

# DP21-0065 DVP21-0066 1333 Bertram St

Development Permit and Development Variance Permit  
Application



# Proposal

- ▶ To issue a Development Permit for the form and character of a mixed-use development and to issue a Development Variance Permit to vary the ratio of parking space sizes, location of off-street bicycle parking, minimum tower stepback above podium, minimum common and private amenity space and maximum height.



# Development Process

Mar 17, 2021

Development Application Accepted

2021-2022  
(Zoning Bylaw No. 8000)

Staff Review & Circulation

Oct 25, 2022

Neighbourhood Notification Received

Nov 15, 2022

DP/DVP Consideration

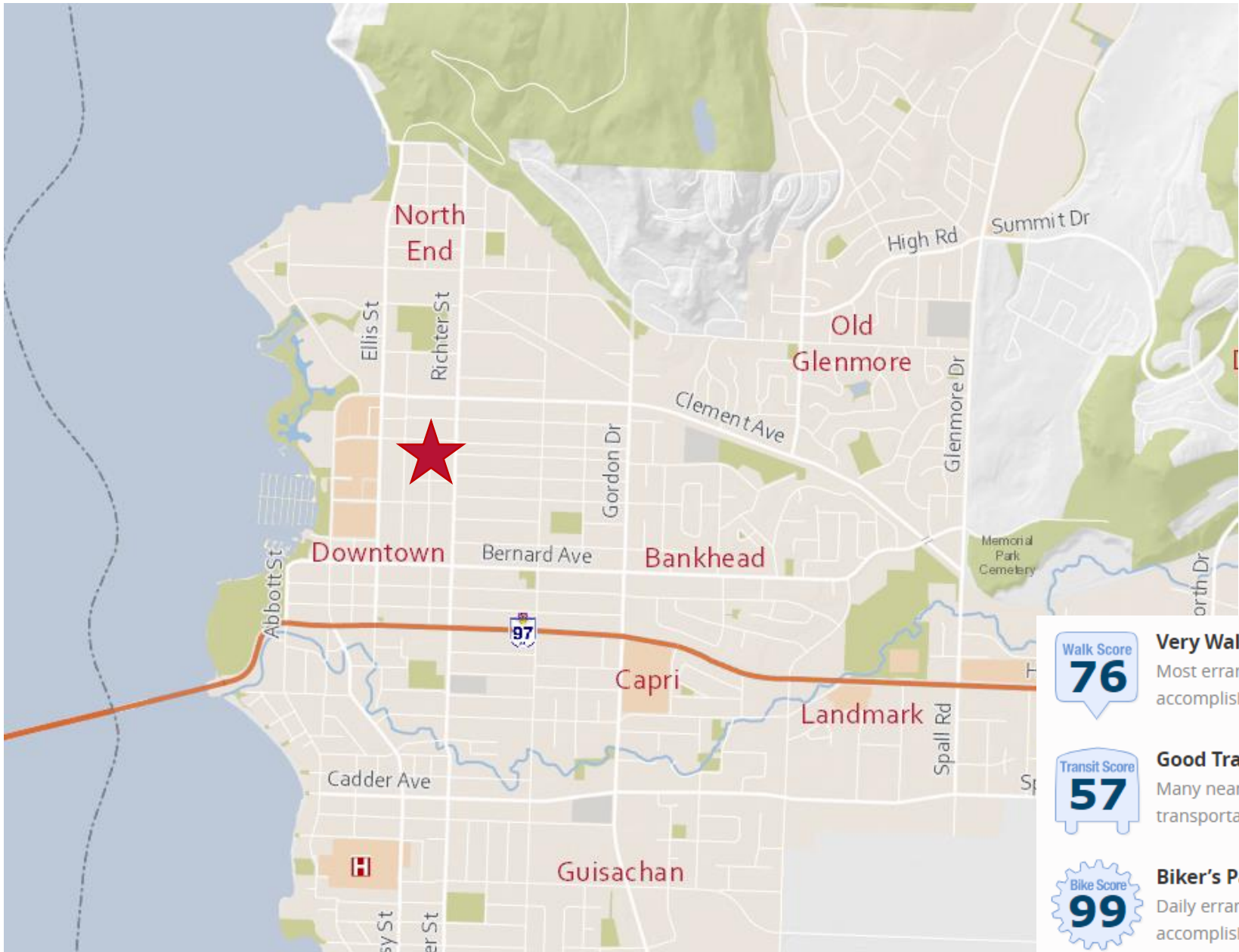
Issuance of Building Permits

Council  
Approvals





# Context Map



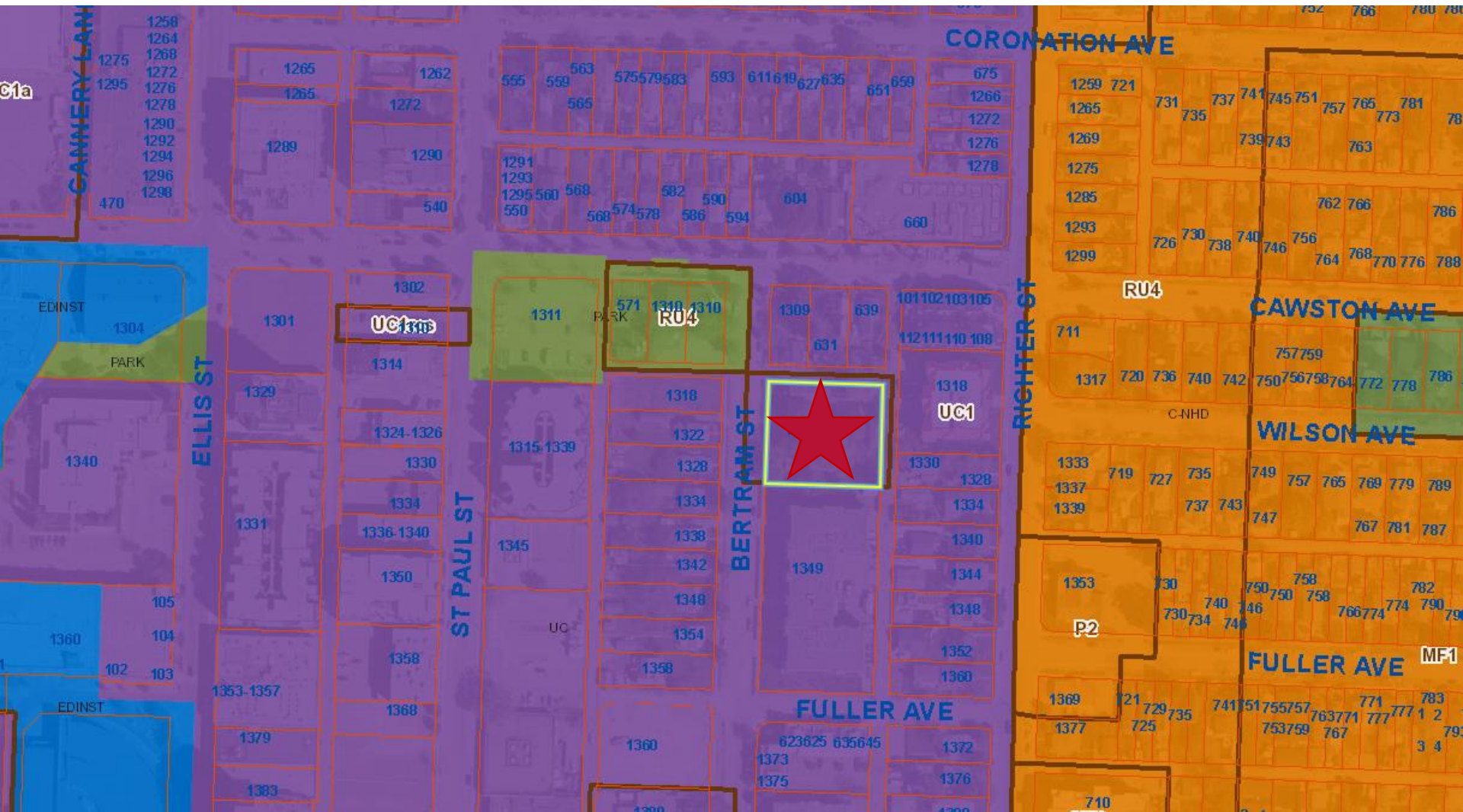
**Walk Score**  
**76**  
**Very Walkable**  
Most errands can be accomplished on foot.

**Transit Score**  
**57**  
**Good Transit**  
Many nearby public transportation options.

**Bike Score**  
**99**  
**Biker's Paradise**  
Daily errands can be accomplished on a bike.

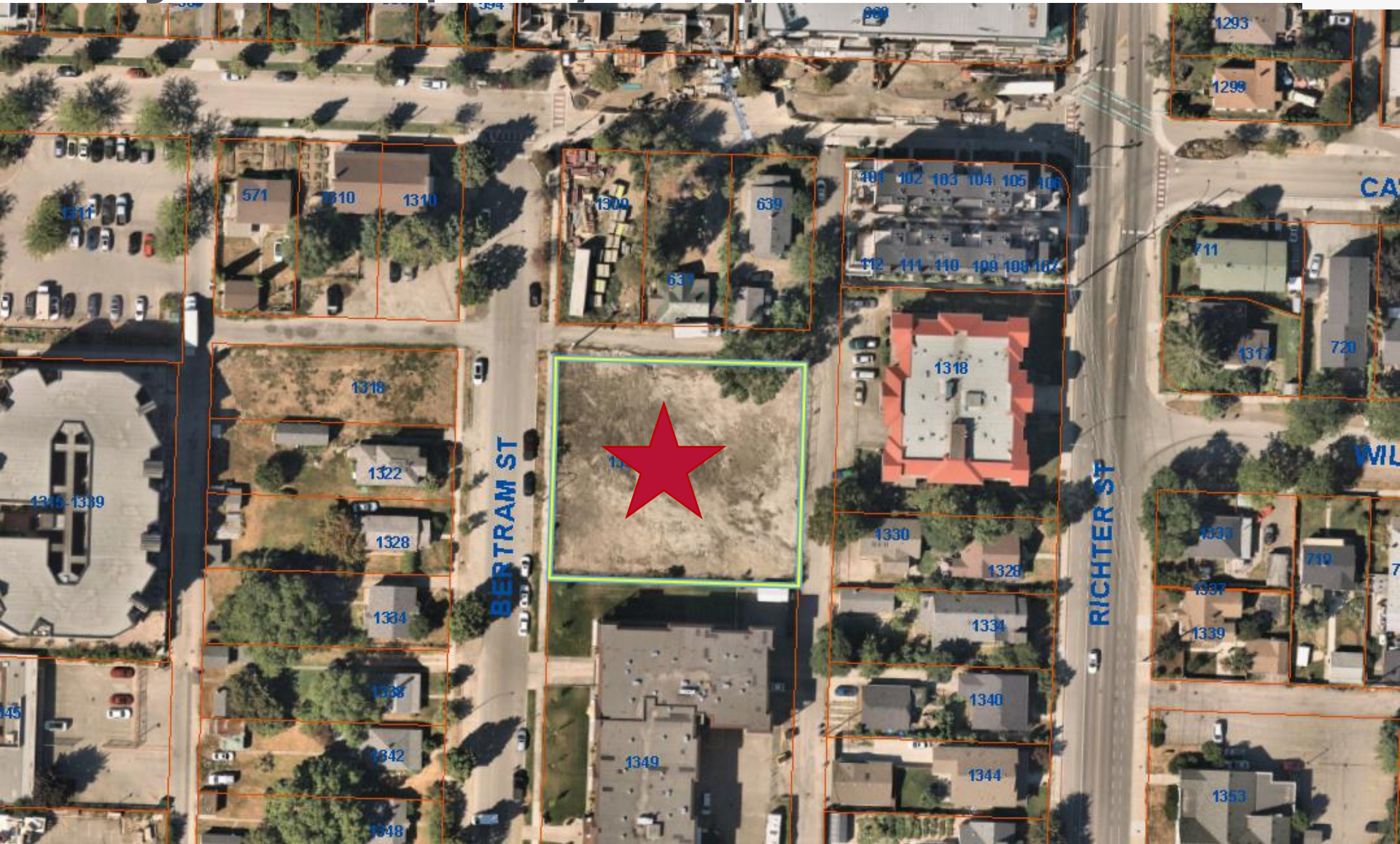


# Future Land Use & Zoning Map





# Subject Property Map





# UC<sub>1</sub> – Downtown Urban Centre

- Aligned with Future Land Use designation *UC – Urban Centre*
  - 5 new UC zones that apply to each separate Urban Centre
- A new zone to:
  - designate & preserve land for financial, retail and entertainment, governmental, cultural and civic core developments in downtown
  - encourage high density mixed-use buildings
- Subzone designation:
  - r - Rental Only
  - the purpose is to provide a sub-zone that restricts the dwelling units to a rental only tenure and to prohibit any building or bareland stratification

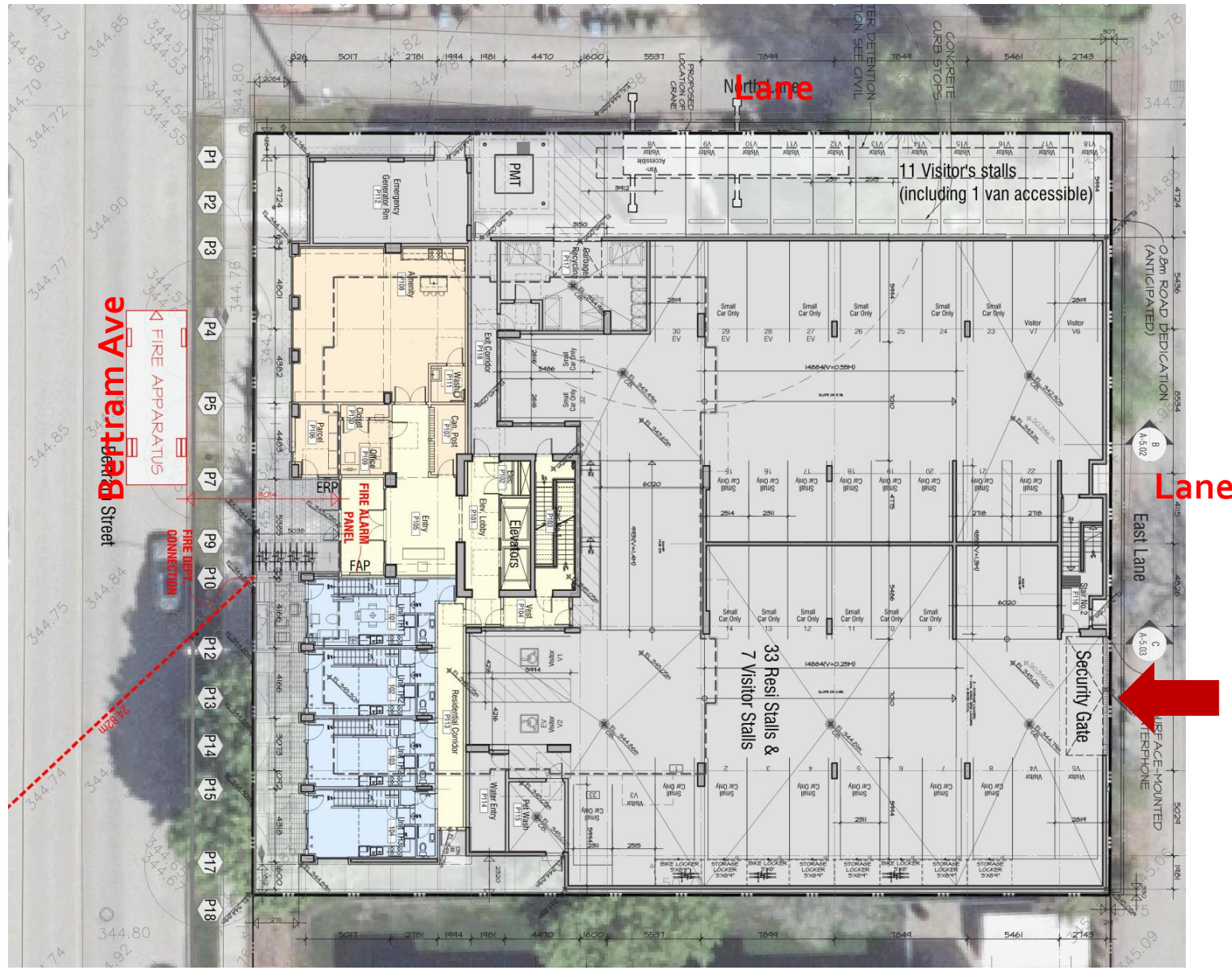


# Technical Details

- ▶ UC1r – Downtown Urban Centre (Rental Only) zoning
  - ▶ Apartment Housing (157 dwelling units)
    - ▶ 26 studios
    - ▶ 62 one-bedroom
    - ▶ 69 two-bedroom (includes 4 two-bedroom townhomes)
- ▶ 19 storeys
  - ▶ 3 storey podium, 16 residential storeys above
  - ▶ 3 levels of parking within podium
  - ▶ Required parking met on-site
- ▶ Amenity Space
  - ▶ Balconies, podium rooftop, indoor amenity spaces
- ▶ 3.89 FAR



# Site Plan





# Elevations (West – Bertram St)





# Elevations (North)





# Elevations (South)





# Elevations (East)





# Renderings (west)



VIEW FROM SOUTH WEST, ALONG BERTRAM STREET





# Renderings (east)



VIEW FROM NORTH EAST, ALONG EAST LANEWAY



# Renderings



VIEW OF ENTRANCE BERTRAM STREET



City of Kelowna



# Shadow Study



March / September 21st, 9:00 A.M.



June 21st, 9:00 A.M.



# Finish Schedule



## MATERIAL & COLOUR BOARD

NTS

Metal Panel 1  
Aluminum panel, Slate SD330,  
1/2x1/2" deep reveals

Spandrel Glass 2  
Black Aluminum frame,  
Spandrel Glass colour:  
BM 418 Willow Springs Green

Smooth Textured Panel  
BM Decorator's White OC-149

Aluminum Windows - Black  
Black Framed, Double glazed,  
low-e coated, clear glazing

Guard Rails  
Aluminum Frame Guardrail System,  
Pre-Engineered,  
Clear glazing panels,  
Colour: Black Frames

Feature Metal Panels  
Prefinished Metal,  
Factory Finished White,  
Raised Metal panels  
c/w cutout graphic pattern

Glass Spandrel  
BM 2153-40 Cork

Picket Guard Rail  
1" pickets at 4" max equal spacing  
Black metal colour

Brick Veneer  
Thin Brick, Size 3" x 8" x 3" d,  
Running bond pattern,  
IXL Hebron Brick c/w  
Conc. window sills  
Colour: Onyx Iron spot

Windows -  
Aluminum Storefront  
Aluminum Frames,  
Double Glazed & Therm Br, Colour:  
Black Frames, with Spandrel Glass in  
BM Cork coloured back coating

Wooden Door  
Natural Clearcoat Wood Colour



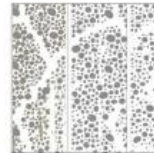
Metal Panel 1  
Aluminum panel, Slate SD330,  
1/2x1/2" deep reveals



Smooth Textured Panel  
BM Decorator's White OC-149



Brick Veneer  
Thin Brick, Size 3" x 8" x 3" d,  
Running bond pattern,  
IXL Hebron Brick, Conc. window sills  
Colour: Onyx Iron spot



Feature Metal Panel  
Thin Brick, Size 3" x 8" x 3" d,  
Prefinished Metal,  
Factory Finished White or Black,  
Raised Metal panels  
c/w cutout graphic pattern



Spandrel Glass 2  
BM 418 Willow Springs Green  
Glass Spandrel  
BM 2153-40 Cork



Metal Guardrails  
Aluminum frames Black  
Roof parapet  
Same cladding as NO.5



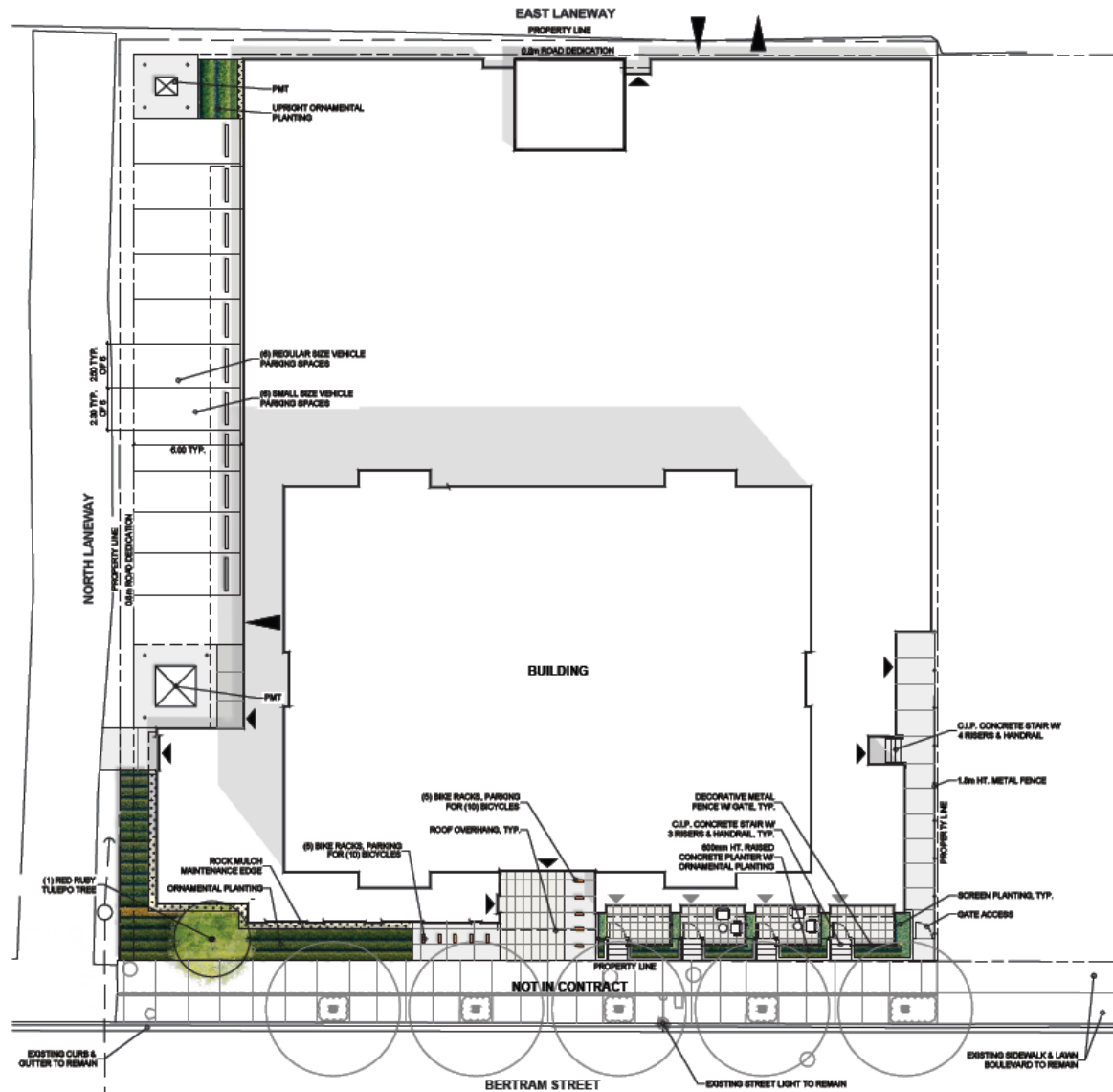
Wooden Door  
Natural Clearcoat Wood colour



Rib textured Concrete  
Medium Grey



# Landscape Plan Level 1



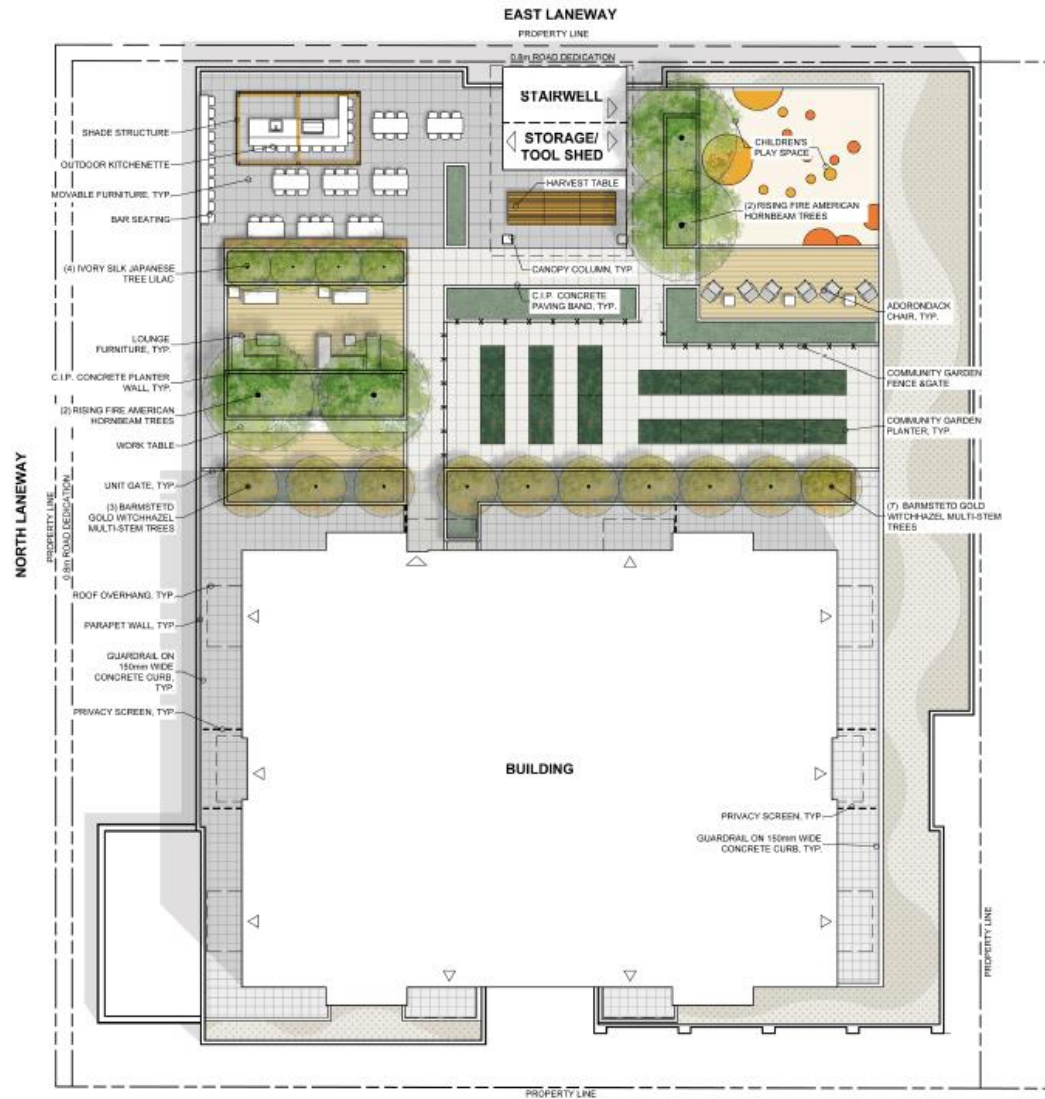
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LANDSCAPE CONCEPT PLAN: LEVEL 1

City of Kelowna



# Landscape Plan Level 4



BERTRAM STREET

City of Kelowna



# Variances

## ▶ Ratio of Parking Space Sizes

- ▶ 50% regular, 50% small (required), 30% regular, 70% small (proposed)

## ▶ Long-term Bicycle Parking

- ▶ A minimum of 75% of the long-term bicycle parking spaces shall be located at grade or within one storey of finished grade and shall be easily accessible to users.
  - ▶ Long-term bicycle parking primarily located on 3<sup>rd</sup> floor of podium

## ▶ Tall Buildings Regulations

- ▶ Tower stepback above podium, including balconies, on the front building facade and flanking building facade (minimum)
  - ▶ 3.0m required, 0.75 m proposed
  - ▶ *New regulation under Zoning Bylaw No. 12375*

## ▶ Common and Private Amenity Space

- ▶ 2,850 m<sup>2</sup> required, 2,256.5 m<sup>2</sup> proposed
  - ▶ *Increased minimum area requirements under Zoning Bylaw No. 12375*

## ▶ Maximum Building Height

- ▶ Property identified for 12 storeys on OCP Map 4.1 – Downtown Building Heights
- ▶ Utilizing Public Amenity & Streetscape Bonus
  - ▶ 15 storeys / 56 m permitted, 19 storeys / 56 m proposed



# Development Policy

- ▶ OCP Form and Character Design Guidelines:
  - ▶ Greater setback provided along the entire Bertram Street frontage for increased architectural interest and improved pedestrian experience;
  - ▶ Well-proportioned podium (3 storeys) and active uses at grade including four ground-oriented townhouse units and an amenity room; and
  - ▶ Design the top of the building to be distinguishable from the middle building, making a positive contribution to the skyline.



# Staff Recommendation

- ▶ Staff recommend **support** for the DP & DVP application
  - ▶ Consistent with OCP Urban Design Guidelines
  - ▶ Delivers key housing objectives
    - ▶ Rental units within Downtown Urban Centre
  - ▶ Payment into to the Public Amenity & Streetscape Capital Reserve Fund





## *Conclusion of Staff Remarks*