

REPORT TO COUNCIL DEVELOPMENT PERMIT



Date: February 10, 2025
To: Council
From: City Manager
Address: 2160 Wilkinson St
File No.: DP24-0150
Zone: MF3r – Apartment Housing Rental Only

1.0 Recommendation

THAT final adoption of Rezoning Bylaw No. 12732 be considered by Council;

AND THAT Council authorizes the issuance of Development Permit No. DP24-0150 for Lot 8 Section 19 Township 26 ODYD Plan 10906, located at 2160 Wilkinson Street, 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 complete the above noted conditions of Council's approval of the Development Permit Application in order for the permit 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 a four-storey rental supportive housing apartment development.

3.0 Development Planning

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

- Ensure main building entries are clearly visible with direct sight lines from the fronting street;
- 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; and
- Design shared rooftop amenity spaces and rooftop gardens to be accessible to residents and to ensure a balance of amenity and privacy.

The building is four storeys including three floors of residential above a parkade. The development proposes a total of 29 dwelling units which includes 17 one-bedroom and 12 two-bedroom units. Vehicle access to the site in the absence of a lane will be from Wilkinson Street. The development includes 18 parking stalls located in a partially underground parkade. The parkade entrance has been setback further from Wilkinson Street than a majority of the front facade to reduce the visual impact of the parkade on the streetscape. The building is four storeys in height but will appear as three storeys from the street with the parkade being located fully below grade at the front building elevation. The parkade will be partially exposed along the side yards and fully exposed towards the rear yard. The property naturally grades downward from the front of the site adjacent to Wilkinson Street and toward the rear yard which is why the building will appear less tall adjacent to the roadway.

Each residential unit has its own private balcony. The common amenity spaces include an indoor amenity room, an outdoor amenity space located between the building and street, raised garden planter boxes, and a rooftop patio. Exterior building materials include hardie board, hardie shakes, lap siding, hardie panel, clay brick, wood and block veneer.

The proposed development will be operated by NOW Canada Society who currently manages a number of other supportive housing developments located in the City of Kelowna. This building is intended to be exclusively for female residents, some of whom will have children. Prospective tenants will undergo a thorough vetting process conducted by NOW Canada to ensure suitability and readiness for this supportive environment.

4.0 Subject Property & Background

4.1 Subject Property Map



The subject property is located mid-block on the west side of the street nearest to the intersection of Springfield Road and Wilkinson Street. The property is located adjacent to Stillingfleet Park to the south. Transit stops are located along both sides of Springfield Road and are within a 5-minute walk from the site.

5.0 Zoning Bylaw Regulations Summary

AREA & UNIT STATISTICS	
Gross Lot Area	1,497 m ²
Total Number of Units	29
1-bed	17
2-bed	12

DEVELOPMENT REGULATIONS		
CRITERIA	MF _{3r} ZONE	PROPOSAL
Total Maximum Floor Area Ratio	1.3	1.18
Base FAR	1.3	
Max. Site Coverage (buildings)	65%	58%
Max. Site Coverage (buildings, parking, driveways)	85%	70%
Max. Height	4 storeys / 18.0 m	4 storeys / 13.7 m
Setbacks		
Min. Front Yard (east)	3.0 m / 6.0 m to garage	7.0 m / 12.0 m to garage
Min. Side Yard (north)	3.0 m	3.0 m
Min. Side Yard (south)	3.0 m	3.0 m
Min. Rear Yard (west)	4.5 m	4.5 m
Amenity Space		

Total Required Amenity Space	555 m²	578 m²
Common	116 m ²	381 m ²
Private		197 m ²
Landscaping		
Min. Number of Trees	5 trees	5 trees
Min. Large Trees	3 trees	3 trees

PARKING REGULATIONS		
CRITERIA	MF3r ZONE REQUIREMENTS	PROPOSAL
Total Required Vehicle Parking	17 stalls	18 stalls
Residential	14 stalls	
Visitor	3 stalls	
Bonus Bike Parking	-5 stalls	
Ratio of Regular to Small Stalls	Min. 50% Regular Max. 50% Small	77% Regular 23% Small
Bicycle Stalls Short-Term	6 stalls	6 stalls
Bicycle Stalls Long-Term	39 stalls	39 stalls
Bonus Stalls Provided for Parking Reduction	y	y
End of Trip Facilities	n	n
Bike Wash & Repair	y	y

6.o Application Chronology

Application Accepted: August 16, 2024
 Adoption of Zone Amending Bylaw: February 10, 2025

Report prepared by: Andrew Ferguson, Planner II
Reviewed by: Adam Cseke, Central Development Planning Manager
Reviewed by: Nola Kilmartin, Development Planning Department Manager
Approved for Inclusion: Ryan Smith, Divisional Director, Planning, Climate Sustainability & Development Services

Attachments:

- Attachment A: Draft Development Permit DP24-0150
 - Schedule A: Site Plan & Floor Plans
 - Schedule B: Elevations, Renderings & Materials
 - Schedule C: Landscape Plan
- Attachment B: OCP Form and Character Development Permit Guidelines Checklist
- Attachment C: Applicant’s Letter of Rationale

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