



DEVELOPMENT SERVICES COUNCIL REPORT

To: Mayor and Council

Date: June 11, 2024

From: Ron Mattiussi, Interim CAO

File No: DP 24-08

Subject: **DP 24-08; Development Permit; Lot A District Lot 486 ODYD Plan EPP135675 (3717 Hoskins Road)**

Report Prepared By: Yvonne Mitchell, Planner III

RECOMMENDATION to Consider and Resolve:

THAT Council authorize the issuance of a Westbank Urban Centre Development Permit (DP 24-08) for a 7 storey mixed use building at Lot A District Lot 486 ODYD Plan EPP135675 located at 3717 Hoskins Road, subject to the conditions outlined in the Development Permit in the report dated June 11, 2024 from the Planner III.

AND FURTHER THAT if the Development Permit has not been issued within one year from the date of approval, the Permit shall be deemed to have been refused and the file closed.

STRATEGIC AREA(S) OF FOCUS

Pursue Economic Growth and Prosperity – We will work with stakeholders throughout the region to advocate for and support efforts aimed at helping West Kelowna businesses prosper. With a focus on the future, we will advance opportunities to expand our economy, increase employment, and develop the community in ways that contribute towards prosperity for all.

BACKGROUND

The subject property, Lot A District Lot 486 ODYD Plan EPP135675 (3717 Hoskins Road), previously 3715 and 3717 Hoskins Road, and 2424 Dobbin Road, was recently consolidated into one property as part of rezoning (File Z 23-07).

The property is located in the Westbank Centre Neighbourhood. 3715 Hoskins Road and 2424 Dobbin Road were previously developed with single detached dwellings that were demolished in 2010. The property has remained vacant since.

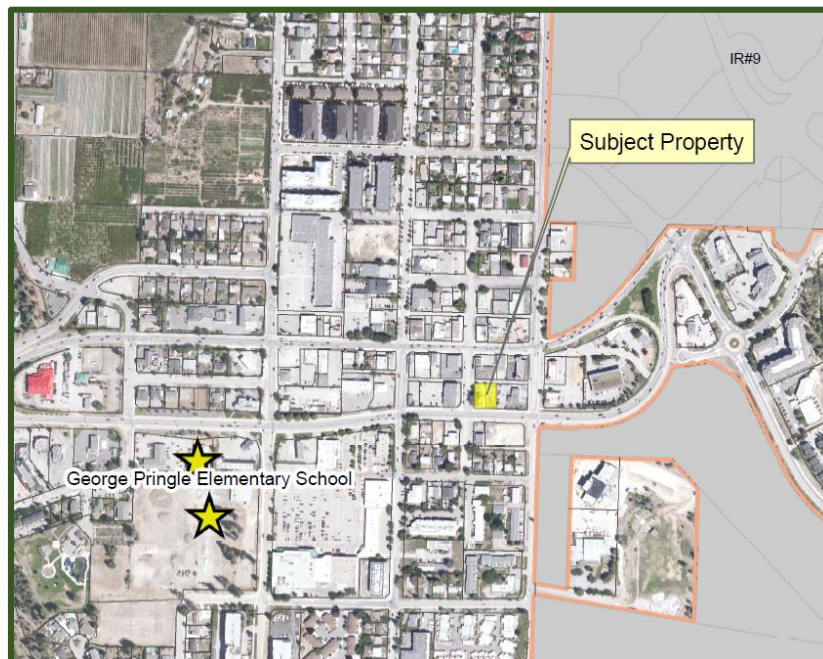
PROPERTY DETAILS

Address	Lot A District Lot 486 ODYD Plan EPP135675 (3717 Hoskins Road)		
PID	032-201-923		
Folio	TBD		
Lot Size	0.3 acres (1,213.5 m ²)		
Owner	Live Hoskins Inc.	Agent	Lime Architecture Inc.
Current Zoning	Comprehensive Development Zone (CD 12)	Proposed Zoning	N/A
Current OCP	Westbank Urban Centre – Commercial Core	Proposed OCP	N/A
Current Use	Vacant	Proposed Use	Mixed-Use Development
Development Permit Areas	Westbank Urban Centre		
Hazards	None		
Agricultural Land Reserve	No		

ADJACENT ZONING & LAND USES

North	^	Urban Centre Commercial Zone (C1)
East	>	Urban Centre Commercial Zone (C1)
West	<	Urban Centre Commercial Zone (C1)
South	v	Urban Centre Commercial Zone (C1) and Service Commercial Zone (C4)

NEIGHBOURHOOD MAP



PROPERTY MAP



Legislative Requirements

Council has the authority under s.490 of the *Local Government Act* to issue Development Permits.

Proposal

The applicant is proposing to construct a 7 storey mixed use building. The building includes two ground floor commercial units and 65 residential apartment units. Apartments will be a variety of unit types (20 studio, 10 one bedroom, 25 one bedroom + den, and 10 two bedroom), and each unit includes private outdoor space (balconies). A partially underground two level parkade, including car share and EV charging, and a rooftop patio space is also proposed. The upper parkade level is accessed from Hoskins Road and the lower parkade level from the rear lane. Pedestrian access to the commercial and apartment units is from Hoskins Road.

A proposal summary has been provided by the applicant (Attachment 1). The proposal summary includes the following:

- i. A highly walkable site in Westbank Urban Centre, the project provides a thoughtful, sustainable, infill housing solution to a site located in the newly created urban centre in West Kelowna's city limits.*
- ii. Provide 65 purpose-built rental apartment residences that are targeted at low to middle income earners, provide large private outdoor amenity spaces for each unit, and large rooftop amenity space. The 65 residences in the Urban Centre will be*

another step toward supporting shops and services throughout the day and evening.

iii. The development utilizes a parking solution, previously approved by Council, that incorporates a cash-in-lieu payment to reduce the number of spaces required. Additionally, EV charging and two (2) car share vehicles have been incorporated in a discrete and inclusive manner.

iv. The proposed development results in a building design that is attractive in its design, is inviting and addresses the human scale at ground level and is sensitive to the neighbourhood at large by the way it has been designed, massed on the site, and how parking has been accommodated to disperse through the community with minimal impact to the surrounding properties.

v. The proposed development provides two (2) destination type commercial units with direct access to the main frontages of the building along Hoskins Road and Dobbin Road.

DISCUSSION

Policy and Bylaw Review

Official Community Plan Bylaw No. 0300

General Development Permit Guidelines

The proposal is subject to the General Development Permit Guidelines. The proposal meets the Guidelines. Key highlights include:

Guideline 4.2.6.1.g.i. – Locate outdoor amenities to take best advantage of the climate (e.g.: include spaces that allow the sun and shade, or screening from rain).

Private covered balconies are provided for all apartment units. A shared rooftop patio space is also provided that includes areas with covered pergolas.

Guideline 4.2.6.1.g.ii. – Locate storage, loading, servicing, and utility areas (including recycling and garbage) away from the public street frontage within or at the rear of building(s), or adjacent to a service lane, where it is suitably screened in order to reduce negative visual impacts while still allowing for natural surveillance opportunities and does not impact pedestrian circulation.

Building storage, storage lockers, a mechanical room, and recycling and garbage room are all located in the lower parkade which is accessible from the rear laneway.

Guideline 4.2.6.16 – Patio areas and balconies should be designed to provide privacy for residents and screen stored items.

Private balconies are separated from each other by privacy walls between units. The rooftop patio area is not visible from adjacent properties/streets.

Guideline 4.2.12.1 – Landscaping on private property should respect and improve the streetscape and public realm. All areas not used for buildings, parking stalls, driveways or outdoor storage should be landscaped.

Landscaping is provided where the building is setback from Dobbin Road and on the rooftop patio.

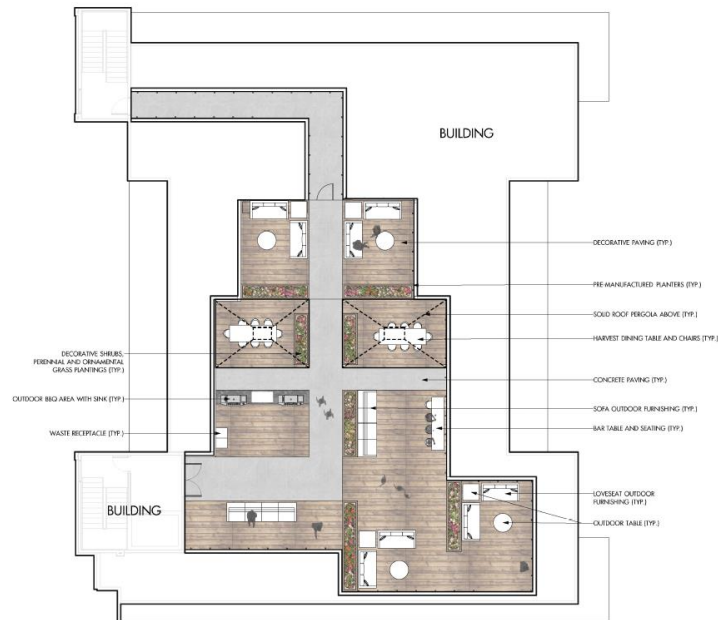


Figure 1 - Rooftop Patio Plan.



Figure 2 - Front Perspective. Hoskins looking towards Dobbin.

Westbank Urban Centre Development Permit Guidelines

The proposal is subject to the Westbank Urban Centre Development Permit Guidelines. The proposal meets the Guidelines. Key highlights include:

Guideline 4.5.4.6 – Development adjacent to Highway 97 or on the Brown Road Mixed-Use Corridor should utilize attractive landscaping, architectural detail, and other strategies to present an aesthetically appealing street edge in the Westbank Urban Centre. Parking areas and outdoor storage yards between buildings and Hwy 97 or Brown Road will not be permitted in new development and should be located at the rear of the site, unless in the case of development on larger sites with multiple buildings, where co-location of parking within the interior of the site is permitted.

Attractive landscaping (shrubs, perennials, ornamental grass plantings, and vines), architectural detail (glazing, variations in colours and materials, a painted graphic, and decorative grilles on the exposed parkade) are used to create an appealing street edge along Highway 97.

Guideline 4.5.4.12 – Development with long, continuous building spans along the public street frontage will break-up the physical and visual mass through articulation of the building mass and features such as entrances, projections, recesses, and mid-block connections. Buildings of all sizes should incorporate architectural detailing to create a sense of interest.

A variety of building features such as commercial and lobby entrances at grade, recessed balconies, projections, and a public art piece to be placed on the building facing Hoskins Road create a sense of interest.

Guideline 4.5.4.14 – Buildings should introduce visual appeal through use of high-quality materials such as masonry, wood, glass, steel, and concrete. The use of less durable and resilient materials such as stucco or vinyl paneling should be minimized.

High quality building materials are used for the building façades (ex: glass and concrete). This development does not include stucco or vinyl paneling.

Guideline 4.5.4.21 – Ground level commercial, and mixed-uses on corner lots should feature:

- Facades that include street entrances and windows along both street elevations.
- A corner focal point, such as a corner entrance, bay window, tower, or similar design feature.

Hoskins Road includes street entrances and windows for Commercial Unit #1 and the lobby to the apartment building. Dobbin Road includes street entrances and windows for Commercial Unit #2. A second street entrance to Commercial Unit #2 is located at the corner of Hoskins and Dobbin Road creating a corner focal point design feature.



Figure 3 – Front Perspective. Corner of Hoskins and Dobbin.



Figure 4 – Dobbin Road Perspective (landscaped area in red)

Zoning Bylaw No. 0265

Part 4 – Off-Street Parking and Loading Regulations

The proposal meets all parking and loading space requirements in the Zoning Bylaw as outlined in the table below.

Parking/Loading Regulation	Required/Permitted	Proposed
Standard Parking Spaces	<p><i>Residential</i></p> <ul style="list-style-type: none"> Bachelor – 1.0 per unit = 20 spaces One Bedroom – 1.0 per unit = 35 spaces Two Bedroom – 1.25 per unit = 13 spaces <p>Total: 68 spaces</p> <p><i>Commercial</i></p> <ul style="list-style-type: none"> CRU 1 – 3 per 100m² = 1 space CRU 2 – 2 per 100m² = 1 space <p>Total: 2 spaces</p>	<p><i>Residential</i></p> <ul style="list-style-type: none"> 45 spaces *as per permitted reductions below. <p><i>Commercial</i></p> <ul style="list-style-type: none"> 2 spaces
Accessible Spaces	21 – 100 units = 2 spaces	2 spaces
Visitor Parking Spaces	10% of standard parking space requirement = 7 spaces	7 spaces
Small Car Spaces	Despite S.4.7.1(a) of Zoning Bylaw No. 0265 (as amended or replaced from time to time), up to 68% of the total number of required parking spaces may be provided for small cars = 38 spaces	38 spaces
Long Term Bicycle Spaces	<p><i>Residential</i></p> <ul style="list-style-type: none"> 0.5 per unit = 33 spaces <p><i>Commercial</i></p> <ul style="list-style-type: none"> 1.0 per 1,000m² GFA = 1 space 	38 spaces
Short Term Bicycle Spaces	<p><i>Residential</i></p> <ul style="list-style-type: none"> 0.1 per unit (Minimum 2 Spaces) = 7 spaces <p><i>Commercial</i></p> <ul style="list-style-type: none"> 1.0 per 200m² GFA (Minimum 2 spaces) = 2 spaces 	12 spaces
Loading Spaces	<p><i>Residential</i></p> <ul style="list-style-type: none"> The total number of required loading spaces for an apartment use may be reduced to zero where an on-street loading space is provided on Hoskins Road. 	<p><i>Residential</i></p> <ul style="list-style-type: none"> Loading space provided on Hoskins Road.

	<i>Commercial</i> • <300m ² = 0 spaces	<i>Commercial</i> • 0 spaces
EV Charging	The development is to provide 9% of required parking spaces with electric vehicle charging stations with a further 9% being provided with the necessary wiring and outlets to permit future expansion.	Requirement met.
<i>Permitted Reductions in CD 12 Zone</i>		
Parking Cash-in-Lieu	Despite S.4.12.2(a) of Zoning Bylaw No. 0265 (as amended or replaced from time to time), a reduction of 17 spaces is permitted provided that a cash-in lieu amount of \$10,000 per space is paid to the City = - 17 spaces	- 17 spaces. Cash-in-lieu to be collected at time of building permit issuance as per <i>Local Government Act</i> .
Car Share	Despite S.4.12.4(a) of Zoning Bylaw No. 0265 (as amended or replaced from time to time), a reduction of 3 spaces is permitted per car-share space to a maximum of two (2) dedicated spaces for an active car-share service and two (2) car-share vehicles contributed by the owner of the building = - 6 spaces	- 6 spaces.

Technical Review

Building Height

The maximum height (as defined in the Zoning Bylaw) is proposed as 7 storeys (24.8 m). The development has been designed to ensure it is not classified as a high building under the BC Building Code. The City's Building Department and Fire Department have reviewed this development permit and have no concerns.

Front Setback

The front setback (Dobbin Road) is proposed as 2.0 m. As per s.12 of the Provincial Public Undertakings Regulation BC Reg. 513/2004 setbacks from a provincial highway are to be 4.5m except it is 3.0m where a public lane or alley provides secondary access to the property. Structures located closer to a highway require a setback permit from the Ministry of Transportation of Infrastructure. A setback permit was issued by the Ministry as part of the rezoning application (File Z 23-07). The Ministry has reviewed this development permit and has no concerns.

CONCLUSION

The proposed 7 storey mixed-use building adds higher density and high-rise development in the City's Westbank Urban Centre. The ground floor commercial uses contribute to an active street frontage and the proposed apartment use adds additional housing units and housing options in the City's core area. The development is in accordance with the applicable General and Westbank Urban Centre Development Permit Guidelines. Building design elements (such as ground floor commercial use along both street frontages, and variations in building massing) help create an attractive and walkable environment. The development also conforms to the regulations in Zoning Bylaw No. 0265, including parking requirements, and technical review comments, such as building height, have been addressed.

Alternate Recommendation to Consider and Resolve:

Option 1:

THAT Council deny the issuance of Westbank Urban Centre Development Permit (DP 24-08) for a mixed-use building at Lot A District Lot 486 ODYD Plan EPP135675 (3717 Hoskins Road); and

AND THAT Council direct staff to close the file.

Should Council deny the proposed amendment bylaws, the application will be closed in accordance with the Development Applications Procedures Bylaw No. 0260. Council shall not reconsider an application of this nature for the property for a period of six months.

Option 2:

THAT Council postpone the issuance of Westbank Urban Centre Development Permit (DP 24-08) for a mixed-use building at Lot A District Lot 486 ODYD Plan EPP135675 (Hoskins Road).

Should Council postpone consideration of the proposed amendments, further direction to staff on how to proceed is requested.

REVIEWED BY

Chris Oliver, Planning Manager

Brent Magnan, Director of Development Approvals

Corinne Boback, Legislative Services Manager / Corporate Officer

Jason Brolund, Fire Chief

Trevor Seibel, Deputy CAO

APPROVED FOR THE AGENDA BY

Ron Mattiussi, Interim CAO

Powerpoint: Yes No

Attachments:

1. Applicant's Proposal Summary
2. Development Permit DP 24-08