REPORT TO COUNCIL DEVELOPMENT PERMIT



Date:	June 19, 2023
То:	Council
From:	City Manager
Address:	1575 Bernard Ave
File No.:	DP23-0010
Zone:	MF3r – Apartment Housing Rental Only

1.0 Recommendation

AND THAT final adoption of Official Community Plan Map Amending Bylaw No. 12454 and Rezoning Bylaw No. 12455 be considered by Council;

AND THAT Council authorizes the issuance of Development Permit No. DP23-0010 for Lot 8 Section 20 Township 26 ODYD Plan 32159, located at 1575 Bernard Ave, 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 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 a multi-family building.

3.0 Development Planning

Development Planning Staff recommend support for this Development Permit for Apartment Housing Rental Only with a height of 6 storeys. The project proposes a total of 156 units in a mix of townhomes and apartment-style homes, ranging from studio to 3-bedroom. The project meets all zoning bylaw regulations with no variances including: residential and visitor parking; long term bicycle storage; private and common amenity space; and exceeds minimum landscape requirements at grade.

The subject property features multi-directional slopes and the applicants responded by setting the building into the grades and providing parking below grade where possible. Tiered landscape walls are designed to transition the grade to adjacent properties and provide visual interest. The applicants have presented a

prominent corner design with wide roof overhangs, mixed materials, façade articulation, and groundoriented townhomes along both Bernard Ave and Noble Ct.

The form and character meets the majority of the Official Community Plan (OCP) Chapter 18 Design Guidelines, and a few that the project meets particularly well are:

2.1.2.b. Break up the perceived mass of large buildings by incorporating visual breaks in facades;

2.1.5.f. Use landscaping materials that soften development and enhance the public realm;

4.1.1.g. Incorporate individual entrances to ground floor units accessible from the fronting streets;

4.1.6.e. Incorporate distinct architectural treatments for corner sites and highly visible buildings such as articulating the façade, increasing the number and size of windows, and adding awnings or canopies.

One guideline that the project is unable to meet is:

4.1.2.a. Residential building facades should have a maximum length of 60 m, 40 m is preferred. Although the building is 98 m in length along Noble Ct, the horizontal length is mitigated through a pronounced and defined main entrance with projections extending from grade to the roof line.

Should Council support this Development Permit, the applicant may proceed their building permit.

4.0 Subject Property & Background

4.1 <u>Subject Property Map</u>



The subject property is located along Bernard Ave which is a Transit Supportive Corridor, and is approximately 75 m from a second Transit Supportive Corridor along Burtch Rd.

5.0 Zoning Bylaw Regulations Summary

UNIT COUNT		
Total Number of Units	156	
Bachelor	21	
1-bed	76	
2-bed	57	
3-bed	2	

DEVELOPMENT REGULATIONS			
CRITERIA	MF ₃ r ZONE	PROPOSAL	
Total Maximum Floor Area Ratio	2.10	1.89	
Base FAR	1.8		
Bonus FAR	0.3		
Max. Site Coverage (buildings)	65%	62%	
Max. Site Coverage (buildings, parking, driveways)	85%	83%	
Max. Height	22.0 m / 6 storeys	21.4 m / 6 storeys	
Setbacks			
Min. Front Yard (Bernard Ave)	2.0 M	2.4 M	
Min. Flanking Side Yard (Noble Ct)	2.0 M	2.0 M	
Min. Side Yard (west)	3.0 m	3.0 m	
Min. Rear Yard (south)	4.5 M	4.5 M	
Step backs			
Min. Fronting Street (Bernard Ave)	3.0 m	3.0 m	
Min. Flanking Street (Noble Ct)	3.0 M	3.0 M	
Amenity Space			
Total Required Amenity Space	2772.5 m ²	2844.4 m ²	
Common	624.0 m ²	1400.5 m²	
Landscaping			
Min. Number of Trees	9 trees	29 trees	
Min. Large Trees	5 trees	6 trees	

PARKING REGULATIONS			
CRITERIA	MF ₃ r ZONE	PROPOSAL	
Total Required Vehicle Parking	164 stalls	164 stalls	
Residential	144	144	
Visitor	20	20	
"r" Subzone Reduction	10%	10%	
Ratio of Regular to Small Stalls	Min. 50% Regular	91 % Regular	
	Max. 50% Small	9 % Small	
Bicycle Stalls Short-Term	6 stalls	6 stalls	
Bicycle Stalls Long-Term	118 stalls	118 stalls	
	Minimum 50% Ground Anchored	51% Ground Anchored	
	Maximum 50% Wall Anchored	49% Wall Anchored	
Bike Wash & Repair	Y	Y	

6.0 Application Chronology

Application Received: January 19, 2023

Report prepared by:	Trisa Atwood, Planner Specialist
Reviewed by:	Jocelyn Black, Urban Planning Manager
Reviewed by:	Terry Barton, Development Planning Department Manager
Approved for Inclusion:	Ryan Smith, Divisional Director, Planning & Development Services

Attachments:

Attachment A: Draft Development Permit DP23-0010 Schedule A: Site Plan and Floor Plans Schedule B: Elevations Schedule C: Landscape Plan Attachment B: OCP Form and Character Development Permit Guidelines Attachment C: Applicant's Supporting Documents

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