

# REPORT TO COUNCIL DEVELOPMENT PERMIT



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

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## **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



5.0 Zoning Bylaw Regulations Summary

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

DEVELOPMENT REGULATIONS		
CRITERIA	MF3r ZONE	PROPOSAL
<b>Total Maximum Floor Area Ratio</b>	<b>2.10</b>	<b>1.89</b>
Base FAR	1.8	
Bonus FAR	0.3	
Max. Site Coverage (buildings)	65%	62%
Max. Site Coverage (buildings, parking, driveways)	85%	83%
<b>Max. Height</b>	<b>22.0 m / 6 storeys</b>	<b>21.4 m / 6 storeys</b>
<b>Setbacks</b>		
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
<b>Step backs</b>		
Min. Fronting Street (Bernard Ave)	3.0 m	3.0 m
Min. Flanking Street (Noble Ct)	3.0 m	3.0 m
<b>Amenity Space</b>		
<b>Total Required Amenity Space</b>	<b>2772.5 m<sup>2</sup></b>	<b>2844.4 m<sup>2</sup></b>
Common	624.0 m <sup>2</sup>	1400.5 m <sup>2</sup>
<b>Landscaping</b>		
Min. Number of Trees	9 trees	29 trees
Min. Large Trees	5 trees	6 trees

PARKING REGULATIONS		
CRITERIA	MF3r ZONE	PROPOSAL
<b>Total Required Vehicle Parking</b>	<b>164 stalls</b>	<b>164 stalls</b>
Residential	144	144
Visitor	20	20
"r" Subzone Reduction	10%	10%
Ratio of Regular to Small Stalls	Min. 50% Regular Max. 50% Small	91 % Regular 9 % Small
Bicycle Stalls Short-Term	6 stalls	6 stalls
Bicycle Stalls Long-Term	118 stalls Minimum 50% Ground Anchored Maximum 50% Wall Anchored	118 stalls 51% Ground 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 [www.kelowna.ca/currentdevelopments](http://www.kelowna.ca/currentdevelopments).