



City of
Kelowna

DP22-0202

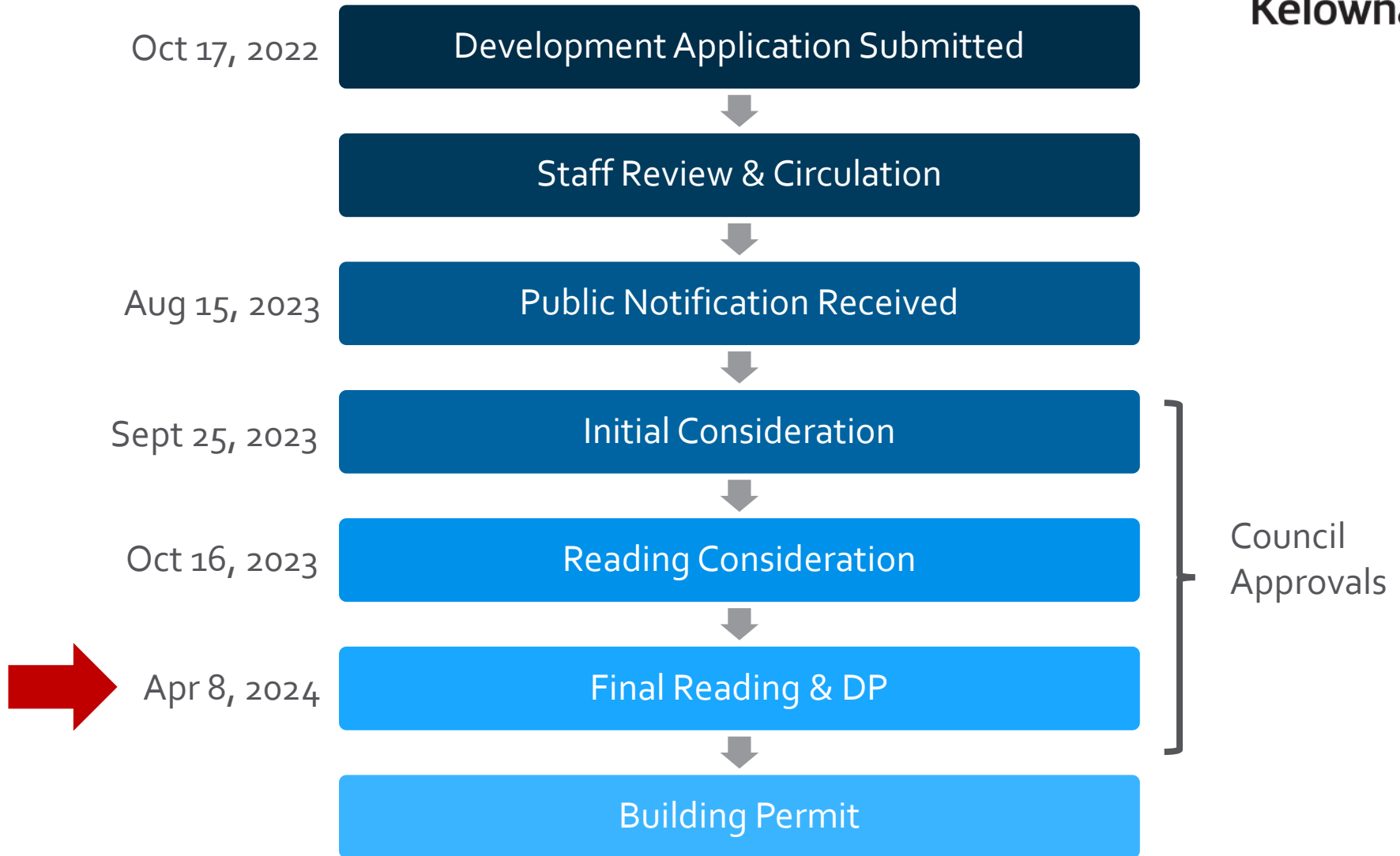
1181-1191 Bernard Ave

Development Permit

Purpose

- ▶ To issue a Development Permit for the form and character of apartment housing.

Development Process

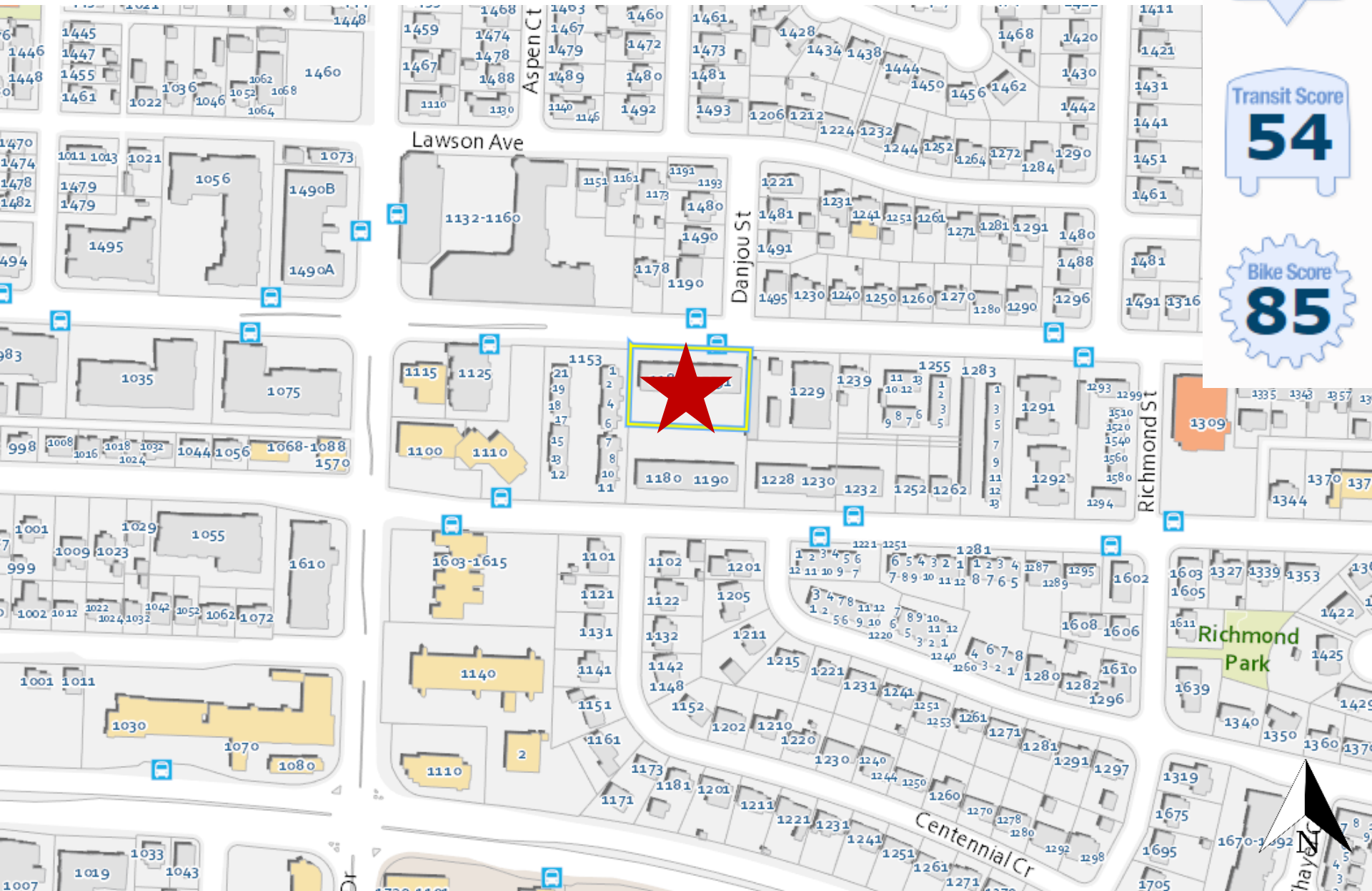


Context Map

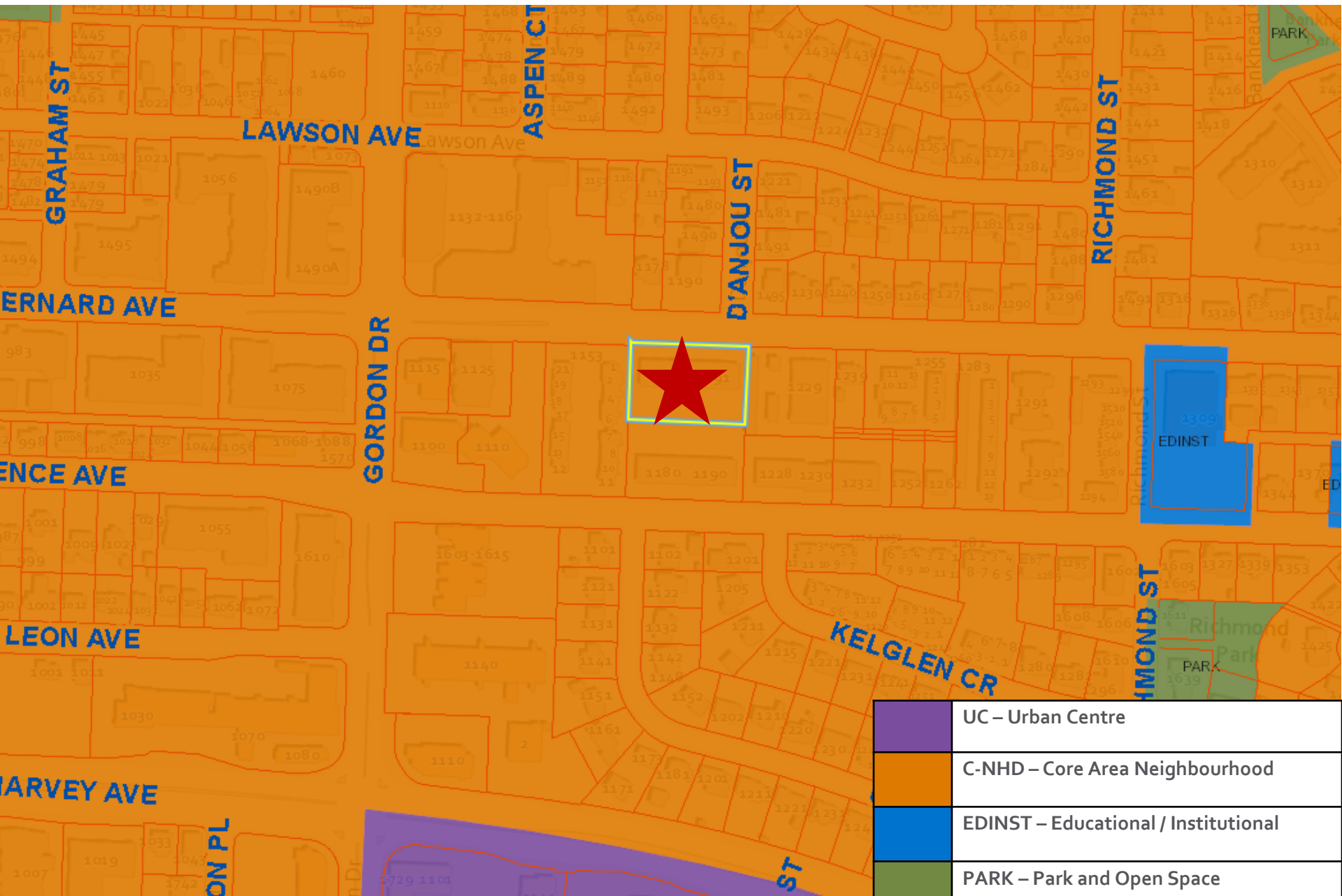
Walk Score
83

Transit Score
54

Bike Score
85



OCP Future Land Use



Technical Details

- ▶ MF3 – Apartment Housing
 - ▶ 53 units
 - ▶ 3 Bachelor
 - ▶ 13 One Bedroom
 - ▶ 37 Two Bedroom
 - ▶ 5 storeys in height
 - ▶ 72 Parking Stalls
 - ▶ 48 Bicycle Parking Stalls
 - ▶ 15 Large Trees

Elevation – North



ARCTIC WHITE (F1)



COBBLESTONE

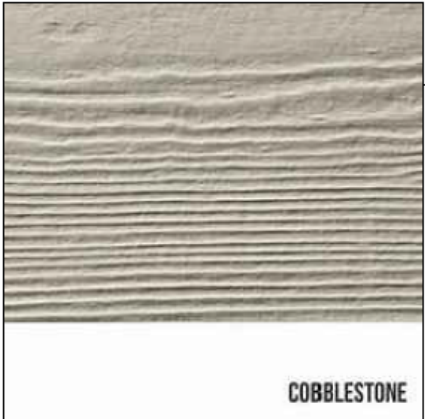


Canada Brick – Riverdale Matt.
Typical Brick



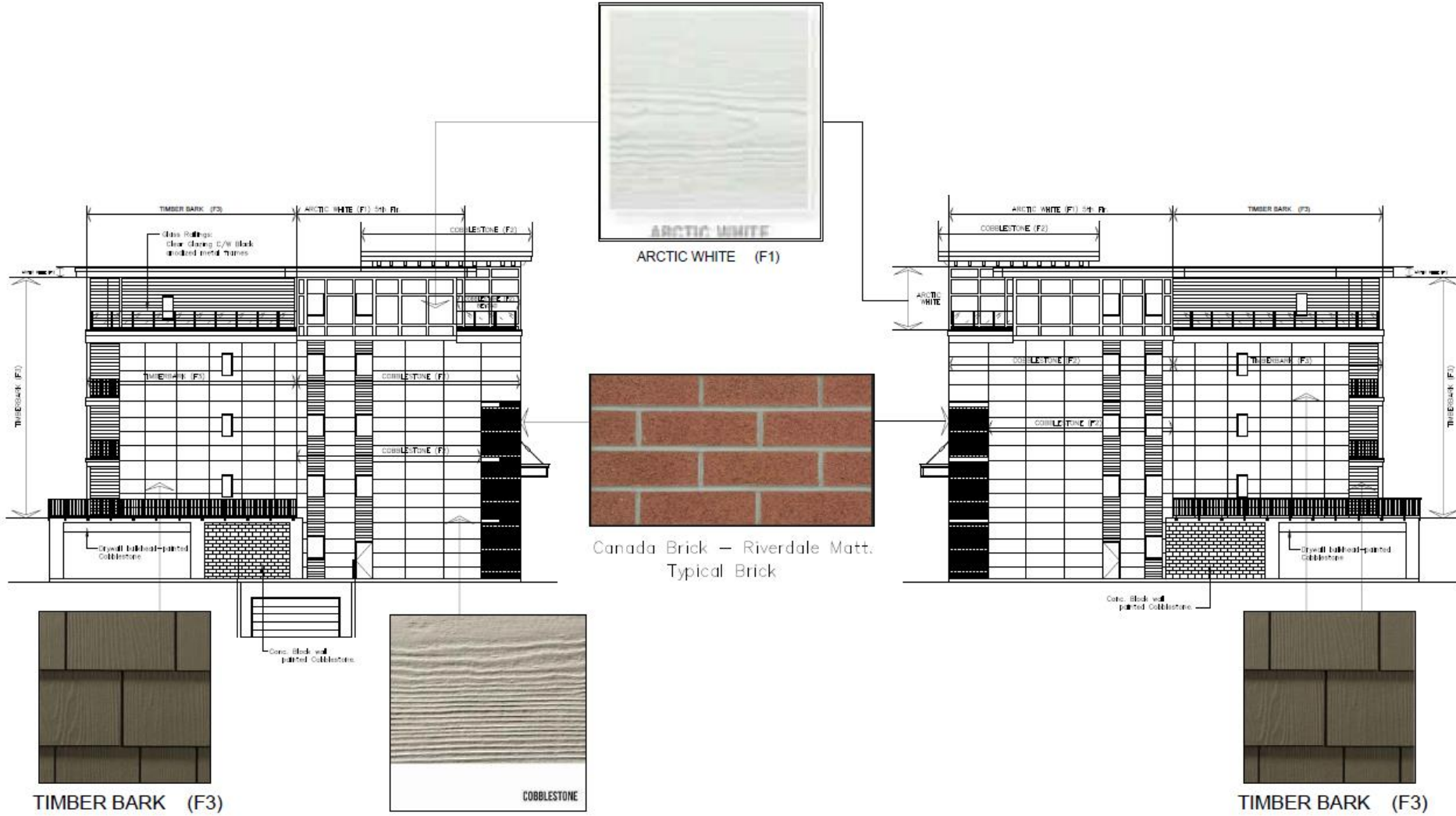
TIMBER BARK (F3)

Elevation – South

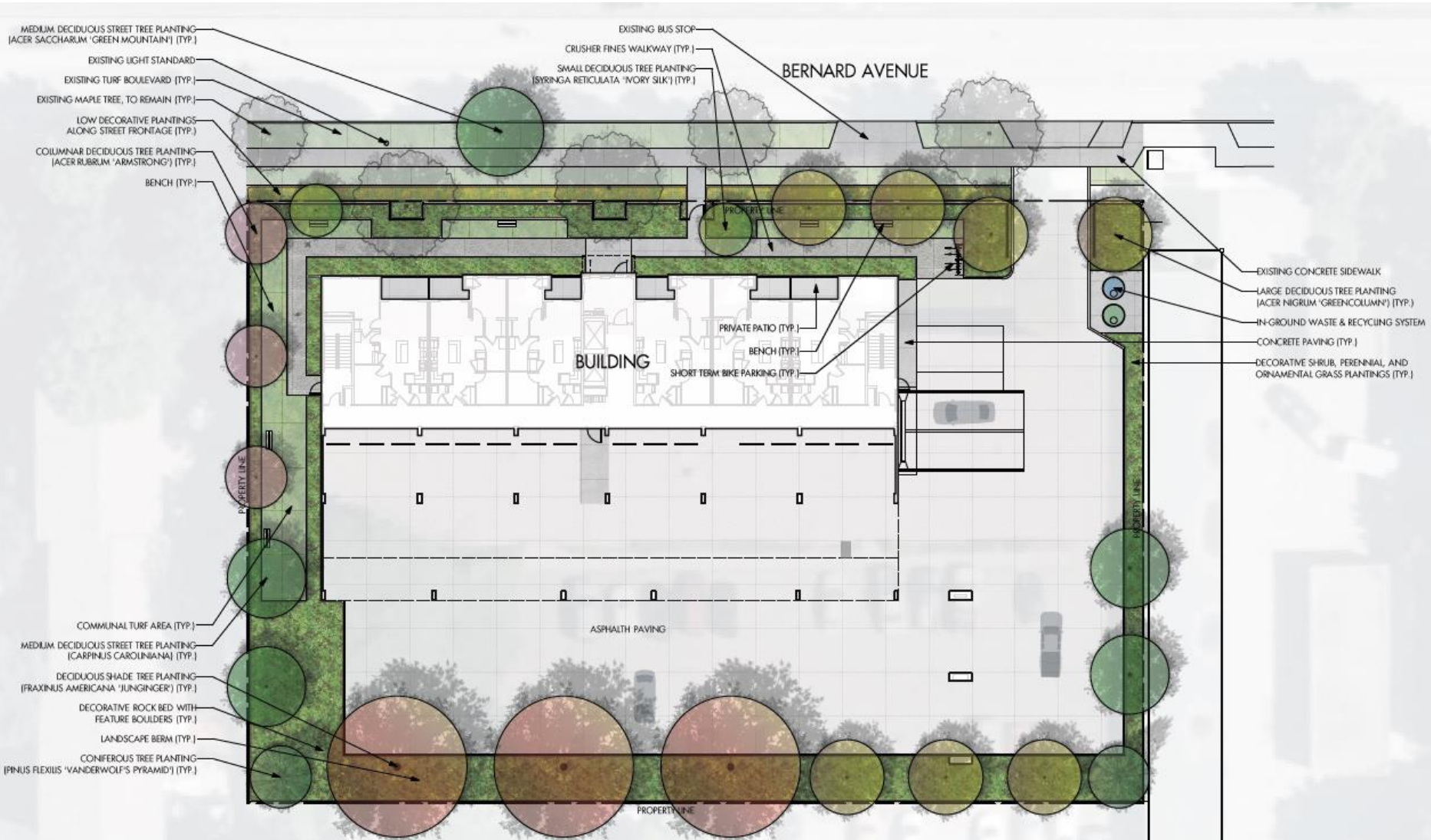


ARCTIC WHITE (F1)

Elevation – East & West



Landscape Plan



- MEDIUM DECIDUOUS STREET TREE PLANTING [ACER SACCHARUM 'GREEN MOUNTAIN'] (TYP.)
- EXISTING LIGHT STANDARD
- EXISTING TURF BOULEVARD (TYP.)
- EXISTING MAPLE TREE, TO REMAIN (TYP.)
- LOW DECORATIVE PLANTINGS ALONG STREET FRONTAGE (TYP.)
- COLUMNAR DECIDUOUS TREE PLANTING [ACER RUBRUM 'ARMSTRONG'] (TYP.)
- BENCH (TYP.)

- COMMUNAL TURF AREA (TYP.)
- MEDIUM DECIDUOUS STREET TREE PLANTING [CARPINUS CAROLINIANA] (TYP.)
- DECIDUOUS SHADE TREE PLANTING [FRAXINUS AMERICANA 'JUNGINGER'] (TYP.)
- DECORATIVE ROCK BED WITH FEATURE BOULDERS (TYP.)
- LANDSCAPE BERM (TYP.)
- CONIFEROUS TREE PLANTING [PINUS FLEXILIS 'VANDERWOLF'S PYRAMID'] (TYP.)

- EXISTING CONCRETE SIDEWALK
- LARGE DECIDUOUS TREE PLANTING [ACER NIGRUM 'GREENCOLUMN'] (TYP.)
- IN-GROUND WASTE & RECYCLING SYSTEM
- CONCRETE PAVING (TYP.)
- DECORATIVE SHRUB, PERENNIAL, AND ORNAMENTAL GRASS PLANTINGS (TYP.)

Rendering – NE



OCP Design Guidelines

- ▶ Incorporate a range of architectural features.
- ▶ Ensure building contributes positively to neighbourhood context.
- ▶ Locate off-street parking, garbage, and parking access from public view.

Staff Recommendation

- ▶ Staff recommend **support** for the proposed development permit as it:
 - ▶ Meets majority of OCP Design Guidelines