# REPORT TO COUNCIL DEVELOPMENT PERMIT

**Date:** April 8, 2024

To: Council

From: City Manager

Address: 1181-1191 Bernard Ave

**File No.:** DP22-0202

**Zone:** MF<sub>3</sub> – Apartment Housing



THAT final adoption of Rezoning Bylaw No. 12572 be considered by Council;

THAT Council authorizes the issuance of Development Permit No. DP22-0202 for Lot 1 District Lot 137 ODYD Plan 16997, located at 1181-1191 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 Council's consideration of this Development Permit be considered subsequent to the outstanding conditions of approval as set out in Attachment "A" attached to the Report from the Development Planning Department dated March 25, 2024;

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 apartment housing.

## 3.0 Development Planning

Development Planning recommends support for the Development Permit to facilitate a 53 unit apartment building. The proposal is consistent with key form and character design guidelines in the 2040 Official Community Plan (OCP) and Core Area Neighbourhood, including:

- Incorporate a range of architectural features and details into building facades to create visual interest, especially when approached by pedestrians;
- Ensure buildings contribute positively to the neighbourhood context and provide a sensitive transition in scale to existing and future buildings, parks, and open spaces; and

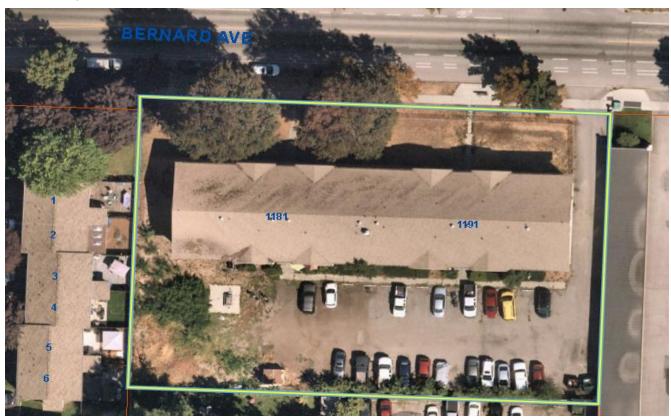


 Locating off-street parking, garbage collection, utilities, and parking access from public view, with primarily underground parking.

This proposal is for a five-storey apartment building containing 53 units. The development fronts Bernard Avenue with a single access. Required parking is met through underground parking with some parking located at grade. Common and private open space requirements are met on-site through a tenant multi-use space on the fifth floor and a seating area with benches at grade. Each unit has either an at grade patio area or balcony for private use. The primary building finish includes red brick and a variety of hardie panel colours.

### 4.0 Subject Property & Background

## 4.1 Subject Property Map



The subject property is located between Gordon Dr and Richmond St, on the south side of Bernard Ave. The surrounding area is predominantly apartment housing with a variety of forms which range from a 16 storey tower, apartment housing, and townhomes. Bernard Ave is a Transit Supportive Corridor with direct access to transit.

#### 5.0 Zoning Bylaw Regulations Summary

AREA & UNIT STATISTICS		
Gross Lot Area	3,321 m²	
Total Number of Units	53	
Bachelor	3	
1-bed	13	
2-bed	37	

DEVELOPMENT REGULATIONS			
CRITERIA	MF <sub>3</sub> ZONE	PROPOSAL	
Total Maximum Floor Area Ratio			
Base FAR	1.8	0.85	
Max. Site Coverage (buildings)	65%	28.4%	
Max. Site Coverage (buildings, parking, driveways)	85%	69.5%	
Max. Height	22 m & 6 Storeys	18.6 m & 5 Storeys	
Setbacks			
Min. Front Yard (North)	2 M	6 m	
Min. Side Yard (West)	3 m	6 m	
Min. Side Yard (East)	3 m	19.9 m	
Min. Rear Yard (South)	4.5 m	16.3 m	
Step backs			
Min. Fronting Street (North)	3 m	3 m	
Amenity Space			
Total Required Amenity Space	1,142.5 m²	1,650 m²	
Common	212 M²	985 m²	
Private		667 m²	
Landscaping			
Min. Number of Trees	14 trees	17 trees	
Min. Large Trees	7 trees	15 trees	

PARKING REGULATIONS		
CRITERIA	MF <sub>3</sub> ZONE REQUIREMENTS	PROPOSAL
Total Required Vehicle Parking	64 stalls	72 stalls
Residential	56.4 stalls	65 stalls
Visitor	7.4 stalls	7 stalls
Ratio of Regular to Small Stalls	Min. 50% Regular	78% Regular
	Max. 50% Small	22% Small
Bicycle Stalls Short-Term	6 stalls	8 stalls
Bicycle Stalls Long-Term	40 stalls	40 stalls
Bike Wash & Repair	Y	Υ

## 6.0 Application Chronology

Application Accepted: October 17, 2022
Public Information Session: August 30, 2023
Neighbourhood Notification Summary Received: August 15, 2023

**Report prepared by:** Jason Issler, Planner I

**Reviewed by:** Jocelyn Black, Urban Planning Manager

**Reviewed by:**Nola Kilmartin, Development Planning Department Manager **Approved for Inclusion:**Ryan Smith, Divisional Director, Planning & Development Services

#### Attachments:

Attachment A: Draft Development Permit DP22-0202

Schedule A: Site Plan & Floor Plans Schedule B: Elevations & Sections Schedule C: Landscape Plan

Attachment B: Project Rendering

Attachment C: OCP Form and Character Development Permit Guidelines

For additional information, please visit our Current Developments online at <a href="https://www.kelowna.ca/currentdevelopments">www.kelowna.ca/currentdevelopments</a>.