



City of  
Kelowna

DP22-0196  
2110 – 2140 Wilkinson St

Development Permit

# Purpose

- ▶ To issue a Development Permit for the form and character of apartment housing

# Development Process

Oct 5, 2022

Development Application Accepted



Staff Review & Circulation



April 3, 2023

Public Notification Received



May 1, 2023

Initial Consideration



June 13, 2023

Public Hearing



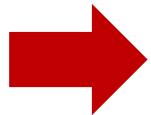
Aug 12, 2024

Final Reading & DP

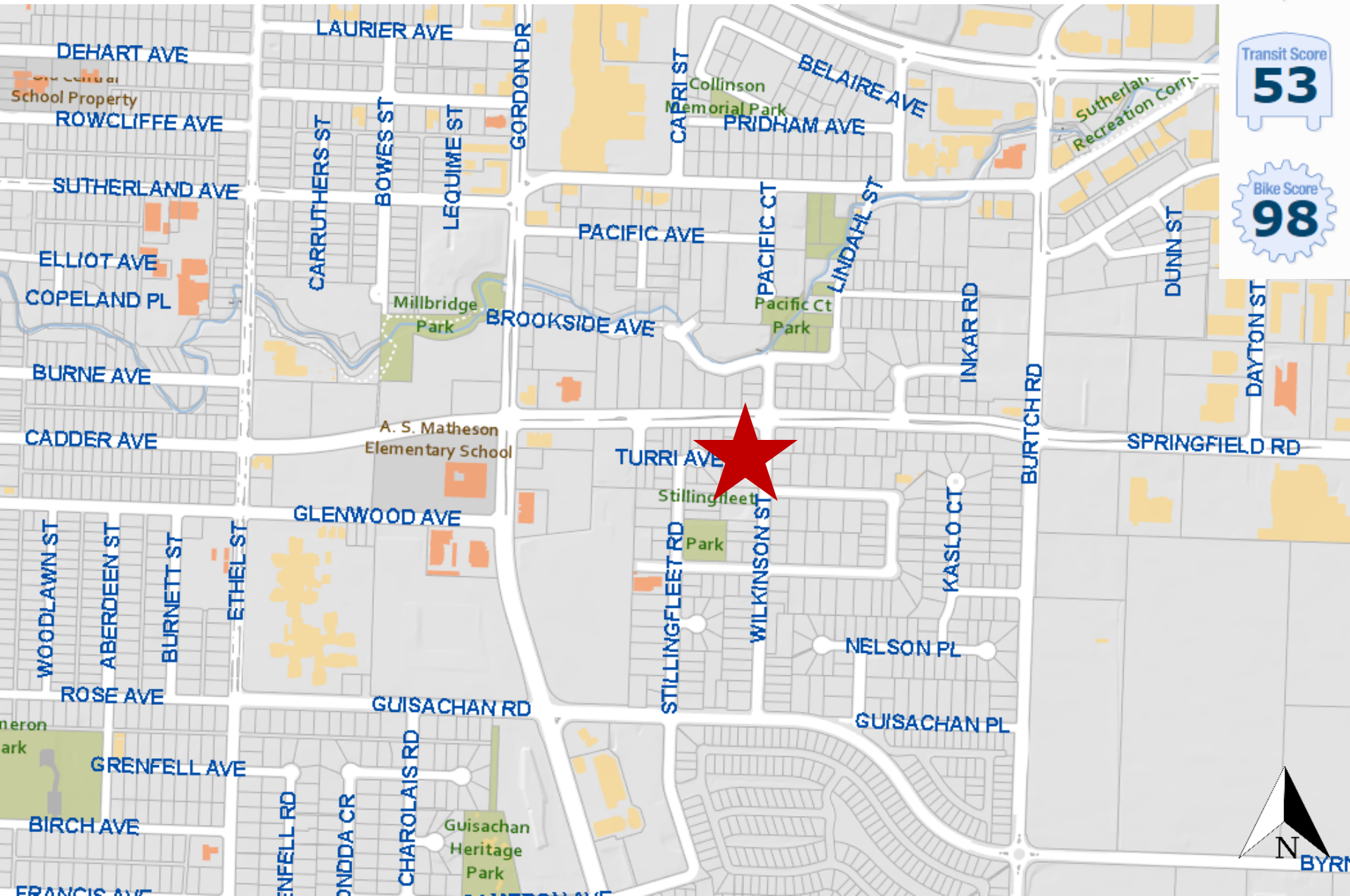


Building Permit

Council  
Approvals



# Context Map



Walk Score  
**47**

Transit Score  
**53**

Bike Score  
**98**



# Subject Property Map

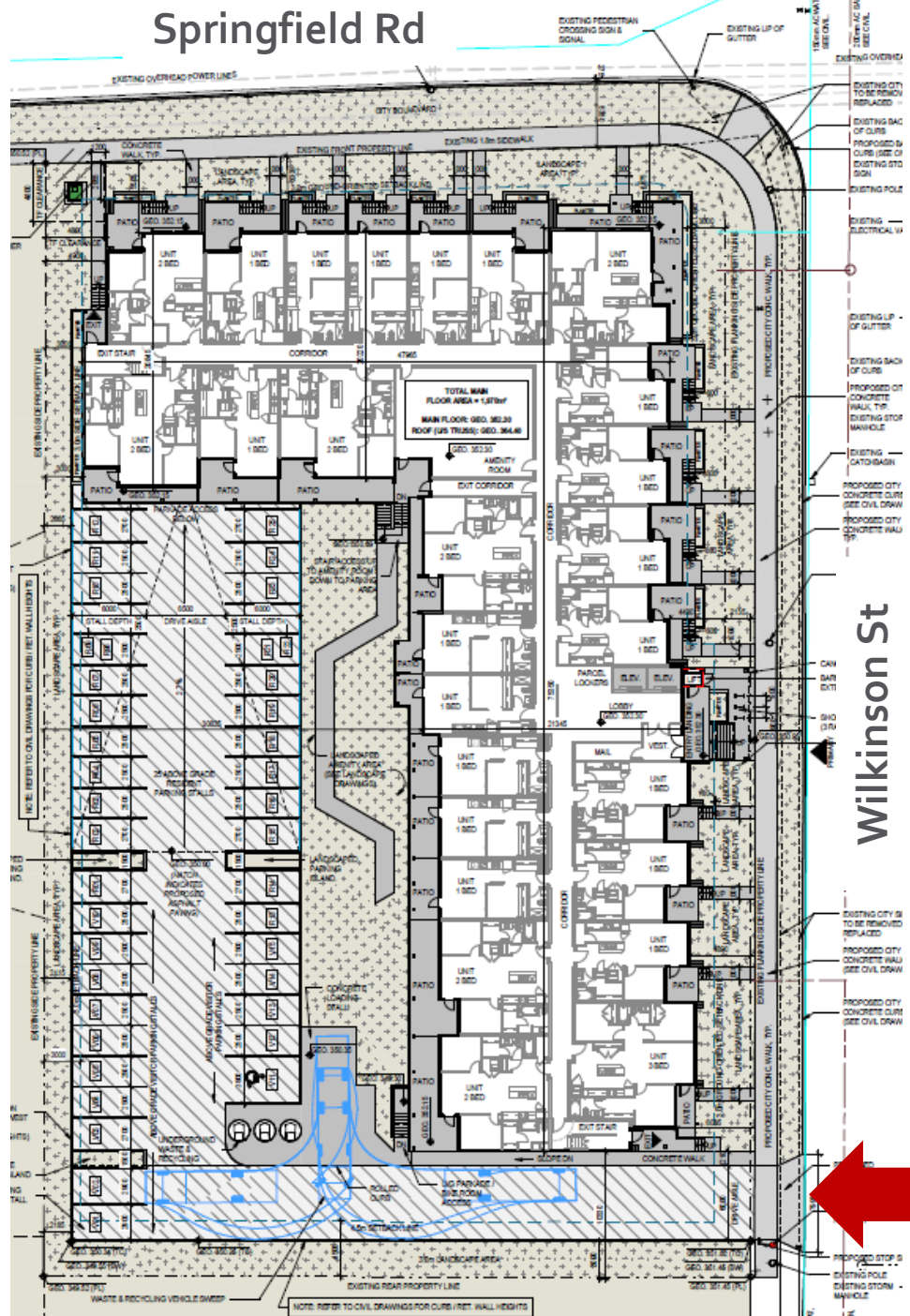


# Technical Details

- ▶ MF3r – Apartment Housing Rental Only
  - ▶ 107 units
    - ▶ 72 one-bedroom
    - ▶ 31 two-bedroom
    - ▶ 4 three-bedroom
  - ▶ 4 storeys in height
  - ▶ 105 Parking Stalls
  - ▶ 145 Bicycle Parking Stalls
  - ▶ 20 total trees (14 large)

# Site Plan

## Springfield Rd



**Wilkinson St**



NOTE: REFER TO CIVIL DRAWINGS FOR CURB / RET. WALL HEIGHTS

PROPOSED STOP & EXISTING POLE EXISTING STORM MANHOLE

# Elevation – North (Springfield Rd)





# Elevation – East (Wilkinson St)



# Materials Board



① FIBRE CEMENT CLADDING - BOARD AND BATTEN - WHITE



② FIBRE CEMENT CLADDING - BOARD AND BATTEN - CHARCOAL



③ FIBRE CEMENT CLADDING - LAP SIDING - RED



④ FIBRE CEMENT CLADDING - LAP SIDING - WHITE



⑤ FIBRE CEMENT CLADDING - PANEL - CHARCOAL



⑥ ⑦ BRICK VENEER - RUNNING BOND - RED + CHARCOAL



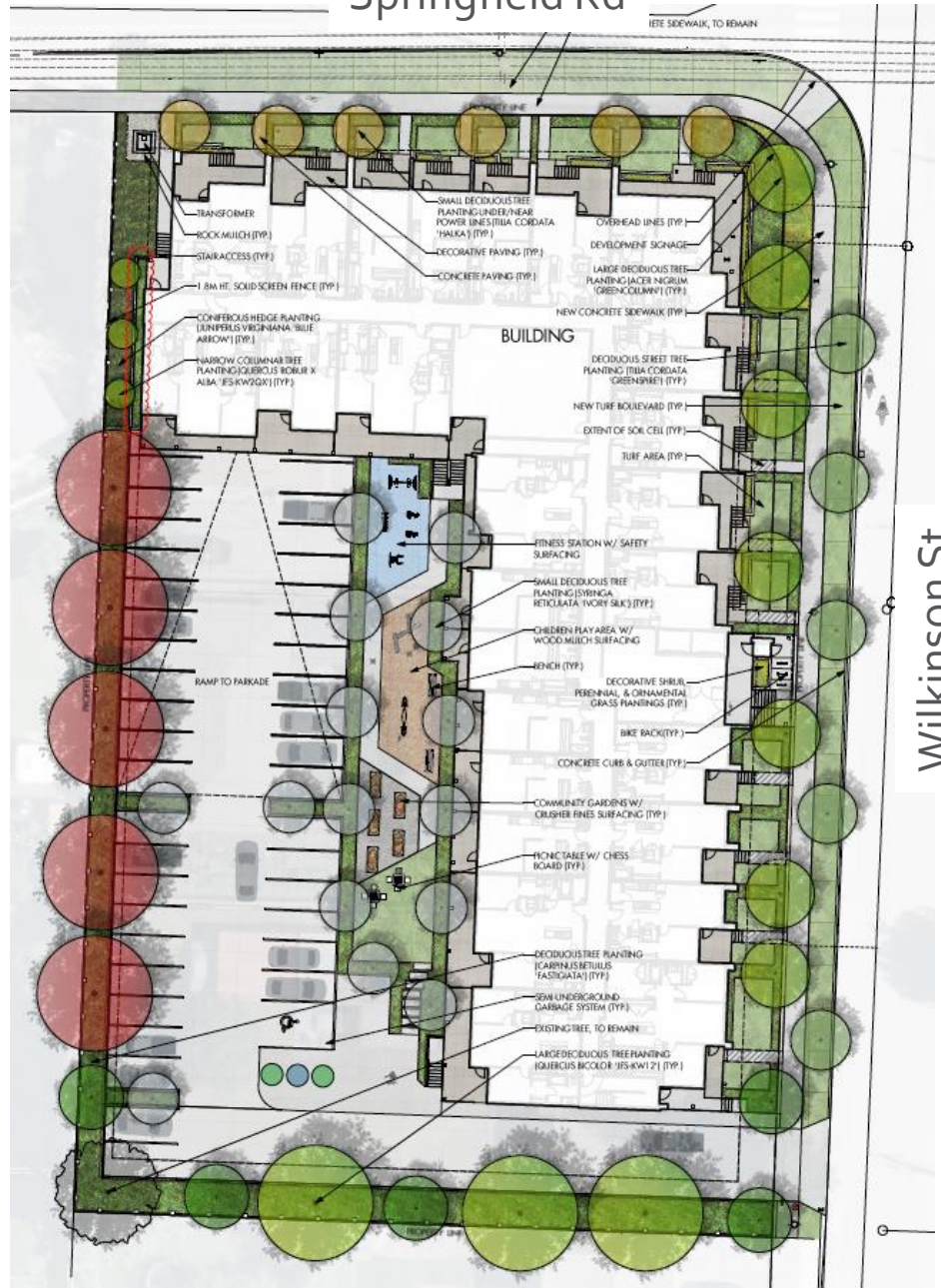
⑧ GUARDRAIL / RAILINGS - PICKET - BLACK

## EXTERIOR MATERIALS AND FINISHES LEGEND

- ① FIBRE CEMENT CLADDING - BOARD AND BATTEN - CHARCOAL
- ② FIBRE CEMENT CLADDING - BOARD AND BATTEN - WHITE
- ③ FIBRE CEMENT CLADDING - LAP SIDING - RED
- ④ FIBRE-CEMENT CLADDING - LAP SIDING - WHITE
- ⑤ FIBRE-CEMENT CLADDING - PANEL - CHARCOAL
- ⑥ BRICK - RED
- ⑦ BRICK - CHARCOAL
- ⑧ METAL GUARDRAIL / RAILING - PICKET - BLACK
- ⑨ DOUBLE-GLAZED WINDOW - CLEAR GLAZING / BLACK FRAMES
- ⑩ FINISHED CONCRETE - PATIO STOOP / PATIO STAIRS / FOUNDATION WALL
- ⑪ LANDSCAPE BLOCK PLANTERS - CHARCOAL COLOUR

# Landscape Plan

Springfield Rd



Wilkinson St

# Rendering



# Rendering



# OCP Design Guidelines

- ▶ 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 away from public view
  - ▶ Vehicular access from the lower classification road
- ▶ Use of a range of architectural features and details in the building facade to create visual interest
  - ▶ A consistent range of materials and colours provides variety

# Staff Recommendation

- ▶ Staff recommend support for the proposed development permit as it:
  - ▶ Meets OCP Design Guidelines
  - ▶ Supports Healthy Housing Strategy (Rental Housing)
  - ▶ No variances