



City of
Kelowna

DP23-0010
Bernard Ave 1575

Development Permit

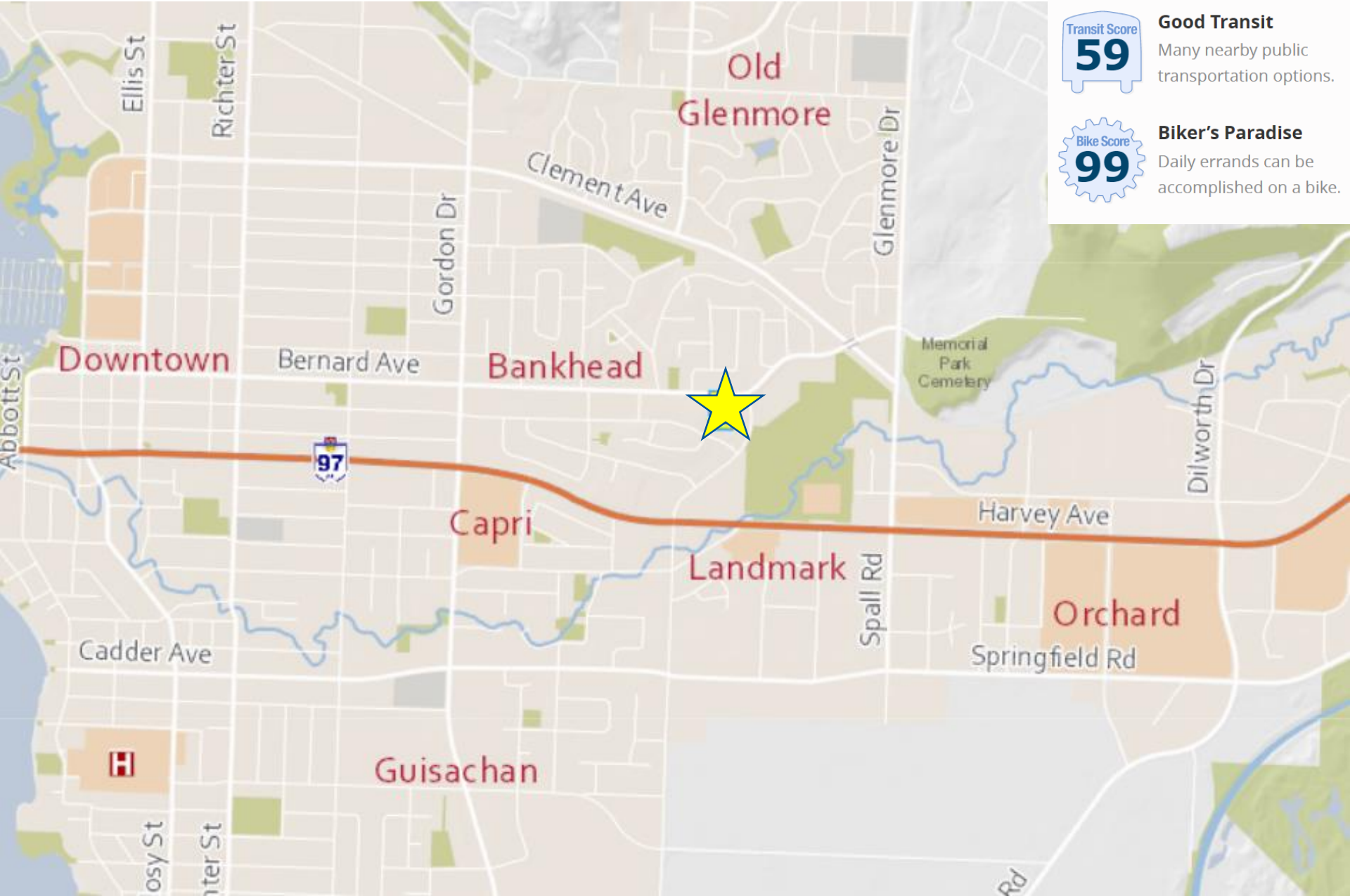
Purpose

- ▶ To issue a Development Permit for the form and character of Apartment Housing Rental Only.

Development Process



Context Map



Walk Score
85

Very Walkable
Most errands can be accomplished on foot.

Transit Score
59

Good Transit
Many nearby public transportation options.

Bike Score
99

Biker's Paradise
Daily errands can be accomplished on a bike.

Project Details

- ▶ MF3r – Apartment Housing Rental Only
 - ▶ 156 Units
 - ▶ Bachelor: 21
 - ▶ 1-bedroom: 76
 - ▶ 2-bedroom: 57
 - ▶ 3-bedroom: 2
 - ▶ 6 Storeys
 - ▶ 2 Lower levels of parking
 - ▶ 164 Parking Stalls
 - ▶ 118 Long-Term Bicycle Parking Stalls
 - ▶ 29 Trees at grade including 6 large
 - ▶ No variances

BERNARD AVENUE

At-Grade



Level 2



Elevation – East (Noble Ct)



Rendering – East (Noble Ct)



Elevation – North (Bernard Ave)



Rendering – North (Bernard Ave)











3D Axonometric - SW



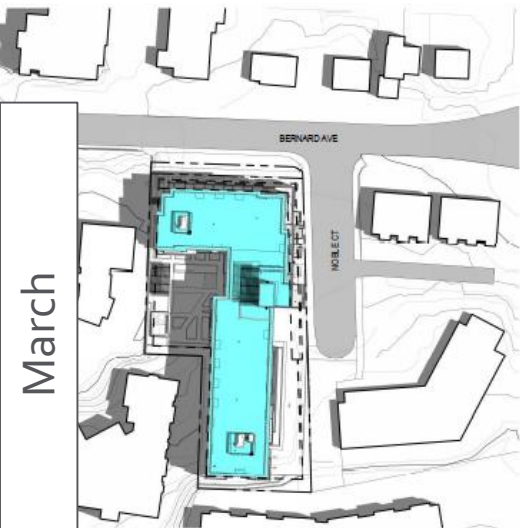
3D Axonometric - SE



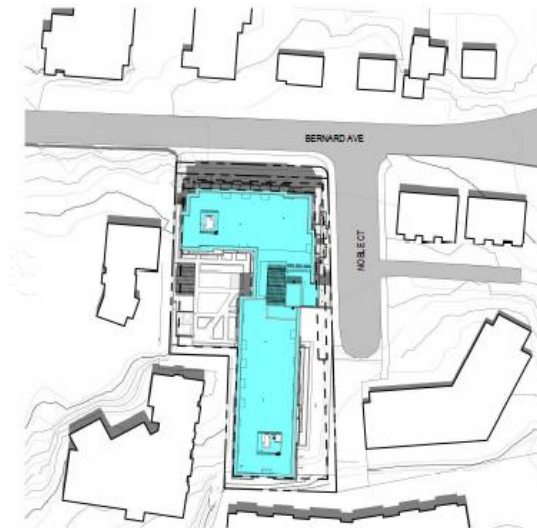
Materials Board

<p>1</p>	<p>BRICK VENEER (RUNNING BOND) - COLOUR: PEWTER; MORTAR: BLUFF</p>		<p>6</p>	<p>WOOD APPARENT SIDING - COLOUR: MONUMENT OAK</p>	<p>8</p>	<p>ALUMINUM / GLASS RAILING ON CLEAR GLAZING - COLOUR: BLACK</p> 
<p>24</p>	<p>STUCCO FINISH (FINE SAND TEXTURE) - COLOUR: TAN (Benjamin Moore; Old Soul - 25%)</p>		<p>5</p>	<p>VINYL WINDOWS AND DOORS ON CLEAR GLAZING - COLOUR: BLACK</p>	<p>9</p>	<p>EXPOSED CONCRETE ARCHITECTURAL FINISH</p> 
<p>25</p>	<p>STUCCO FINISH (FINE SAND TEXTURE) - COLOUR: GRAY (Benjamin Moore; Castle Gray - 50%)</p>		<p>8</p>	<p>ALUMINUM STOREFRONT GLAZING SYSTEM ON CLEAR GLAZING - COLOUR: BLACK</p>		
<p>3</p>	<p>FIBRE CONCRETE PANEL - COLOUR: CHARCOAL (Shankin Williams; 7059 Iron Ore)</p>		<p>7</p>	<p>ALUMINUM PICKET GUARD RAIL - COLOUR: BLACK</p>		

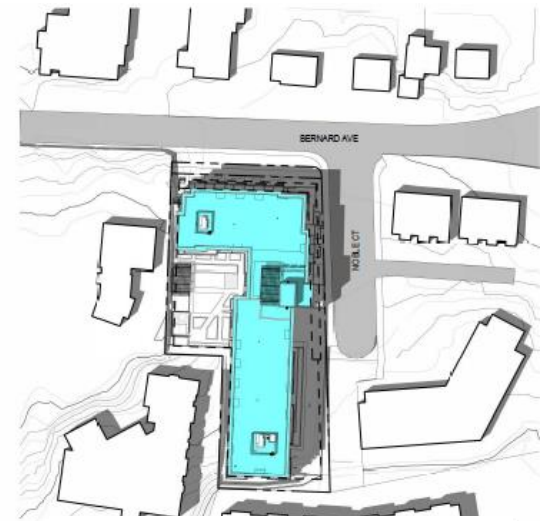
Shadow Study



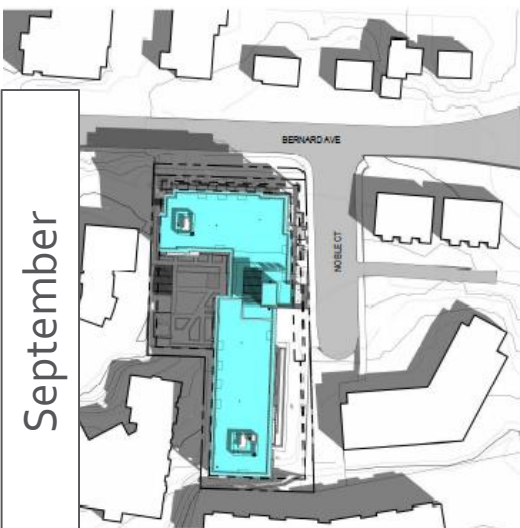
9 am



12 noon

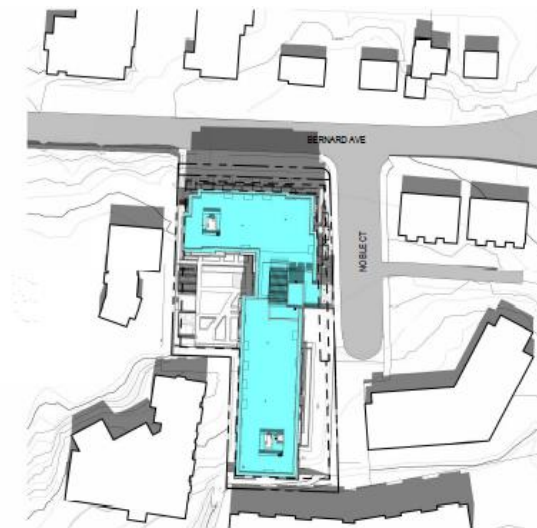


3 pm



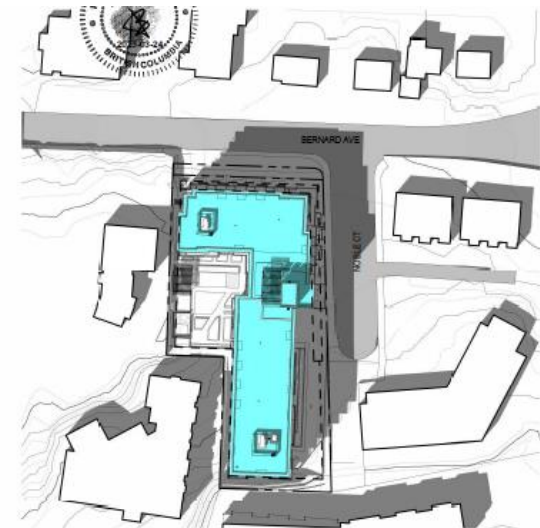
6 SEPTEMBER 21 @ 9AM

DP0.3 SCALE: 1:1000



5 SEPTEMBER 21 @ 12 NOON

DP0.3 SCALE: 1:1000



4 SEPTEMBER 21 @ 2PM

DP0.3 SCALE: 1:1000

OCP Design Guidelines

- ▶ Vehicle access from lower classed road
- ▶ Incorporate visual breaks in facades
- ▶ Ground floor units accessible from the street
- ▶ Distinct architectural treatment for corner site
- ▶ Range of details and materials
- ▶ Landscape materials to enhance public realm

Staff Recommendation

- ▶ Staff recommend **support** for the proposed development permit as it:
 - ▶ Meets majority of OCP Design Guidelines
 - ▶ Appropriate form and character for apartment housing
 - ▶ Requires no variances