



City of  
Kelowna

DP23-0203 DVP23-0204  
1451 Bertram St

Development Permit & Development Variance Permit

# Purpose

- ▶ To issue a Development Permit for the form and character of rental apartment housing and a Development Variance Permit to vary the minimum number of parking spaces, maximum floor plate, maximum podium height, minimum upper floor setback, minimum building stepback, maximum parkade exposure, and maximum height.

# Development Process



Nov 6, 2023

Development Application Submitted



Staff Review & Circulation



July 11, 2024

Public Notification Received



Aug 13, 2024

DP/DVP Consideration



Building Permit



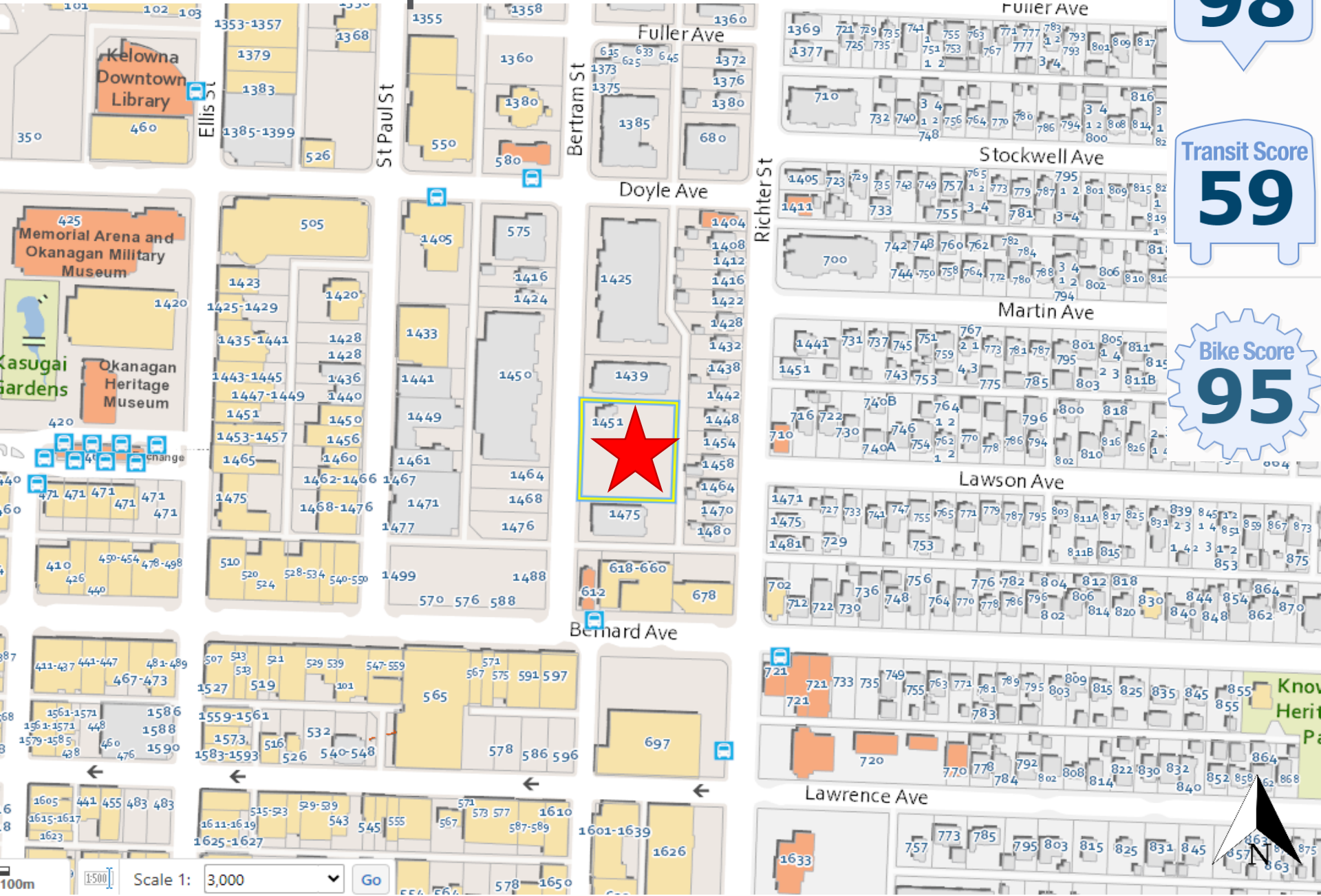
Council Approvals

# Context Map

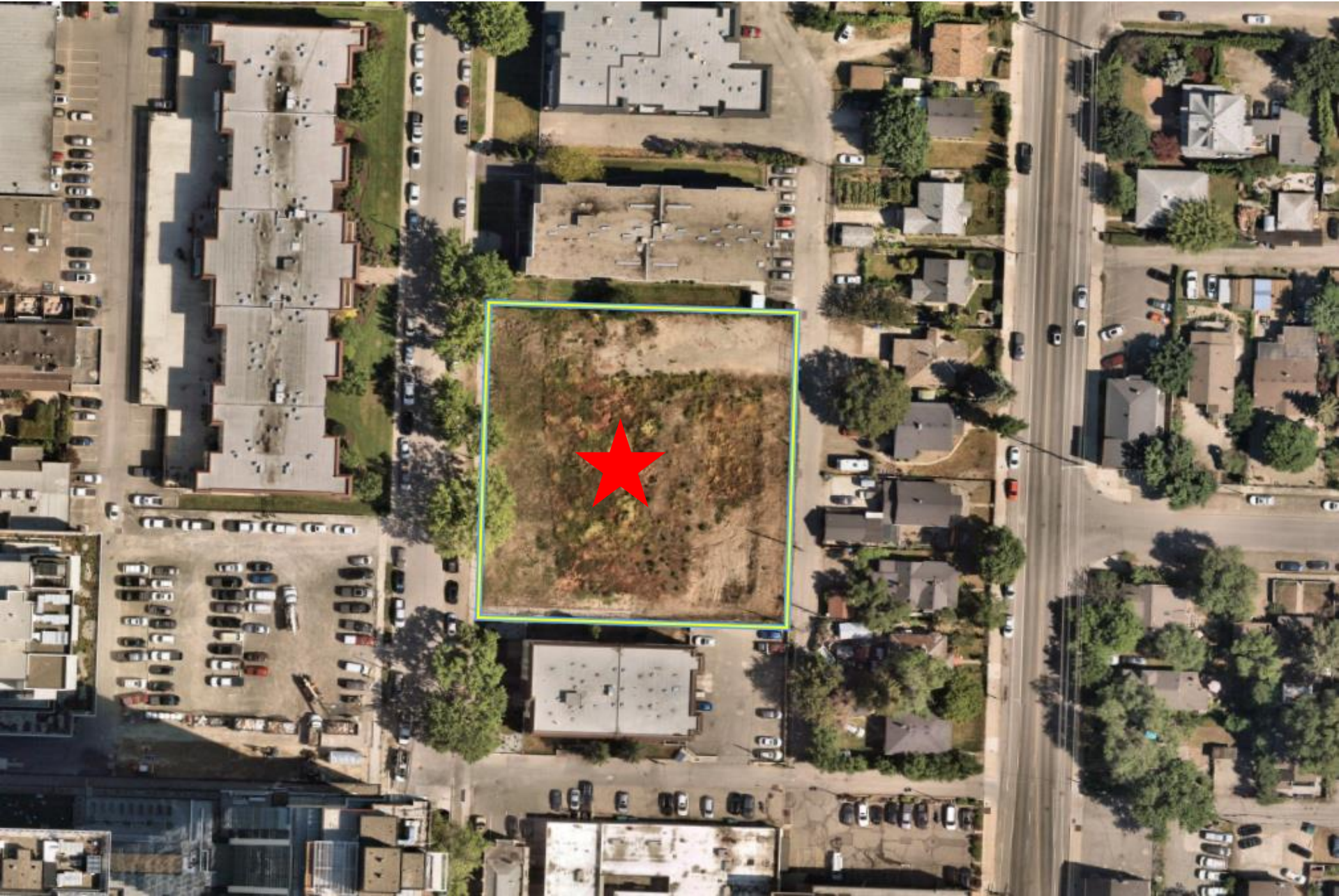
Walk Score  
**98**

Transit Score  
**59**

Bike Score  
**95**



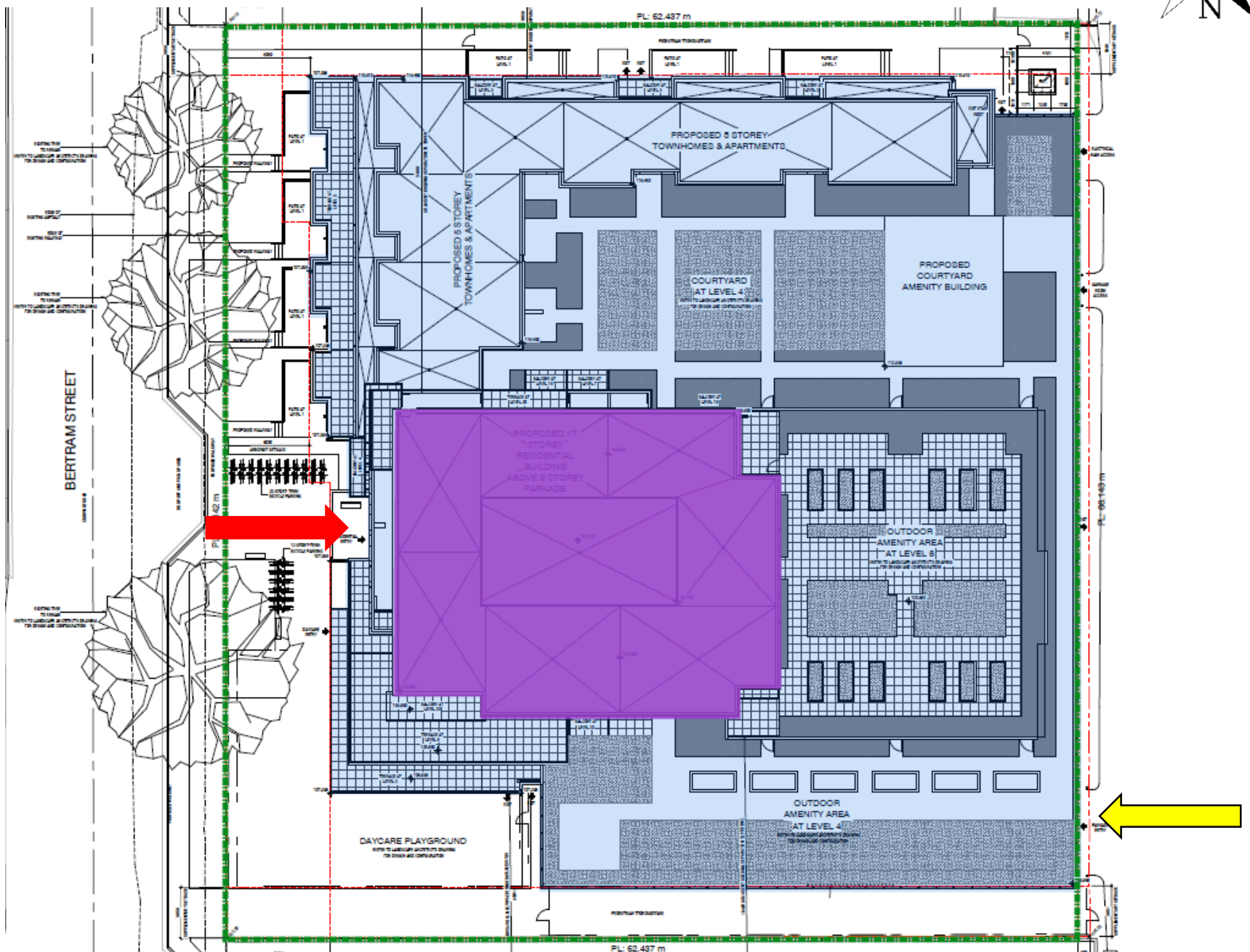
# Subject Property Map



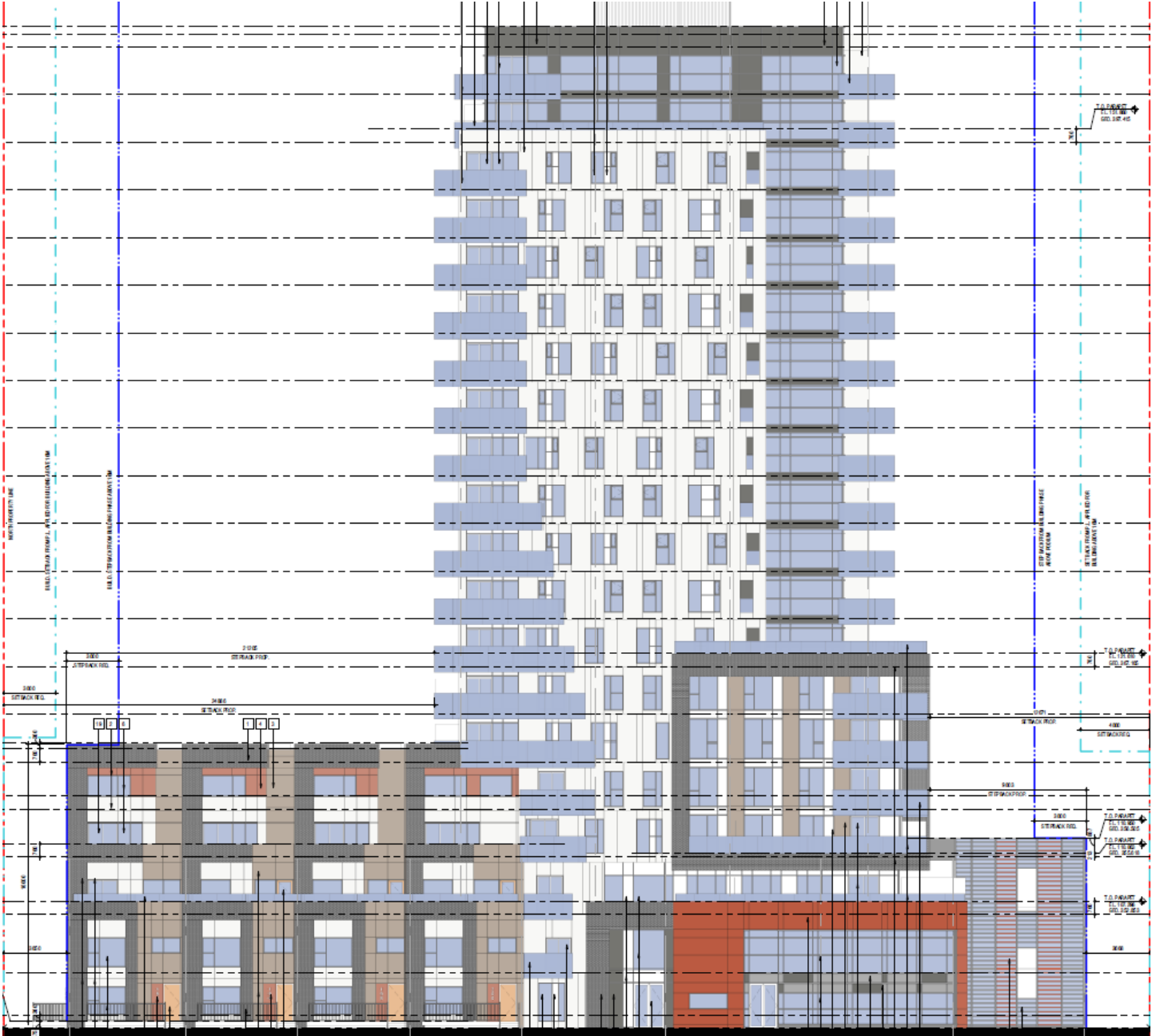
# Technical Details

- ▶ 20-storey, 176 unit rental apartment building
  - ▶ 4 bachelor units
  - ▶ 73 one-bedroom units
  - ▶ 58 two-bedroom units
  - ▶ 41 three-bedroom units
- ▶ 141 parking stalls within structured parking podium
- ▶ 142 long-term bicycle stalls
- ▶ Child care centre (~39 child capacity)
- ▶ Common amenity space
  - ▶ Rooftop patio, plantings, outdoor furniture, jungle gym, play area, community garden, indoor amenity room
- ▶ 28 new trees

# Site Plan

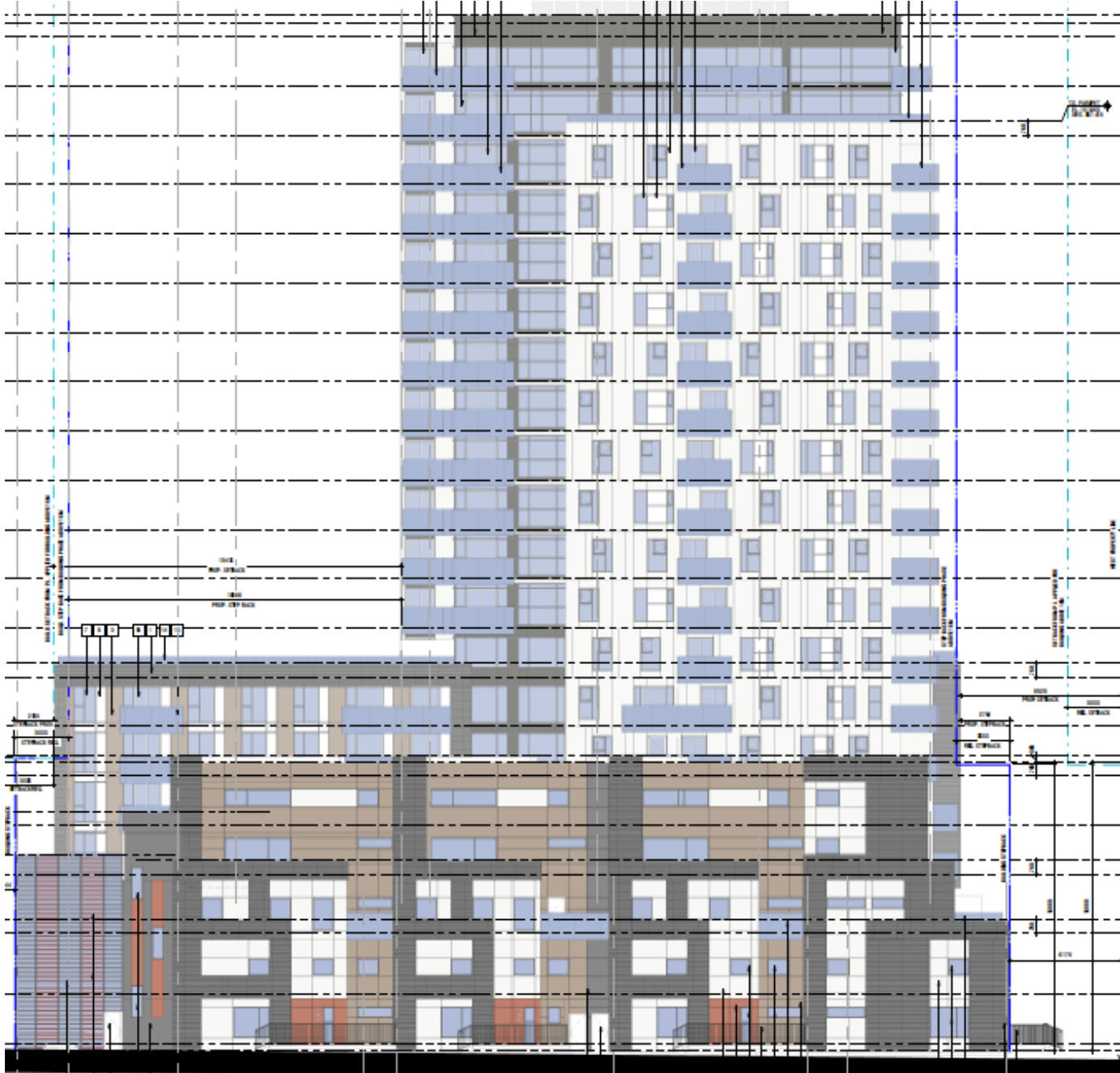


# Elevation – West

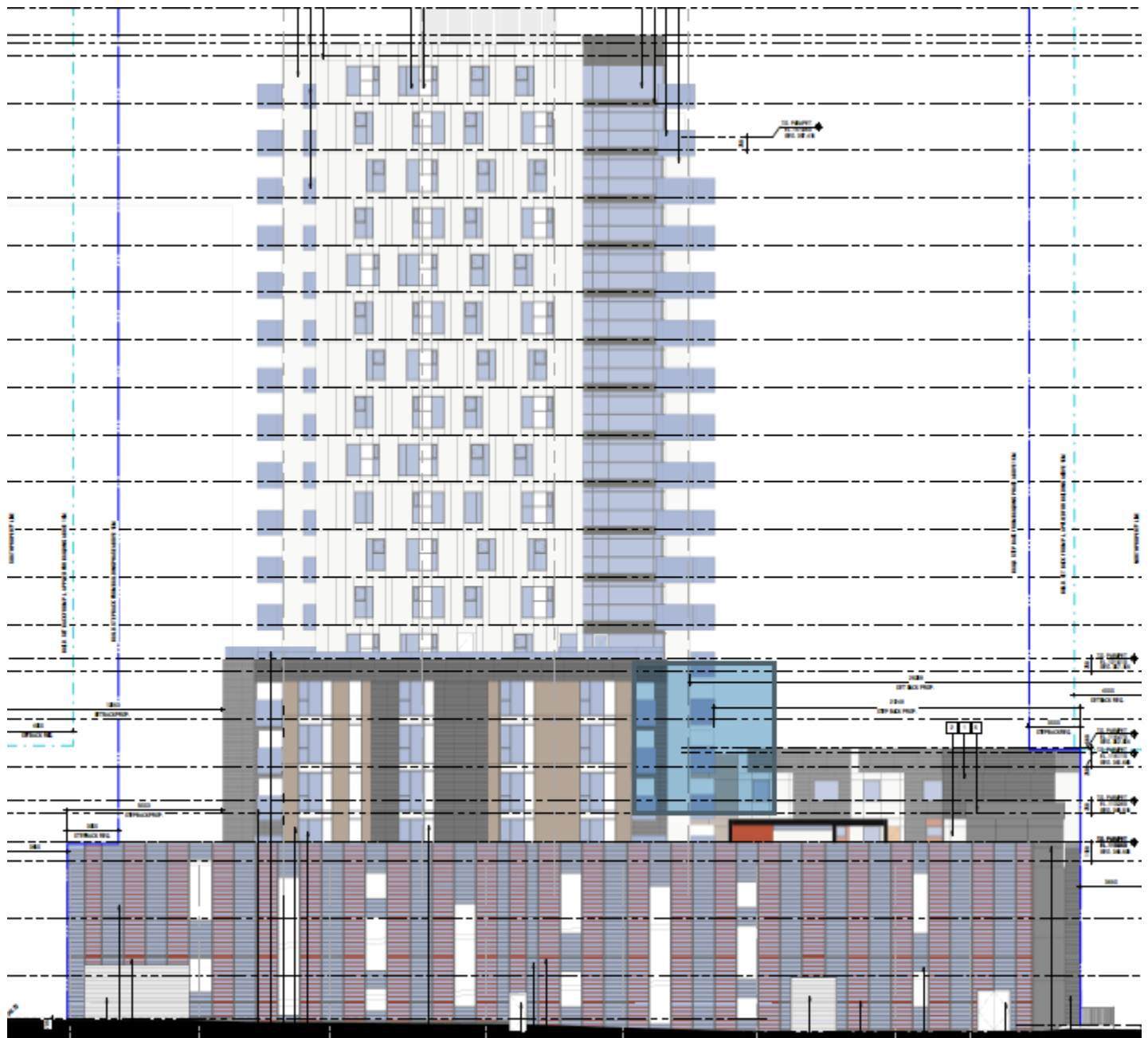




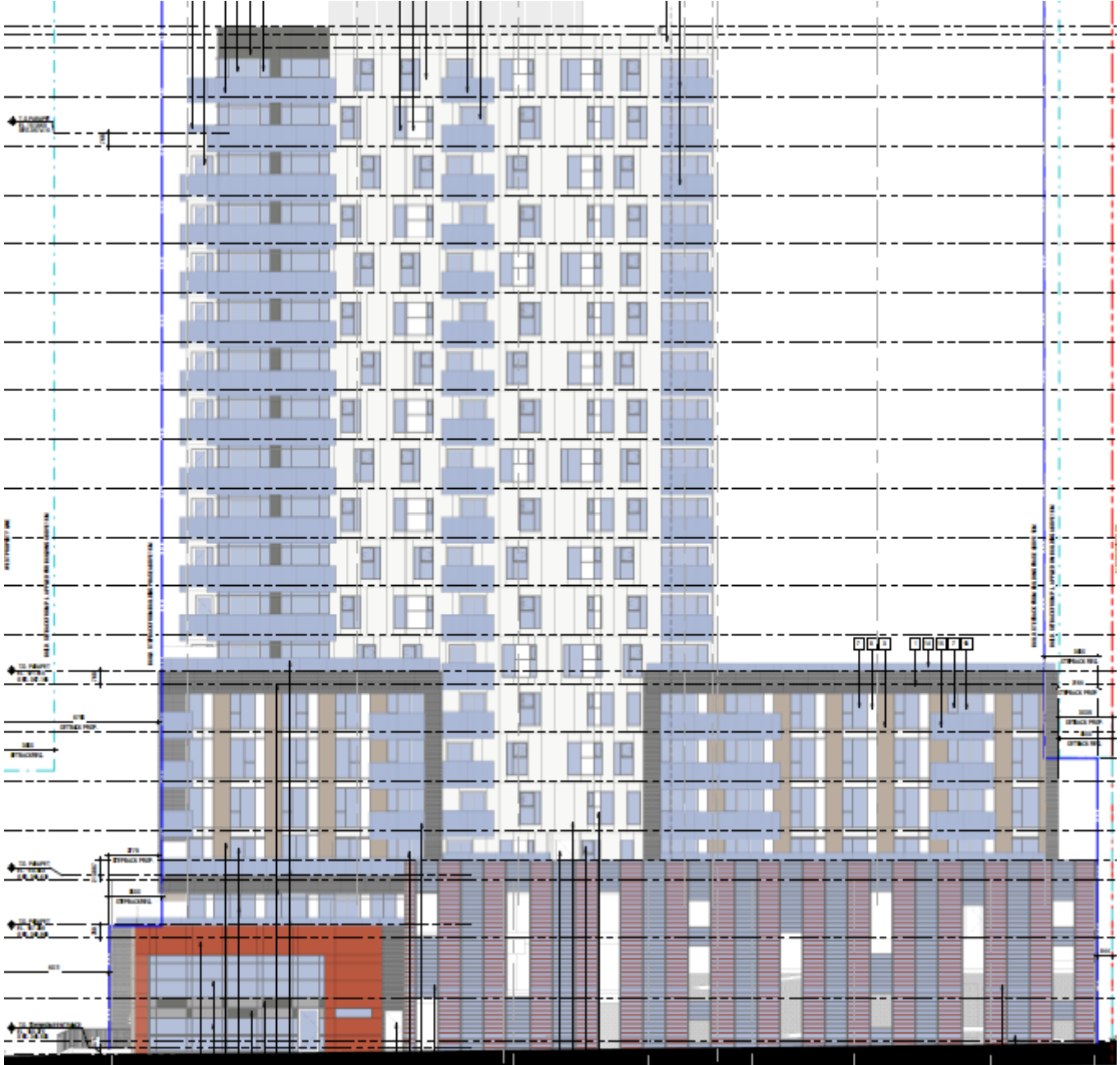
# Elevation – North



# Elevation – East



# Elevation – South



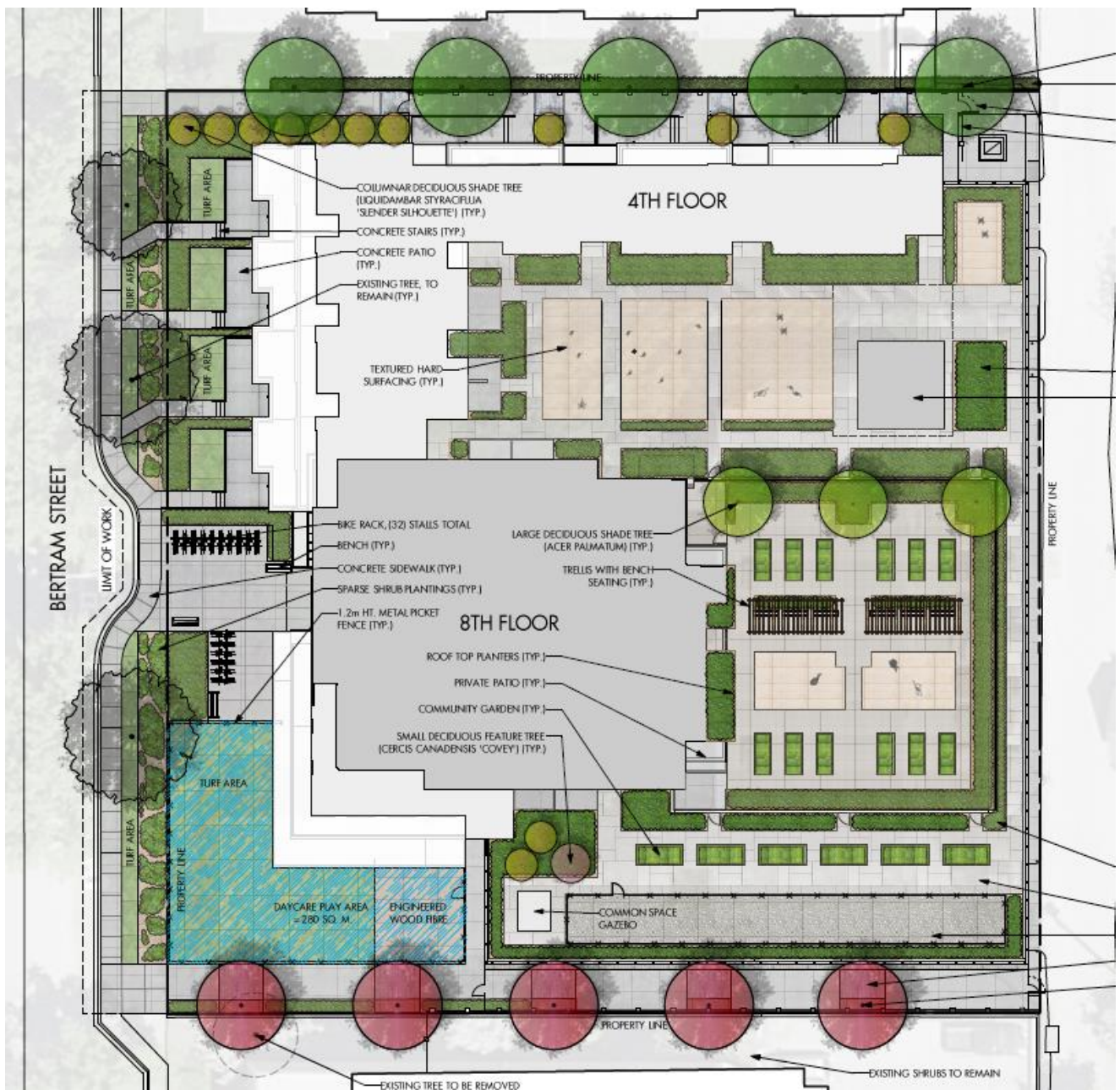
# Materials Board

## MATERIAL COLOUR BOARD



WEST ELEVATION

# Landscape Plan



# Variiances

- ▶ Table 8.3: Minimum off-street parking
- ▶ Table 9.11: Maximum floor plate
- ▶ Table 9.11: Maximum podium height
- ▶ Section 14.11: Minimum upper floor setback
- ▶ Section 14.11: Minimum stepback
- ▶ Section 14.11: Maximum parkade exposure
- ▶ Section 14.14: Maximum base height

# Variance – Off-Street Parking

- ▶ 154 stalls required to 141 stalls proposed
- ▶ Affordable housing may have lower vehicle ownership than comparable market building
- ▶ Within the Downtown Urban Centre
  - ▶ Commercial businesses, employment, parks
- ▶ Walking distance to Queensway Transit Exchange (less than 400 m)

# Variance – Podium Height

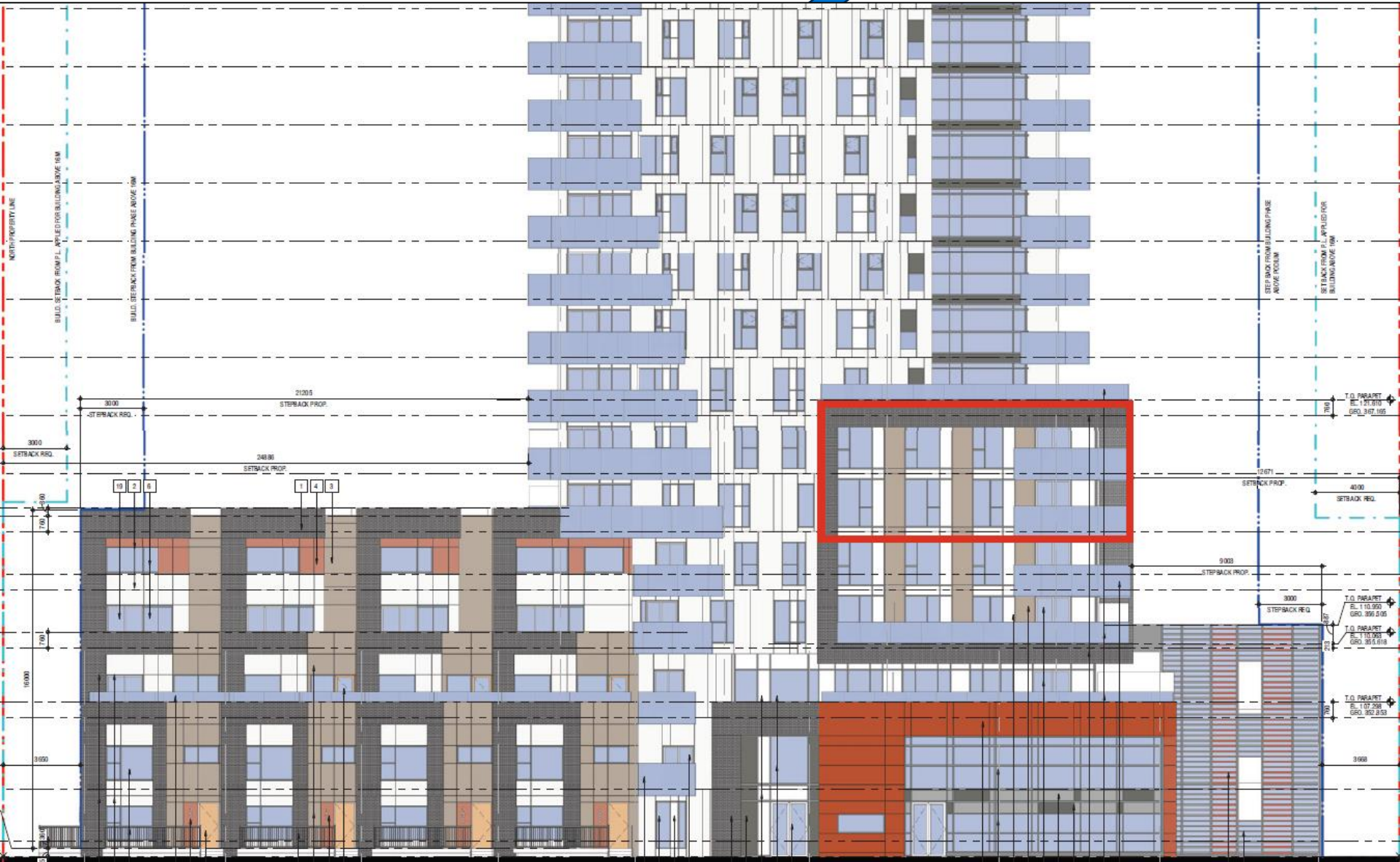




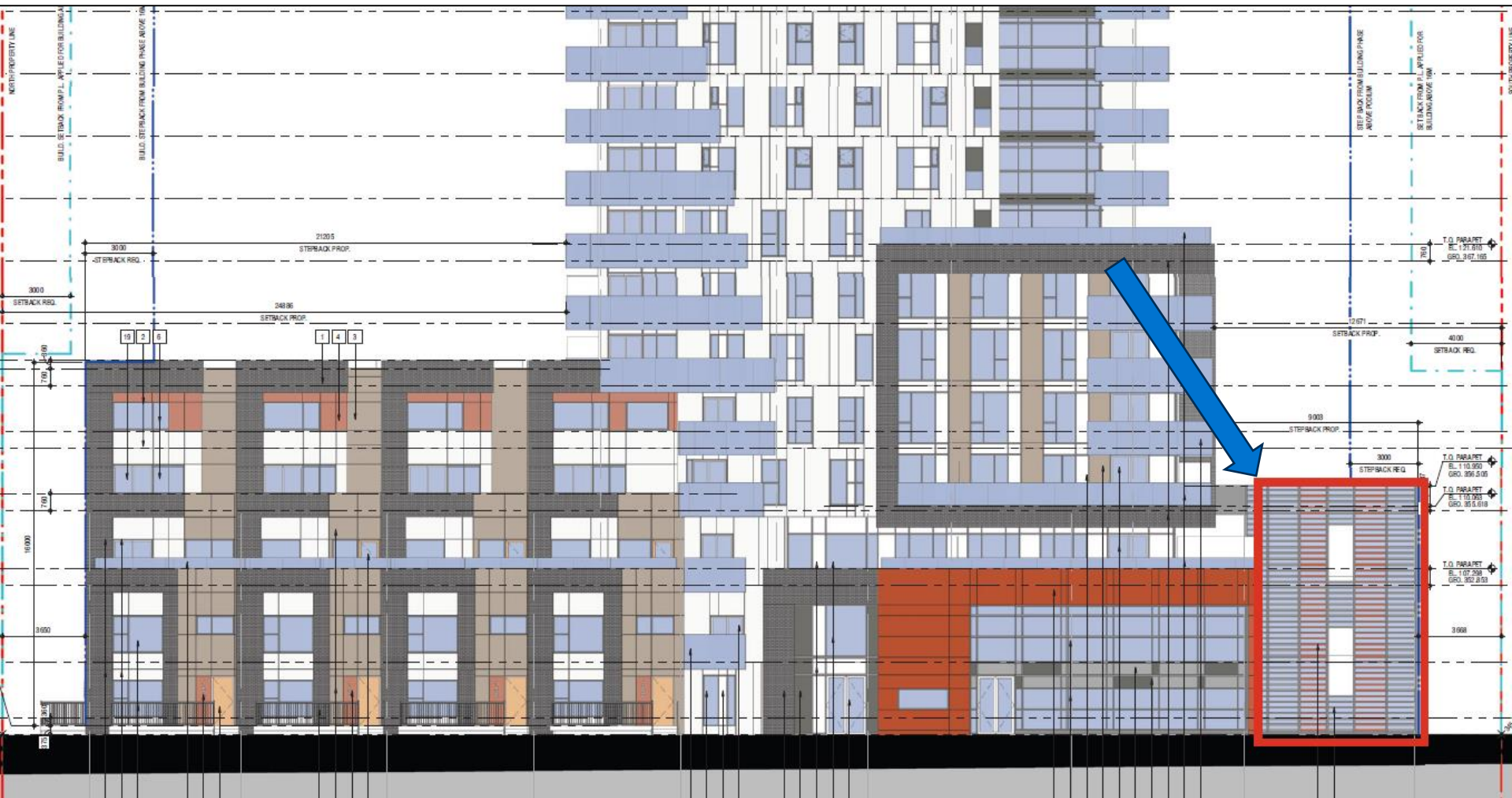
# Variance – Upper Floor Setback



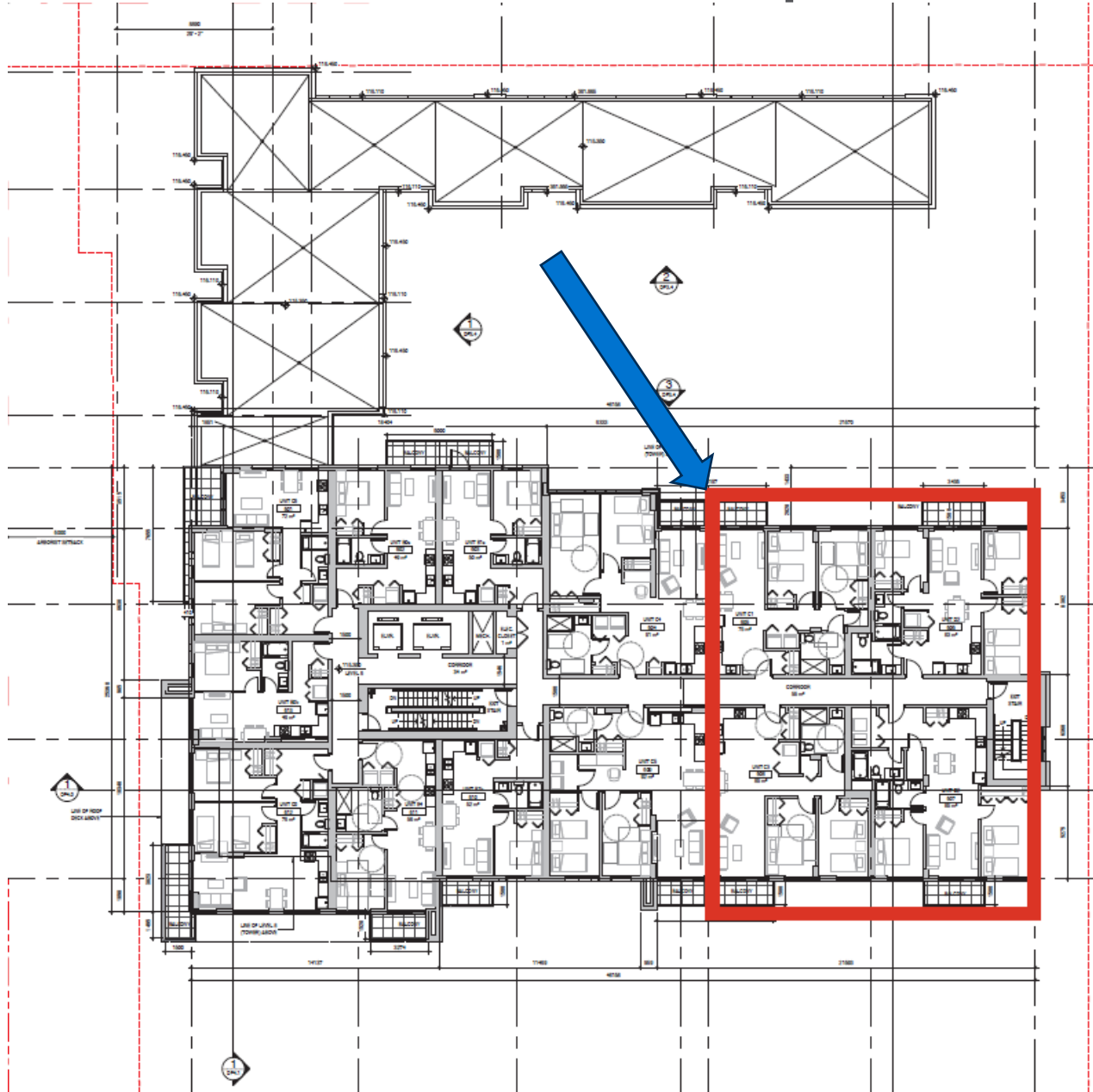
# Variance – Stepback



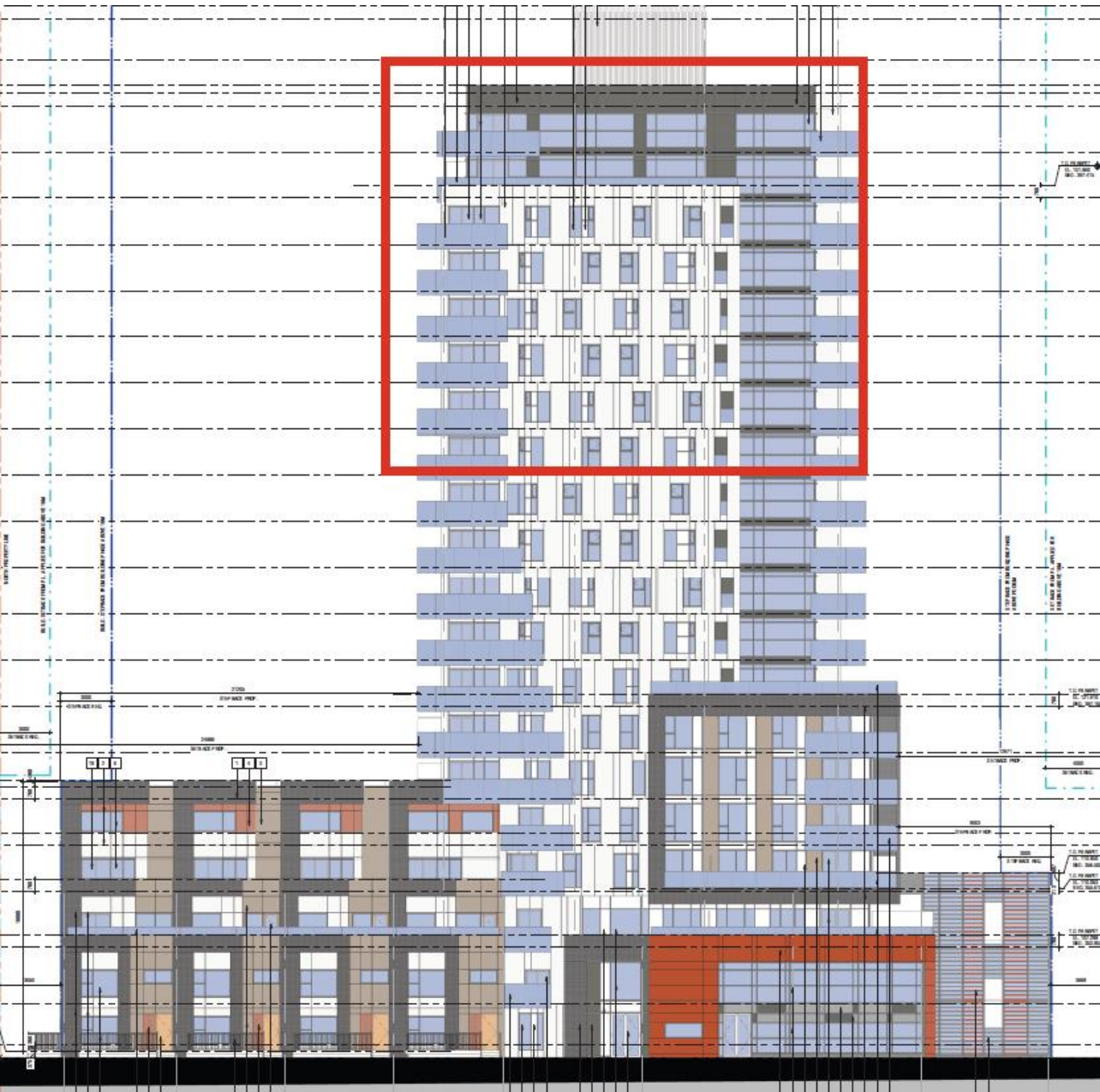
# Variance – Parkade Exposure



# Variance – Tower Floorplate



# Variance – Height



## *OCP Policy 4.4.3 Taller Downtown Buildings:*

*Consider increased building heights where the proposal contains significant benefit such as an affordable, supportive, and/or rental housing component.*

# Rendering – SW



# Rendering – NW



# Rendering – SE





# Rendering – SE



# Rendering – NE



# OCP Design Guidelines

- ▶ Orienting primary building facades to the fronting street with ground-oriented uses
- ▶ Providing a maximum 4-storey podium, with the tower stepped back from the podium edge
- ▶ Setting back the tower from adjacent properties
- ▶ Incorporating screened off-street parking
- ▶ Providing high-quality outdoor amenity spaces

# Staff Recommendation

- ▶ Staff recommend **support** for the proposed Development Permit & Development Variance Permit as it:
  - ▶ Meets majority of OCP Design Guidelines
  - ▶ Variances are minor, mitigated through design or compliant with relevant OCP Policy