majority of the Official Community Plan (OCP) Form and Character Development Permit Guidelines including selected building finishes, façade articulation and complimentary landscaping.

Staff acknowledge the proposal is a creative urban infill project on a relatively small urban residential lot. The location of this project will incorporate well into the neighbourhood as the applicant has created a design that accommodates several rental units while complying with the Zoning Bylaw. The location of the site is highly walkable with the Pandosy Urban Center on the other side of Wardlaw Ave and it is bicycle friendly to other major locations such as Kelowna General Hospital and the Downtown Urban Center.

### **4.0 Proposal**

#### **4.1 Background**

The applicant submitted a Rezoning and Development Permit application in April 2021. The rezoning application came before council on November 1, 2021 with a recommendation to waive the public hearing. The rezoning received third reading on November 22, 2021. The applicant has met the engineering requirements associated with the rezoning in order to receive final adoption of the Rezoning Bylaw No. 12298.

There is an existing single dwelling home on the subject property, which will be demolished to facilitate this development.

#### **4.2 Project Description**

The proposed development features ten rental units in a multiple dwelling housing form. This includes two bachelor units, four one-bedroom and four two-bedroom units. One of the single bedroom units has access directly off Wardlaw Avenue. The other nine units have access through common hallways. All vehicle access for the site is from the laneway which leads into a covered parking area for residents. The building design features a variety of material types including: hardieplank, stucco, corrugated metal, brick and wood beams. The variety of materials combined with multitude of colour pallets creates visual interest to the design.

Each unit has a patio, which meets the Zoning Bylaw requirements for private open space. The applicant has taken advantage of two parking bonuses on site. A single stall reduction through the rental tenure only zone (10% parking bonus) and three stalls (20% reduction) for providing additional long term bicycle parking. After the two bonuses are applied, the site will offer 10 parking stalls for the 10 units.

#### **4.3 Site Context**

The 910m<sup>2</sup> subject property is located mid-block between Pandosy Street and Richter Street. It is across the street from the South Pandosy Urban Centre Area and half a kilometre south of Kelowna General Hospital. The property is within walking distance of Osprey Park and Okanagan Lake. It is within the City's Permanent Growth Boundary.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU6 – Two Dwelling Housing	Residential
East	RM1 – Four Dwelling Housing	Residential
South	RU6 – Two Dwelling Housing	Residential
West	RU6 – Two Dwelling Housing	Residential

**Subject Property Map: 602 Wardlaw Ave**



**4.4 Zoning Analysis Table**

Zoning Analysis Table		
CRITERIA	RM3r ZONE REQUIREMENTS	PROPOSAL
Development Regulations		
Max. Floor Area Ratio	0.8	0.78
Max. Site Coverage (buildings)	50%	49.1%
Max. Site Coverage (buildings, parking, driveways)	60%	54.2%
Max. Height	10m	10m
Min. Front Yard	1.5m	1.5m

Min. Side Yard (East)	4m	4m
Min. Side Yard (West)	4m	4m
Min. Rear Yard	3m	3m
Other Regulations		
Min. Parking Requirements	10	10
Min. Bicycle Parking	20	20
Min. Private Open Space	192.4m <sup>2</sup>	193.6m <sup>2</sup>

## 5.0 Current Development Policies

### 5.1 Kelowna Official Community Plan (OCP)

Objective 5.3 Design residential infill to be sensitive to neighbourhood context.		
Policy 5.3.2 Transition from Transit Supportive Corridors	Transition from Transit Supportive Corridors. Provide a transition area allowing for 3- 4 storeys in height, as outlined in Figure 5.3, serving as a transition from the medium density development along the Transit Supportive Corridors and lower density residential areas in the Core Area. Encourage ground-oriented residential such as stacked townhouses and bungalow courts with setbacks that respect adjacent lower density residential areas. Discourage commercial uses in the transition zone.	
	<i>This proposal is located midblock between two Transit Supportive Corridors being Pandosy Street and Richter Street. This location is appropriate to transition down to three stories from those higher density corridors.</i>	
Policy 5.3.3 Strategic Density	Where a proposed development in Core Area Neighbourhoods is not adjacent to a Transit Supportive Corridor, consider support for stacked rowhousing and low rise apartment and mixed use buildings, under the following circumstances: The project proposal includes an affordable and/or rental housing component	
	<i>The proposal includes 10 rental units.</i>	

## 6.0 Technical Comments

### 6.1 Development Engineering Department

All the offsite infrastructure and service upgrades were addressed in the Rezoning Engineering Report under file Z21-0034.

## 7.0 Application Chronology

Date of Application Accepted: April 19, 2021  
Date Public Consultation Completed: July 20, 2021

Report prepared by: Jason Issler, Planner I

Reviewed by: Jocelyn Black, 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

Schedule A – Site Plan and Floor Plans

Schedule B – Elevations and Materials

Schedule C – Landscape Plan

Attachment B: Form and Character Development Permit Guidelines