



Development Permit

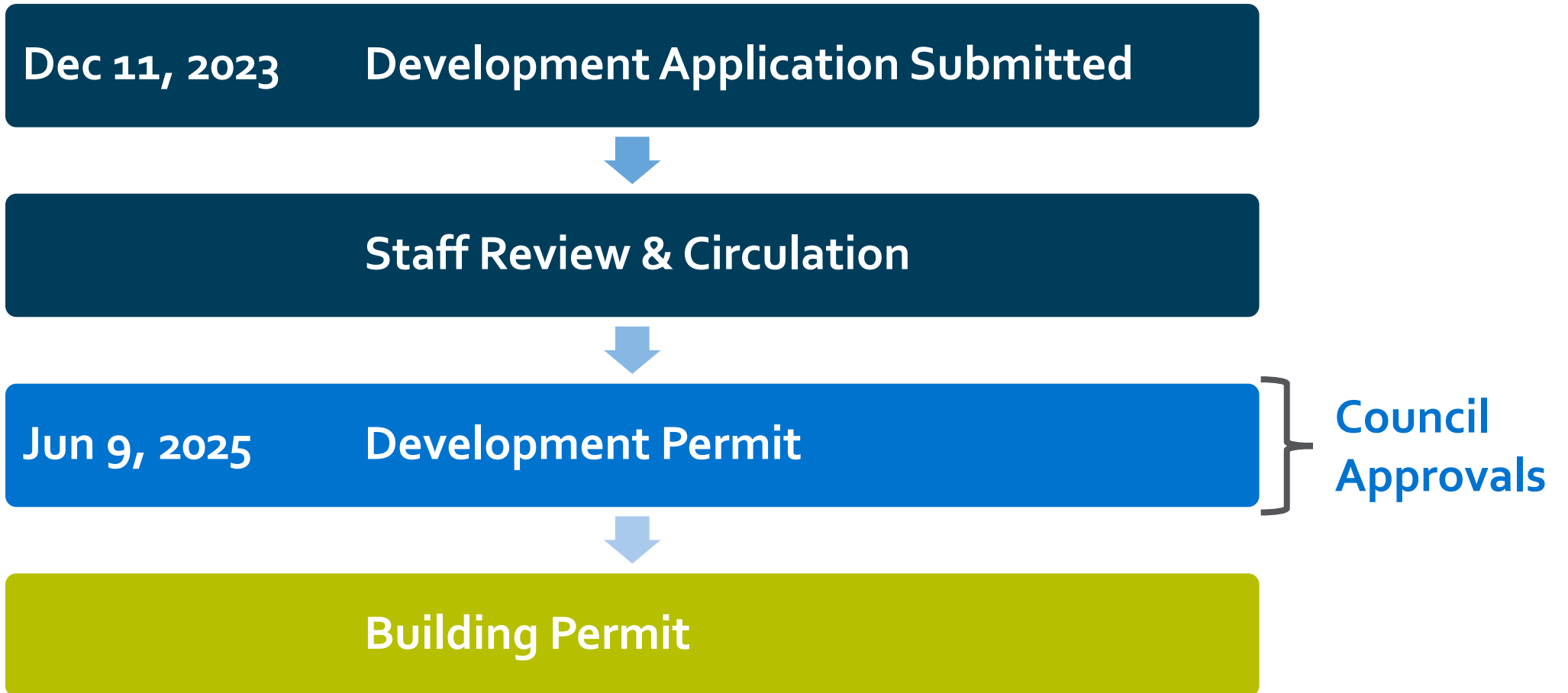
1531 Bernard Ave

DP23-0232

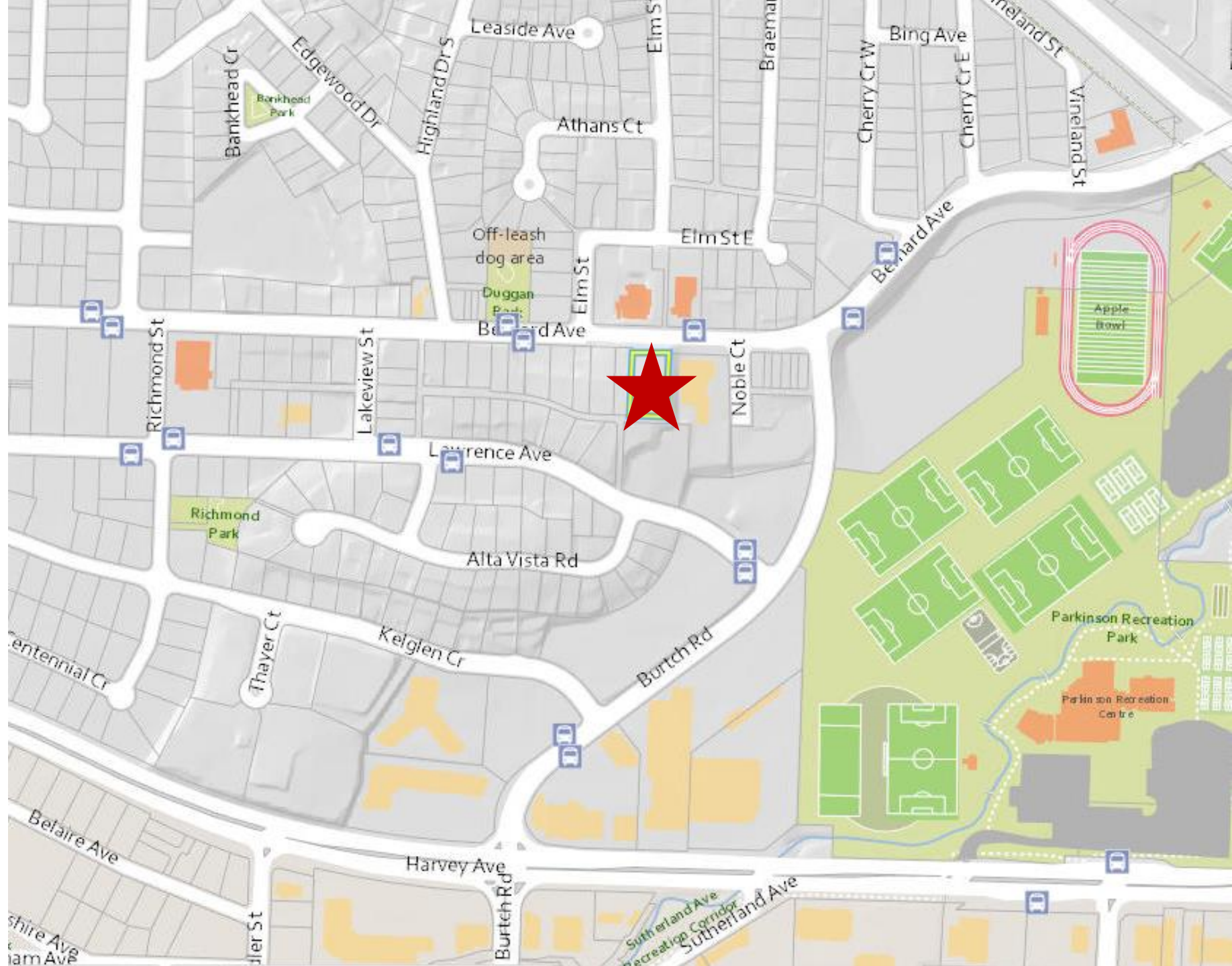
Purpose

- To issue a Development Permit for the form and character of an apartment building.

Development Process



Context Map





Model City

Estimated Population:

1,964

Estimated Jobs:

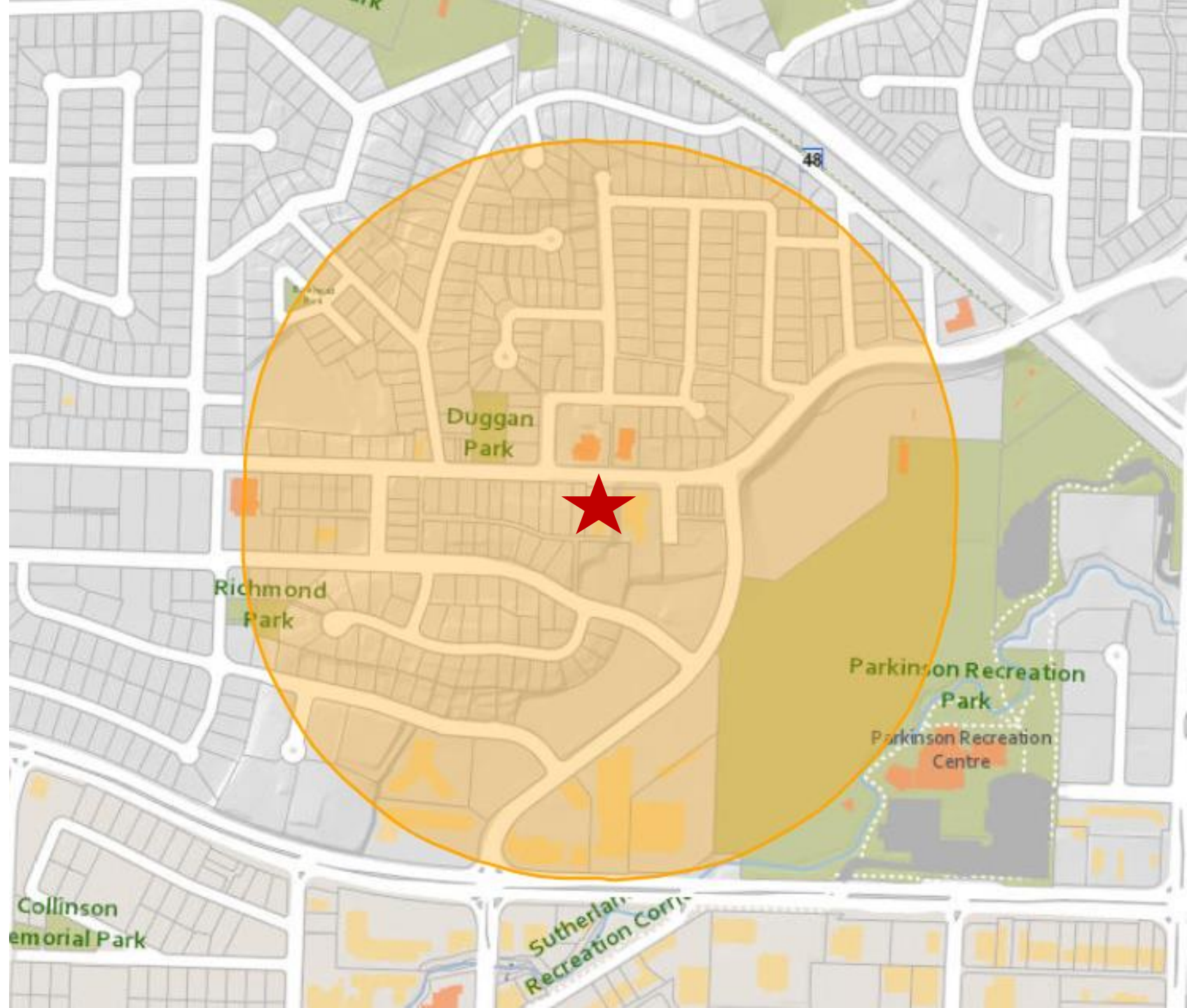
1328

Residential Units:

980

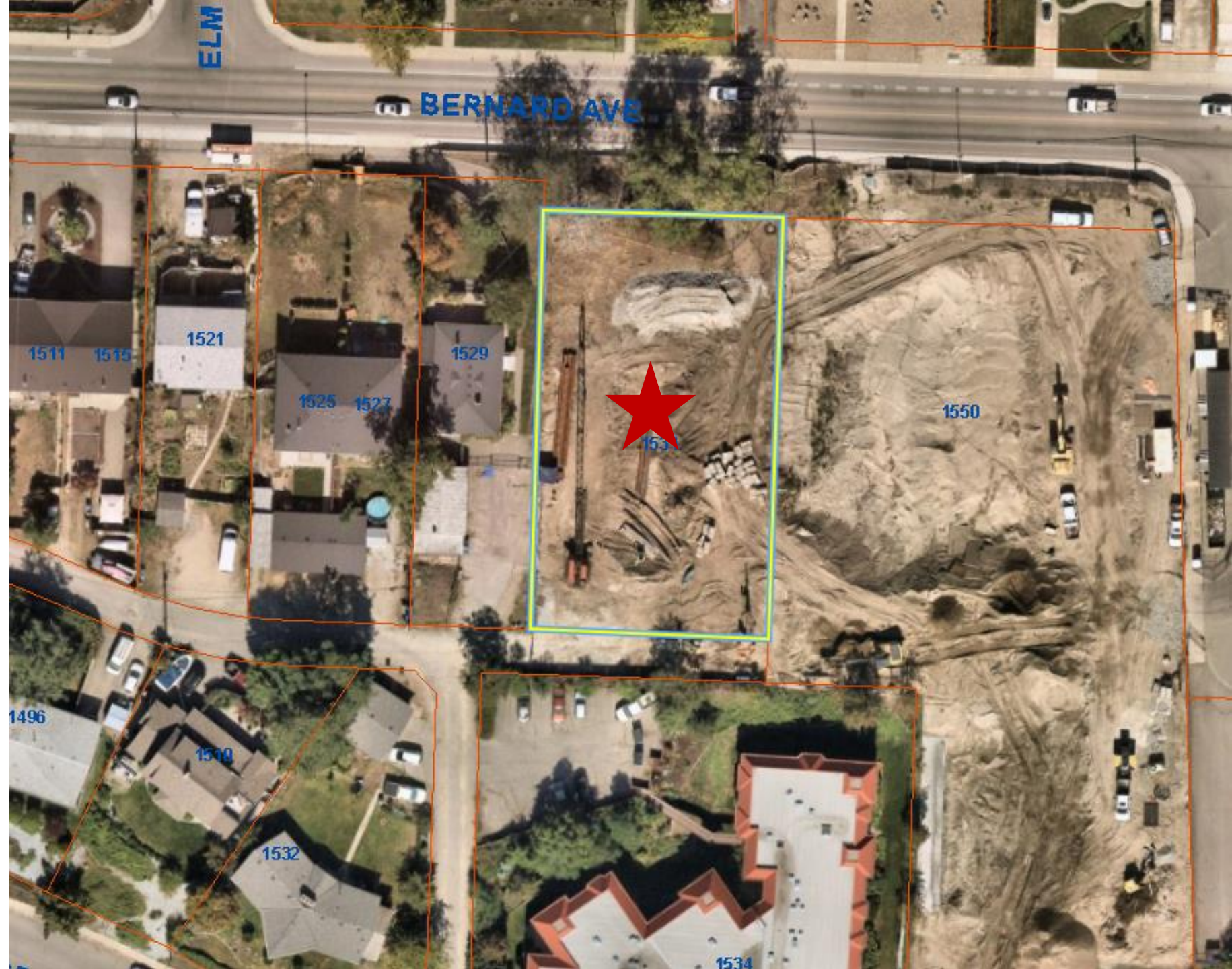
Commercial Units:

29





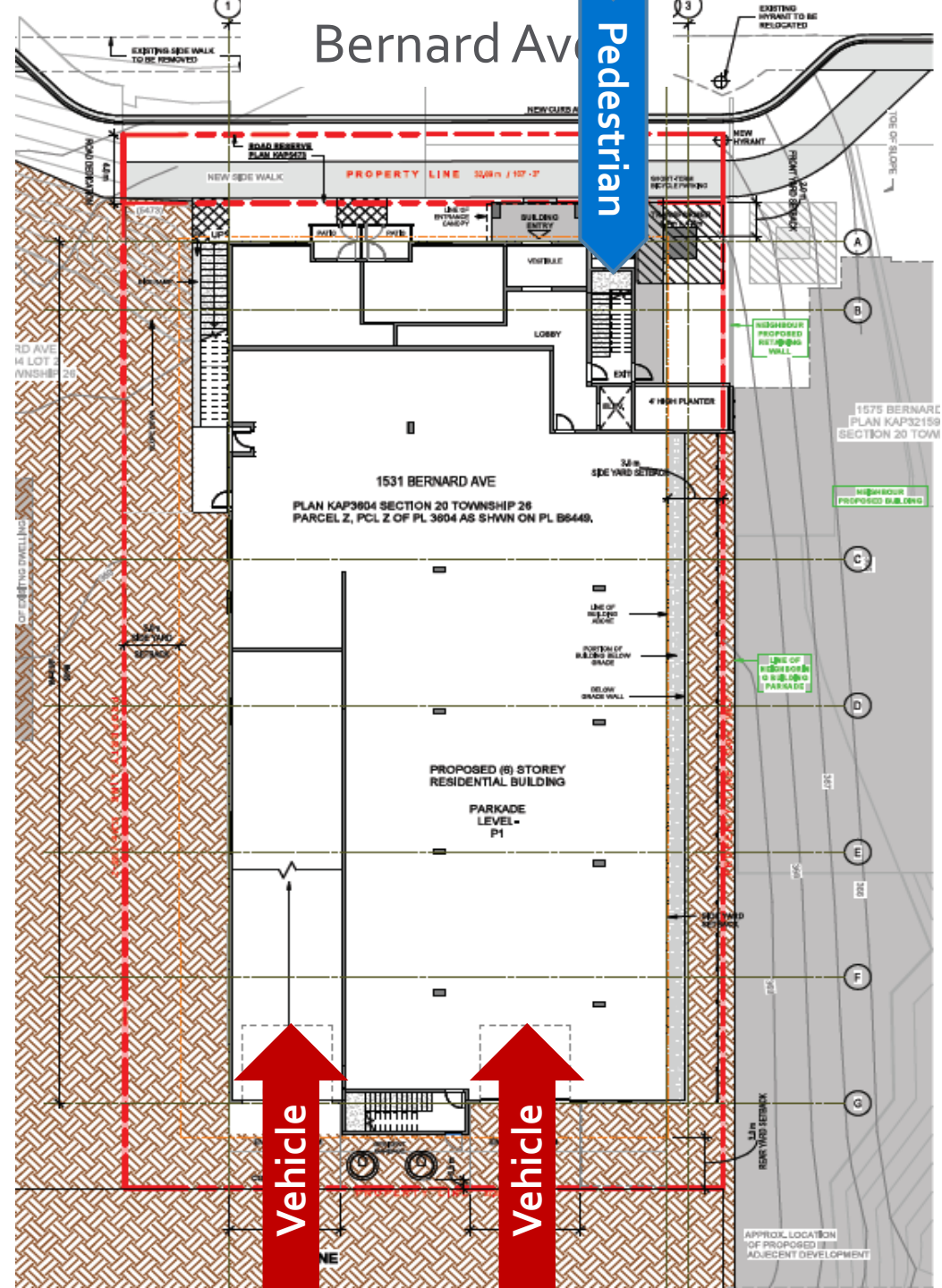
Subject Property Map



Technical Details

MF3r – Apartment Housing Rental Only

- 6 storeys with 51 units
 - 5 Studio
 - 18 One-Bedroom
 - 24 Two-Bedroom
 - 4 Three-Bedroom
- 59 Parking Stalls
- 46 Bicycle Parking Stalls
- 19 Trees
 - 7 Large Trees



Elevation (North)



Elevation (East)



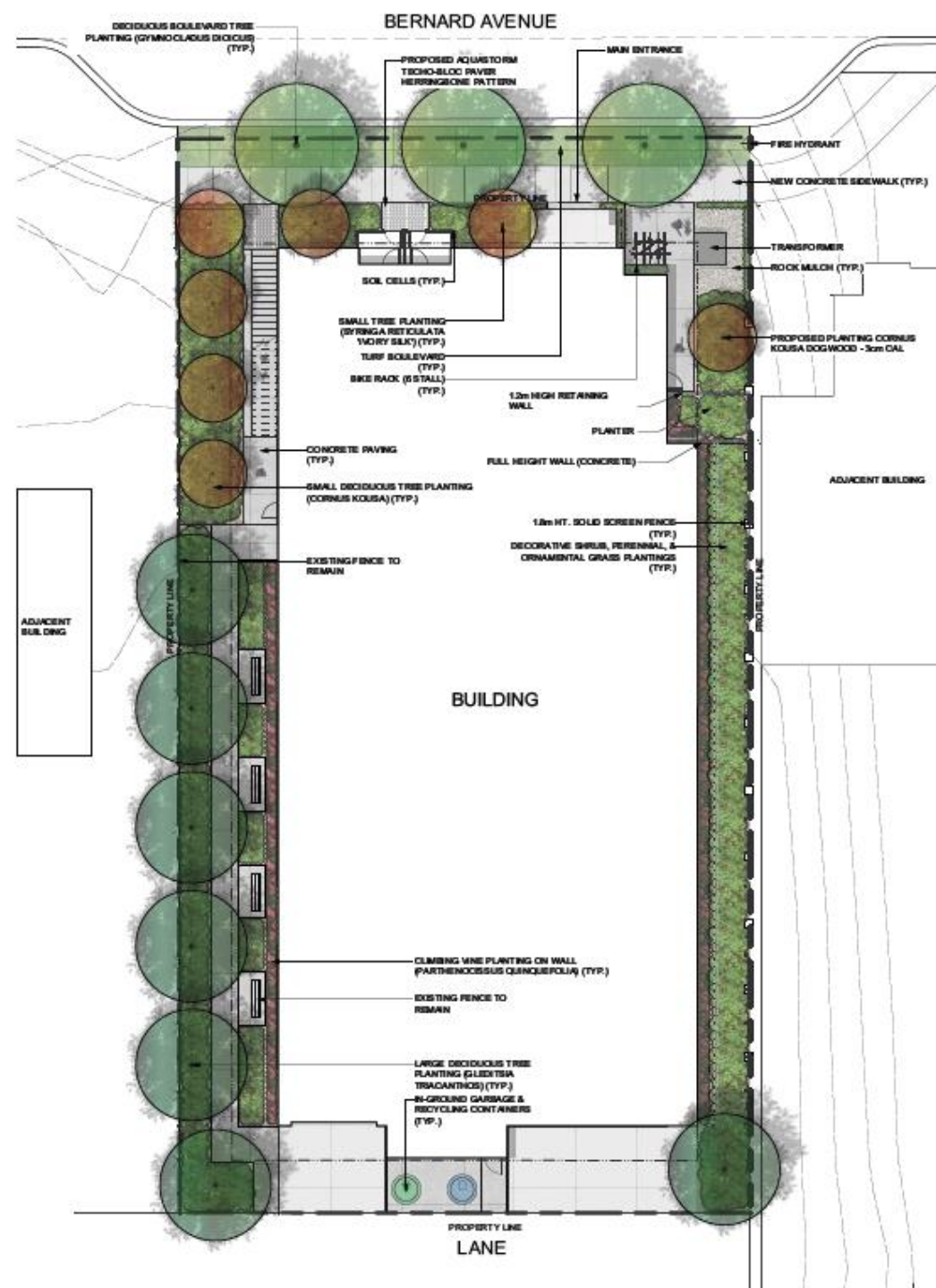
Elevation (South)



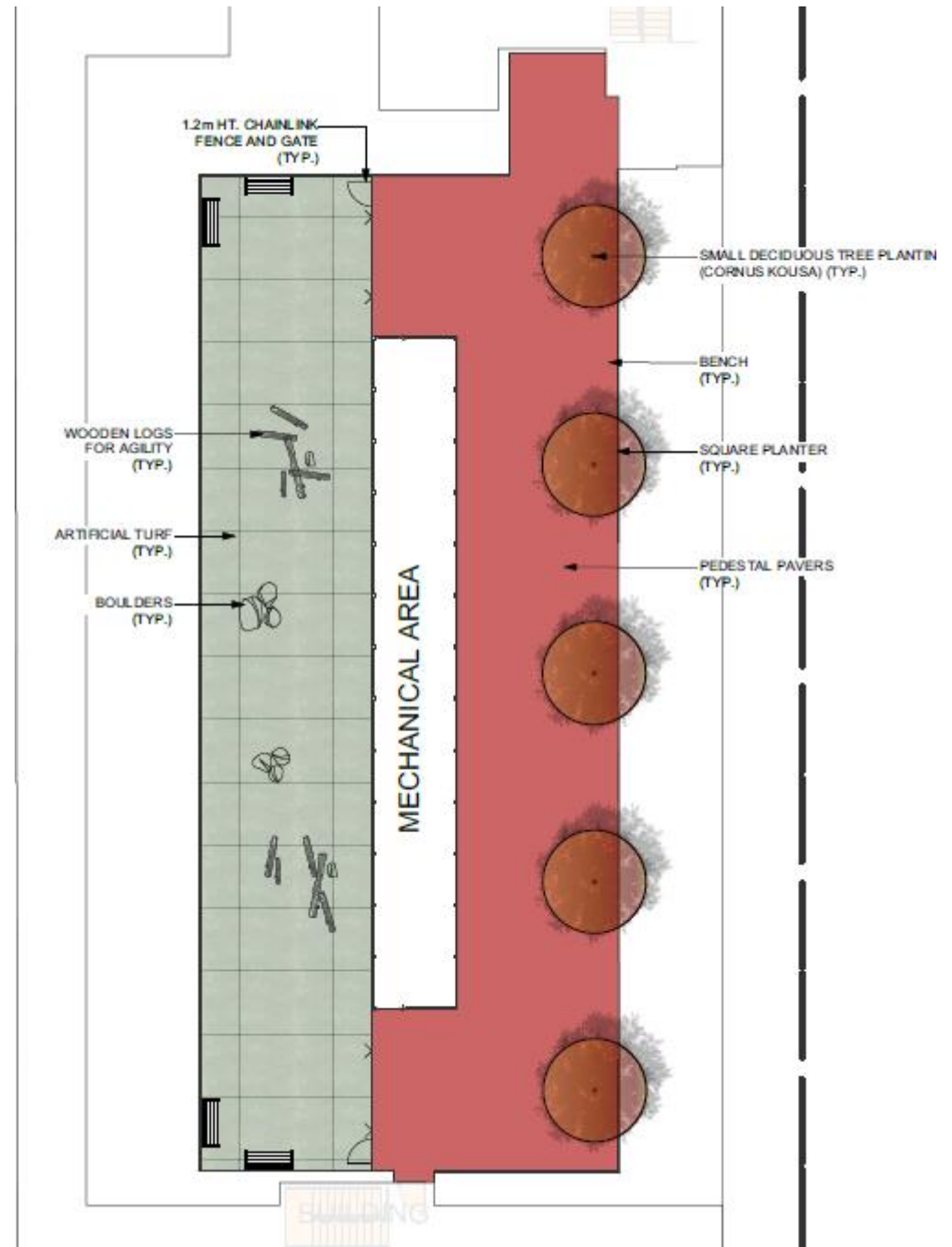
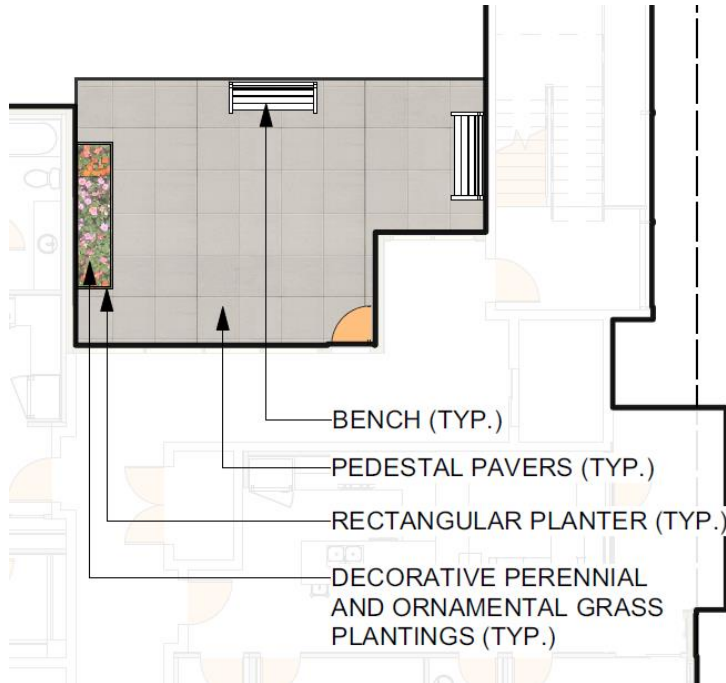
Elevation (West)



Landscape Plan



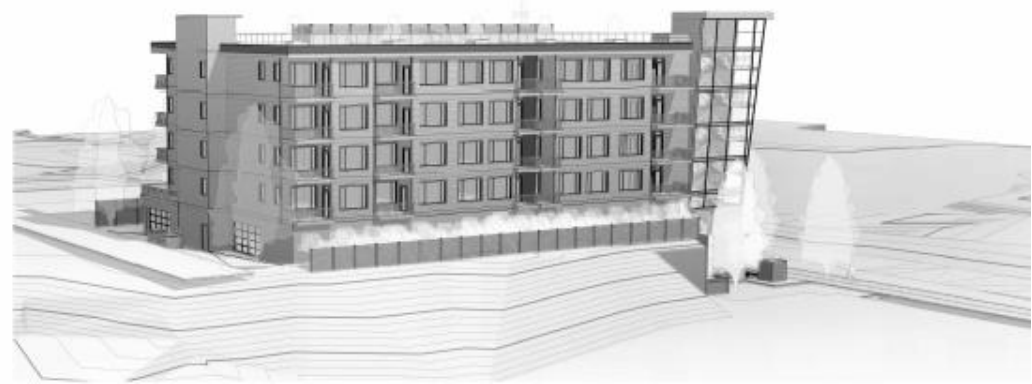
Rooftop / Outdoor Amenity



Rendering NW



Renderings



Street Context



1575 BERNARD AVENUE
C.O.K. APPROVED DP

1573 BERNARD AVENUE
PROPOSED NEW BUILDING

OCP Design Guidelines

- Locate off-street and other uses (loading, garbage, utilities, and parking) away from public view;
- Design attractive, engaging, and functional on-site open spaces;
- Incorporate a range of architectural features and details into the building façade.

Staff Recommendation

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