



City of
Kelowna

DP23-0188
1660 – 1670 Bernard Ave

Development Permit

Purpose

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

Development Process

March 22, 2023

Development Application Submitted



Staff Review & Circulation



Nov 24, 2023

Public Notification Received



Jan 8, 2024

Initial Consideration



Jan 22, 2024

Reading Consideration



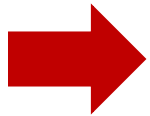
Sept 23, 2024

Final Reading & Development Permit

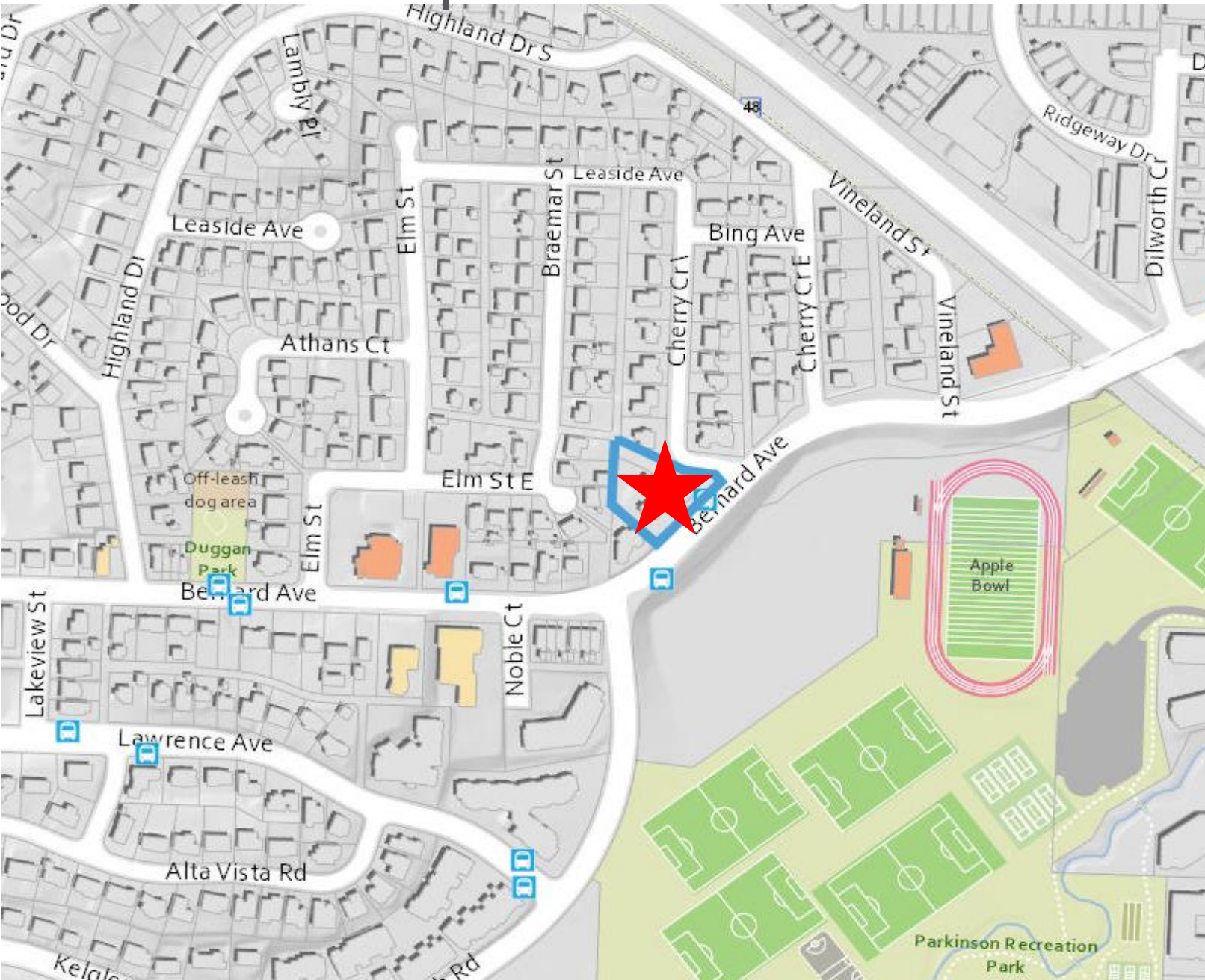


Building Permit

Council
Approvals



Context Map



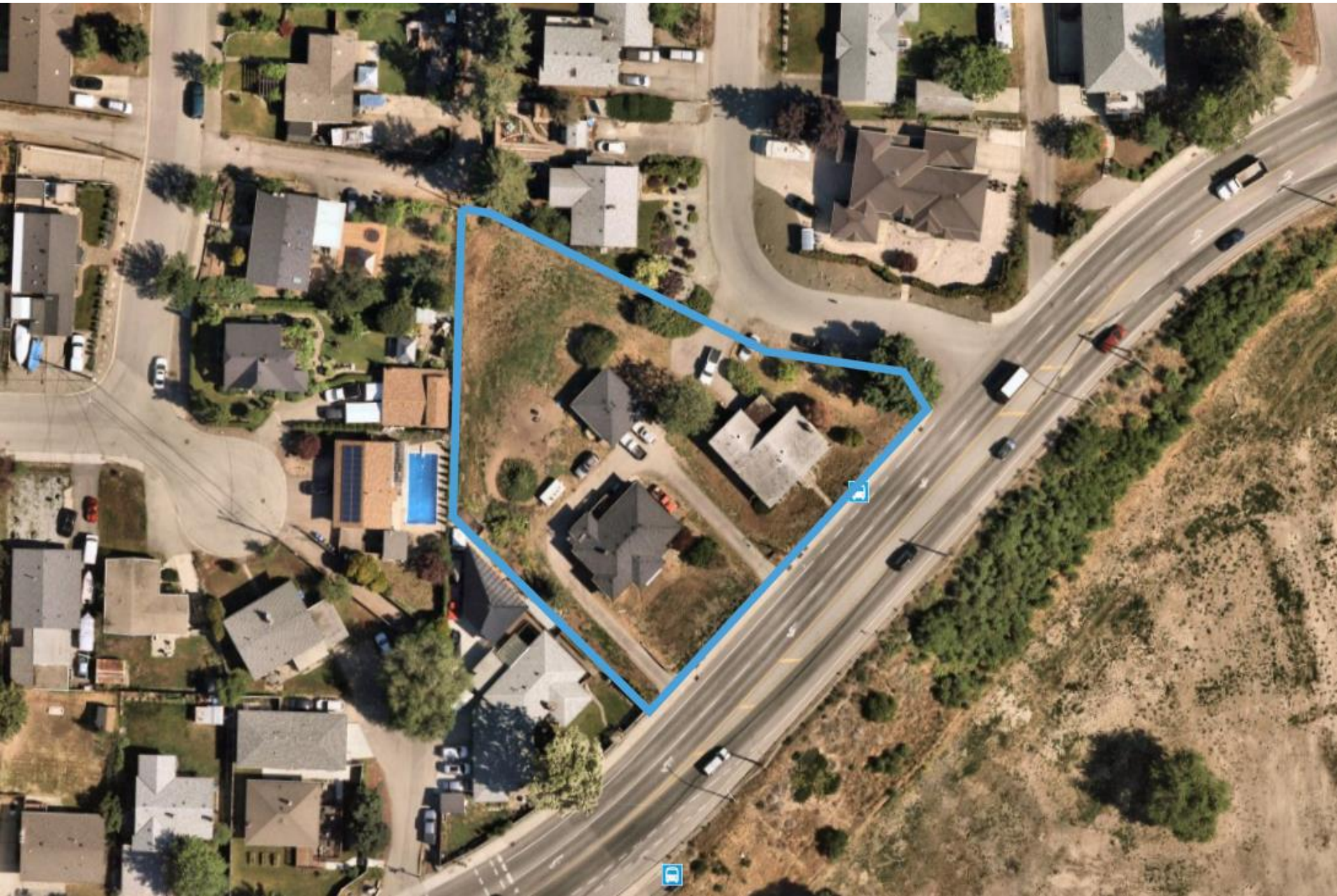
Walk Score
70

Transit Score
53

Bike Score
94



Subject Property Map



Technical Details

- ▶ 6-storey, 95 unit apartment building
 - ▶ 10 bachelor units
 - ▶ 34 one-bedroom units
 - ▶ 51 two-bedroom units
- ▶ 117 vehicle parking stalls
- ▶ 101 long-term bicycle parking spaces
- ▶ Indoor & outdoor common amenity space
 - ▶ Indoor amenity room, outdoor play area, rooftop patio
- ▶ 21 on-site trees

Elevation – South



Elevation – East



Elevation – East









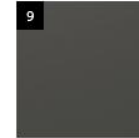





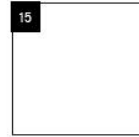



Elevation – North

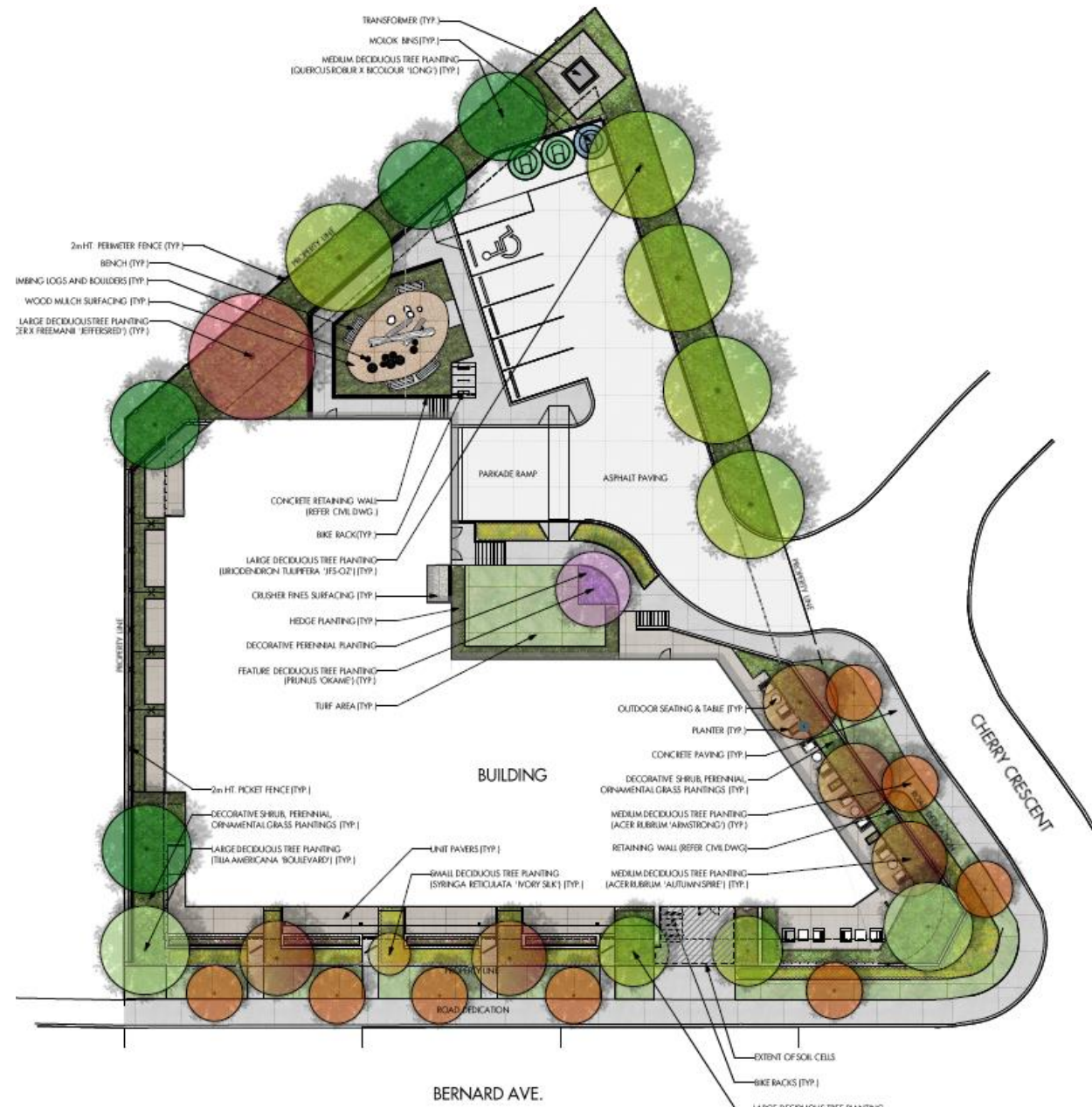


Materials Board

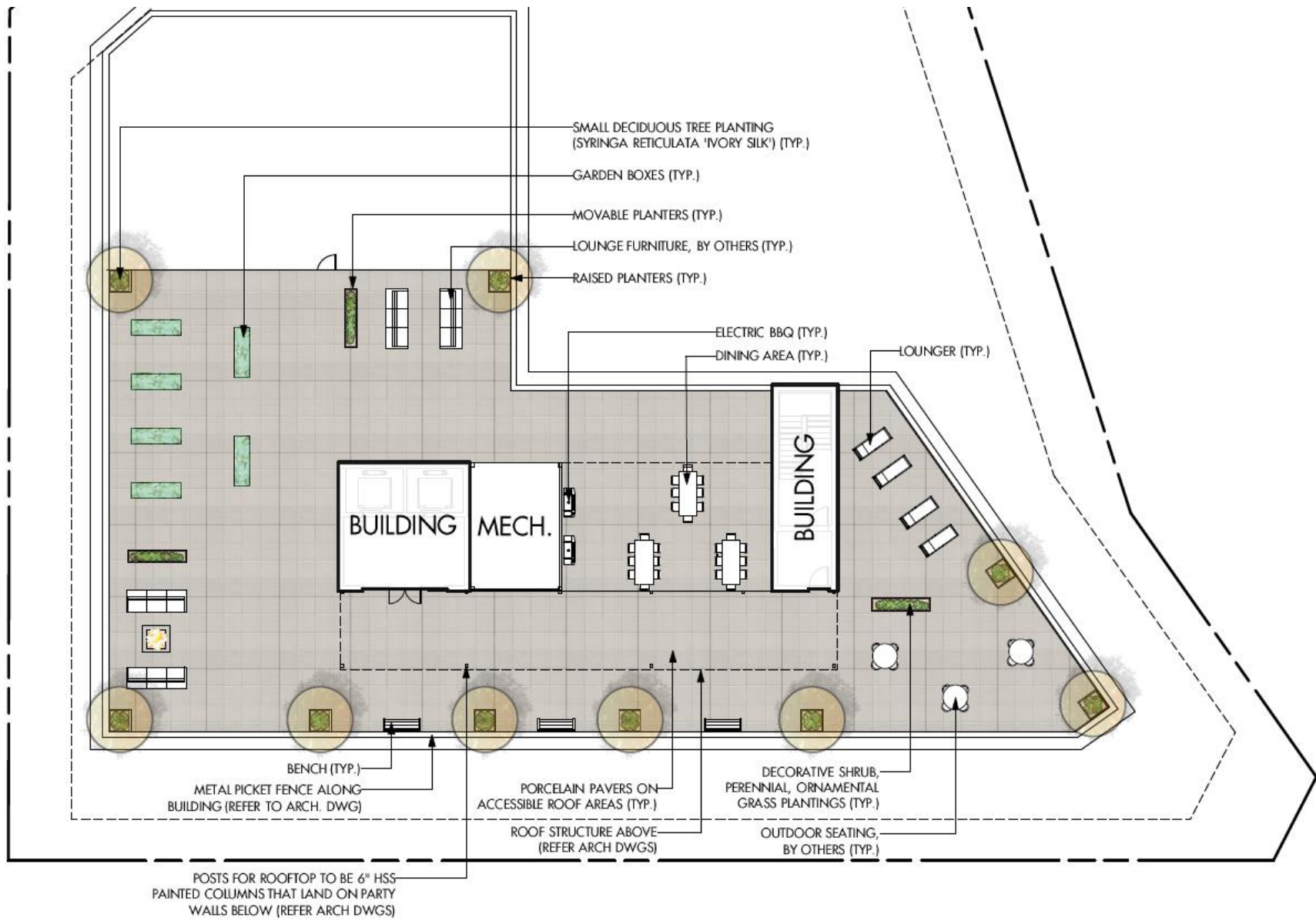


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|---|--|--|--|---|---|---|---|--|
| <p>1</p>  <p>CEMENTITIOUS BOARD - ARCTIC WHITE</p> | <p>2</p>  <p>PREFINISHED METAL PLATE PANEL (WOOD GRAIN FINISH) - OAK</p> | <p>3</p>  <p>CEMENTITIOUS BOARD - CHARCOAL</p> | <p>4</p>  <p>PREFINISHED METAL PLATE FASCIA - ARCTIC WHITE</p> | <p>5</p>  <p>FIBRE CEMENT PANEL - ARCTIC WHITE</p> | <p>6</p>  <p>CIP CONCRETE PLANTER - WHITE</p> | <p>7</p>  <p>VISION GLAZING - CLEAR</p> | <p>8</p>  <p>VISION GLAZING - FROSTED</p> | <p>9</p>  <p>MULLION FOR SEALED GLAZING UNITS - CHARCOAL</p> |
| <p>10</p>  <p>FIBRE CEMENT LAP SIDING (WOOD GRAIN FINISH) - OAK</p> | <p>11</p>  <p>PRE-FINISHED ALUMINUM GUARD RAIL - CARBON BLACK</p> | <p>12</p>  <p>PRE-FINISHED STEEL COLUMN - SILVER</p> | <p>13</p>  <p>PREFINISHED METAL SPANDREL - CHARCOAL GREY</p> | <p>14</p>  <p>PREFINISHED METAL SPANDREL - OAK BROWN</p> | <p>15</p>  <p>PREFINISHED METAL SPANDREL - ARCTIC WHITE</p> | <p>16</p>  <p>BRICK</p> | | |

Landscape Plan – At-Grade



Landscape Plan - Rooftop



Rendering – South



Rendering – East



OCP Design Guidelines

- ▶ Expressing a unified architectural concept that incorporates variations in façade treatments, articulation, and a range of architectural features
- ▶ Orienting primary building facades to the street and incorporating ground-oriented residential units
- ▶ Providing high quality amenity space
- ▶ Accommodating off-street parking primarily underground, away from public view

Staff Recommendation

- ▶ Staff recommend **support** for the proposed Development Permit as it:
 - ▶ Meets OCP Design Guidelines for Low & Mid-Rise Residential Buildings
 - ▶ No variances are required