

REPORT TO COUNCIL DEVELOPMENT PERMIT



Date: June 9, 2025
To: Council
From: City Manager
Address: 1531 Bernard Ave
File No.: DP23-0232
Zone: MF3r – Apartment Housing Rental Only zone

1.0 Recommendation

THAT Council authorizes the issuance of Development Permit No. DP23-0232 for Parcel Z Section 20 Township 26 ODYD Plan 3604 Except Plan EPP138640, located at 1531 Bernard Avenue, 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 an apartment building.

3.0 Development Planning

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

- Locate off-street parking and other 'back-of-house' uses (such as loading, garbage collection, utilities, and parking access) away from public view;
- Design attractive, engaging, and functional on-site open spaces with high quality, durable, and contemporary materials, colors, lighting, furniture, and signage; and
- Incorporate a range of architectural features and details into building facades to create visual interest, especially when approached by pedestrians.

Vehicle access is provided from the laneway which runs parallel to Bernard Avenue with two separate entrances leading to an at-grade and a second level parkade. Materials for the project are predominantly white brick and cementitious siding. Common amenity space has been provided in an indoor amenity room on the sixth level of the building, and a roof top amenity area which includes a dog run. Outdoor seating and five small trees are also provided.

4.0 Subject Property & Background

4.1 Subject Property Map



The subject property is located on Bernard Avenue, which is a Transit Supportive Corridor, and is approximately 125 m from a second Transit Supportive Corridor along Burtch Road. There are several bus stops along Bernard Avenue and the site is walkable to Duggan Park and Parkinson Recreation Centre.

5.0 Zoning Bylaw Regulations Summary

AREA & UNIT STATISTICS	
Gross Lot Area	1,874 m ²
Total Number of Units	51
Studio	5
1-bed	18
2-bed	24
3-bed	4

DEVELOPMENT REGULATIONS		
CRITERIA	MF3r ZONE	PROPOSAL
Total Maximum Floor Area Ratio	2.1	1.95
Base FAR	1.8	
Bonus FAR (Rental)	0.3	
Max. Site Coverage (buildings)	65 %	59.4 %
Max. Site Coverage (buildings, parking, driveways)	85 %	76.2 %
Max. Height	22 m / 6 Storeys	20.9 m / 6 Storeys
Setbacks		
Min. Front Yard (North)	2.0 m	2.3 m
Min. Side Yard (West)	3.0 m	3.0 m
Min. Side Yard (East)	3.0 m	3.0 m
Min. Rear Yard (South)	3.0 m	3.0 m
Step backs		
Min. Fronting Street (North)	3.0 m	3.0 m
Amenity Space		
Total Required Amenity Space	1,007 m²	1,035 m²
Common	204 m ²	573 m ²
Private		462 m ²
Landscaping		
Min. Number of Trees	3 trees	19 trees
Min. Large Trees	2 trees	7 trees

PARKING REGULATIONS		
CRITERIA	MF3r ZONE REQUIREMENTS	PROPOSAL
Total Required Vehicle Parking	56 stalls	59 stalls
Residential	55	
Visitor	7	
"r" Subzone Reduction	-6	
Ratio of Regular to Small Stalls	Min. 50% Regular Max. 50% Small	59% Regular 41% Small
Bicycle Stalls Short-Term	6 stalls	6 stalls
Bicycle Stalls Long-Term	39 stalls	40 stalls
Bike Wash & Repair	y	y

6.o Application Chronology

Application Accepted: December 11, 2023

Adoption of Zone Amending Bylaw: May 26, 2025

Report prepared by: Jason Issler, Planner II

Reviewed by: Adam Cseke, Development 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 DP23-0232

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: Applicant's Letter of Rationale

Attachment D: Renderings

Attachment E: Neighbourhood Context

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