

REPORT TO COUNCIL DEVELOPMENT PERMIT



Date: August 12, 2024
To: Council
From: City Manager
Address: 2110 – 2140 Wilkinson St
File No.: DP22-0196
Zone: MF3r – Apartment Housing Rental Only

1.0 Recommendation

THAT Rezoning Bylaw No. 12517 be amended at third reading to revise the legal description of the subject property from:

- LOT 3 SECTION 19 TOWNSHIP 26 ODYD PLAN 10906 EXCEPT PLANS H14,021 AND 36316 located at 2110 Wilkinson St, Kelowna, BC;
- LOT 4 SECTION 19 TOWNSHIP 26 ODYD PLAN 10906 EXCEPT PLAN H14,021 located at 2120-2122 Wilkinson St, Kelowna, BC;
- LOT 5 SECTION 19 TOWNSHIP 26 ODYD PLAN 10906 located at 2128-2130 Wilkinson St, Kelowna, BC; and,
- LOT 6 SECTION 19 TOWNSHIP 26 ODYD PLAN 10906 located at 2140 Wilkinson St, Kelowna, BC,

to Lot 1 Section 19 Township 26 ODYD Plan EPP135640 located at 2110-2140 Wilkinson St, Kelowna, BC;

AND THAT final adoption of Rezoning Bylaw No. 12517 be considered by Council;

AND THAT Council authorizes the issuance of Development Permit No. DP22-0196 for Lot 1 Section 19 Township 26 ODYD Plan EPP135640, located at 2110-2140 Wilkinson St, 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 amount of 125% of the estimated value of the Landscape Plan, as determined by a Registered Landscape Architect;

AND THAT the applicant be required to enter into a Car-Share Agreement for a minimum of two years from the date of Building Occupancy as set out in Attachment "C" attached to the Report from the Development Planning Department dated August 12, 2024;

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 issue a Development Permit for the form and character of apartment housing.

3.0 Development Planning

Staff support the Development Permit for the form and character of apartment housing. The proposal generally conforms with Official Community Plan (OCP) Form and Character Design Guidelines for Low & Mid-Rise Residential Development. Key guidelines that are met include:

- Orienting the primary building facades and entries to both the front and flanking streets (Springfield Rd and Wilkinson St);
- Locating off-street parking and other 'back of house' uses (including waste collection and parking access) away from public view and accessed off the lower classification road (Wilkinson St); and
- Incorporating a range of architectural features and details into building facades to create visual interest, and breaking up the building with an integrated, consistent range of materials and colours that provide variety.

The building is four storeys, with surface parking and one level of underground parking. It proposes 107 rental residential units, which includes 15 ground-oriented units that front onto both Springfield Rd and Wilkinson St, which helps create a friendly pedestrian scale. To satisfy amenity space requirements, each residential unit has a private balcony and common amenity spaces include amenity rooms on each floor along with an outdoor amenity area adjacent to the surface parking. Materials that are used include fibre cement cladding (board and batten, lap siding and panels) and brick veneer.

4.0 Subject Property & Background

4.1 Subject Property Map: 2110 – 2140 Wilkinson St



The subject property fronts on a Transit Supportive Corridor (Springfield Rd) and has the Core Area Neighbourhood Future Land Use Designation in the OCP. The four lots have now been consolidated, and currently contain six dwelling units, which would be demolished to facilitate this development.

5.0 Zoning Bylaw Regulations Summary

AREA & UNIT STATISTICS	
Gross Lot Area	5,182.4 m ²
Total Number of Units	107
1-bed	72
2-bed	31
3-bed	4

DEVELOPMENT REGULATIONS		
CRITERIA	MF _{3r} ZONE	PROPOSAL
Total Maximum Floor Area Ratio	1.6	1.28
Base FAR	1.3	1.28
Bonus FAR (Rental)	0.3	n/a
Max. Site Coverage (buildings)	65 %	45.6 %
Max. Site Coverage (buildings, parking, driveways)	85 %	78.8 %
Max. Height	22.0 m / 6 storeys	16.0 m / 4 storeys
Setbacks		
Min. Front Yard – Ground Oriented Residential (north)	3.0 m	3.0 m
Min. Front Yard – Not Ground Oriented (north)	4.5 m	4.5 m
Min. Flanking Side Yard – Ground Oriented Residential (east)	3.0 m	3.0 m
Min. Flanking Side Yard – Not Ground Oriented (east)	4.5 m	4.5 m
Min. Side Yard (west)	3.0 m	3.0 m
Min. Rear Yard (south)	4.5 m	10.3 m
Amenity Space		
Total Required Amenity Space	1,955 m²	1,985 m²
Common	428 m ²	658 m ²
Private	1,527 m ²	1,327 m ²
Landscaping		
Min. Number of Trees	20 trees	20 trees
Min. Large Trees	10 trees	14 trees

PARKING REGULATIONS		
CRITERIA	MF3r ZONE REQUIREMENTS	PROPOSAL
Total Required Vehicle Parking	104 stalls	105 stalls
Residential	112 stalls	112 stalls
Visitor	15 stalls	15 stalls
"r" Subzone Reduction	-13 stalls	-13 stalls
Other Reduction	-5 stalls (car share) -5 stalls (bonus long term bicycle parking)	-5 stalls (car share) -5 stalls (bonus long term bicycle parking)
Ratio of Regular to Small Stalls	Min. 50% Regular Max. 50% Small	82 % Regular 18 % Small
Bicycle Stalls Short-Term	6 stalls	6 stalls
Bicycle Stalls Long-Term (Bonus Stalls Provided for Parking Reduction)	145 stalls	145 stalls
Bike Wash & Repair	Required	Provided

6.o Application Chronology

Application Accepted: October 5, 2022
 Public Information Session: March 22, 2023
 Neighbour Notification Received: April 3, 2023
 Zone Amending Bylaw 2nd & 3rd reading: June 13, 2023

Report prepared by: Kimberly Brunet, Planner Specialist
Reviewed by: Jocelyn Black, Urban Planning Manager
Reviewed by: Nola Kilmartin, Development Planning Department Manager
Approved for Inclusion: Ryan Smith, Divisional Director, Planning, Climate Action & Development Services

Attachments:

Attachment "A": Draft Development Permit: DP22-0196
 Schedule "A": Site Plan & Floor Plans
 Schedule "B": Elevations & Sections
 Schedule "C": Landscape Plan
 Attachment "B": OCP Form and Character Development Permit Guidelines
 Attachment "C": Car-Share Agreement

For additional information, please visit our Current Developments online at www.kelowna.ca/currentdevelopments.