

REPORT TO COUNCIL

DEVELOPMENT PERMIT



Date: Sept 23, 2024
To: Council
From: City Manager
Address: 1660 – 1670 Bernard Ave
File No.: DP23-0188
Zone: MF3 – Apartment Housing

1.0 Recommendation

THAT Rezoning Bylaw No. 12607 be amended at third reading to revise the legal description of the subject properties from Lot 2 Section 20 Township 26 ODYD Plan 12275 and Lot 3 Section 20 Township 26 ODYD Plan 12275 to Lot A Section 20 Township 26 ODYD Plan EPP136053;

AND THAT final adoption of Rezoning Bylaw No. 12607 be considered by Council;

AND THAT Council authorizes the issuance of Development Permit No. DP23-0188 for Lot A Section 20 Township 26 ODYD Plan EPP136053, located at 1660 – 1670 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 the applicant be required to complete the above-noted conditions of Council's approval of the Development Permit Application in order for the permits to be issued;

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

Staff support the proposed Development Permit for the form and character of apartment housing. The proposal generally conforms to the Official Community Plan (OCP) Form and Character Design Guidelines for Low & Mid-Rise Residential Development. Key guidelines that are met include:

- Expressing a unified architectural concept that incorporates variation in façade treatments, articulating in the facades, and a range of architectural features.

- Orienting the primary building façade to the street and incorporating ground-oriented residential units with semi-private patios and individual entrances to the street;
- Providing high quality amenity space, including an outdoor play area and shared rooftop patio space;
- Using an integrated, consistent range of materials and colours; and
- Accommodating off-street parking primarily underground, away from public view.

Vehicle access is provided from Cherry Cr W, with structured parking provided primarily below grade with some surface parking at the rear of the property. Common amenity space includes an indoor amenity room on the main level, an outdoor play area at-grade, and a rooftop patio with planters, garden boxes, outdoor furniture, and barbecue area.

4.0 Subject Property & Background

4.1 Subject Property Map



The subject property is located on Bernard Ave, between the intersections with Burtch Rd and Cherry Cr W. Bernard Ave and Burtch Rd are both Transit Supportive Corridors, with transit stops located immediately adjacent to the development site. Parkinson Recreation Park, including sports fields, courts, and fitness & recreation facilities is located immediately to the south.

5.0 Zoning Bylaw Regulations Summary

AREA & UNIT STATISTICS	
Gross Lot Area	2990 m ²
Total Number of Units	95
Bachelor	10
1-bed	34
2-bed	51

DEVELOPMENT REGULATIONS		
CRITERIA	MF ₃ ZONE	PROPOSAL
Total Maximum Floor Area Ratio	2.05	1.86
Base FAR	1.8	
Bonus FAR (underground parking)	0.25	
Max. Site Coverage (buildings)	65%	39.8%
Max. Site Coverage (buildings, parking, driveways)	85%	39.8%
Max. Height	22.0 m & 6 storeys	21.88 m & 6 storeys
Base Height	22.0 m & 6 storeys	
Setbacks		
Min. Front Yard (south)	3.0 m	4.5 m
Min. Flanking Side Yard (east)	3.0 m	4.3 m
Min. Side Yard (west)	3.0 m	3.0 m
Min. Rear Yard (north)	4.5 m	4.5 m
Step backs		
Min. Fronting Street (south)	3.0 m	3.0 m
Min. Flanking Street (east)	3.0 m	3.0 m
Amenity Space		
Total Required Amenity Space	1860 m²	2055 m²
Common	380 m ²	1145 m ²
Private		910 m ²
Landscaping		
Min. Number of Trees	18 trees	21 trees
Min. Large Trees	10 trees	10 trees

PARKING REGULATIONS		
CRITERIA	MF ₃ ZONE REQUIREMENTS	PROPOSAL
Total Required Vehicle Parking	112 stalls	117 stalls
Residential	99	104
Visitor	13	13
Ratio of Regular to Small Stalls	Min. 50% Regular Max. 50% Small	60.6% Regular 39.4% Small
Min. Loading Stalls	stalls	stalls
Bicycle Stalls Short-Term	6 stalls	6 stalls
Bicycle Stalls Long-Term	71 stalls	101 stalls
Bonus Stalls Provided for Parking Reduction	n	n
Bike Wash & Repair	y	y

6.o Application Chronology

Application Accepted: March 22, 2023
 Public Information Session: November 21, 2023
 Neighbour Notification Received: November 24, 2023
 Adoption of Zone Amending Bylaw: September 23, 2024

Report prepared by: Mark Tanner, Planner Specialist

Reviewed by: Jocelyn Black, Urban Planning Manager
Reviewed by: Nola Kilmartin, Development Planning Department Manager
Approved for Inclusion: Ryan Smith, Divisional Director, Planning, Climate Action & Development Services

Attachments:

Attachment A: Draft Development Permit DP23-0188

Schedule A: Site Plan & Floor Plans

Schedule B: Elevations & Sections

Schedule C: Landscape Plan

Attachment B: OCP Form and Character Development Permit Guidelines

Attachment C: Renderings

For additional information, please visit our Current Developments online at www.kelowna.ca/currentdevelopments.