



June 9, 2022

City of Kelowna, Planning  
1435 Water Street  
Kelowna, BC V1Y 1J4

**RE: OCP Amendment and Rezoning Application – 1575 Bernard Avenue**

The attached submission is an Official Community Plan amendment and Rezoning application for 1575 Bernard Avenue. Further to our pre-application discussions, we are pleased to propose a purpose-built rental building comprised of a blend of street-oriented townhomes and apartment units. This new infill location will provide strategic new housing units in an important area of the city. The development is committed to offering a quality, long term, affordable housing solution to Kelowna residents. Being in direct proximity to the newly planned Kelowna Community Campus, the Landmark District and situated between downtown and UBC makes this use ideal for the vacant property.

**Project Description**

The application proposes approximately 150 dwelling units containing a mix of townhomes and apartments located in a six-storey structure. Ground-oriented townhome units are proposed along both the Bernard Ave and Noble Court frontages to respond to the neighbouring properties and create a positive introduction to the streetscape. The adjoining medium density multifamily developments to the south and being positioned on a transportation corridor make this an appropriate location for increased density within the City of Kelowna.

In order to facilitate this new development, the following is requested:

**Official Community Plan**

- To amend the current OCP from Education / Institutional (EDINST) to Core Area Neighbourhood (C-NHD)

**Rezoning Application**

- Rezone the site from P2 –Education and Minor Institutional and RU1 – Large Lot Housing to MF3r – Apartment Housing (Residential Rental Tenure) in alignment with the proposed changes to the OCP.

**Development Variances**

- The preliminary drawing package includes information on the following requested variance:

DVP 1 - Site Coverage Buildings

West Point Projects Ltd.  
612 Bernard Ave. Kelowna, BC V1Y 2G3

**ATTACHMENT**      **B**

This forms part of application  
# OCP22-0006 Z22-0041

Planner Initials **TA**



City of  
**Kelowna**  
DEVELOPMENT PLANNING

## Project Rationale

Our community continues to grow in population with increased levels forecast to the year 2040. Providing affordable housing options is a key priority for our community. This location is fitting for increased density and the rezoning of this land will be critical in fostering the expansion of the Bernard Avenue corridor.

We believe the requested rezoning and OCP amendment to allow for a six-storey multifamily development is the highest and best use for the subject site. The MF3 zoning lends itself to a great ability to organize the livable spaces and create density consistent with the surrounding multi-unit buildings, within the regulations of the MF3 zone. Rental apartment housing is most suitable in its relationship to the adjacent properties and surrounding amenities.

## Site Access and Vehicle Movement

Extensive efforts have gone into concealing the parking within the partially buried two-levels of underground parkade. Access off Bernard is avoided, with the parkade access, waste and recycling and loading organized from the south of Noble Court. The pedestrian realm is greatly enhanced by minimizing the vehicular access points along the main street frontages of the development. As part of the development plan, a generous road dedication is proposed along Bernard to facilitate the future expansion of the avenue.

## Landscape and Lifestyle Amenities


The townhome units that line the frontage of Bernard Avenue and Noble Court will all have front entries that are oriented to the streetscape as well as a dedicated parking stall connected to the home. Young families or those interested in compact, urban living will enjoy these spaces. Each townhome also has an at-grade outdoor patio space which interfaces with the sidewalk in front of the development creating a warm and inviting presence.

The building will encapsulate a landscaped rooftop amenity courtyard which will provide a variety of secure outdoor amenity spaces to the residents. Lifestyle amenities contemplated for this space include a pet recreation area, sitting/relaxation spaces, walking pathways, and communal BBQ's. Planted areas will make use of soft colours, scented flowers and foliage to create a relaxing atmosphere for the courtyard patrons, and particular attention will be paid to plants and shrubs that will reflect the changing seasons. Having the ability to enjoy the indoor/outdoor climate in the Okanagan is a priority for planning in this development.

## Community Well-Being and Connectedness

There are two primary considerations in this section, crime prevention and urban interaction. As part of the community well-being, safety measures such as security cameras, secure tenant access, generous lighting, and activated building faces will all be contemplated. The rental homes in this development will respond to our basic need for secure shelter. An active property manager and welcoming lobby environment will also add to the comfort of all residents within the development.

West Point Projects Ltd.  
612 Bernard Ave. Kelowna, BC V1Y 2G3

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The urban interaction surrounding the subject property is significant. Walking, running, and cycling from the development is even greater now with the improvements planned with the Kelowna Community Campus. Being steps from the Urban Core and the Landmark District, there are a multitude of restaurants, events, and community amenities that are all available. Being 'plugged-in' will be easy to do from this development.

### Closing

This application is a significant opportunity to add new housing options near the central node of Kelowna. The proposal offers a variety of high-quality rental homes which will respond to the continued demand and sustainability of our growing city. The location of the development reinforces the consistent theme of building forms along a key transportation route.

We look forward to receiving the input of Staff and Council for this OCP Amendment / Rezoning Application. We welcome your feedback as we work together to enhance our community.

Kind Regards,

Sincerely,



Mr. Corey Makus  
Partner, 1575 Bernard Projects Ltd.

cc: Rob Haberman  
Sam Brovender  
Jim Langill  
West Point Projects Ltd.

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AERIAL VIEW - LOOKING SOUTH WEST



VIEW FROM BERNARD AVENUE - LOOKING SOUTH



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AERIAL VIEW - LOOKING NORTH EAST



VIEW FROM CORNER OF BERNARD & NOBLE - LOOKING SOUTH WEST



VIEW FROM NOBLE COURT - LOOKING WEST



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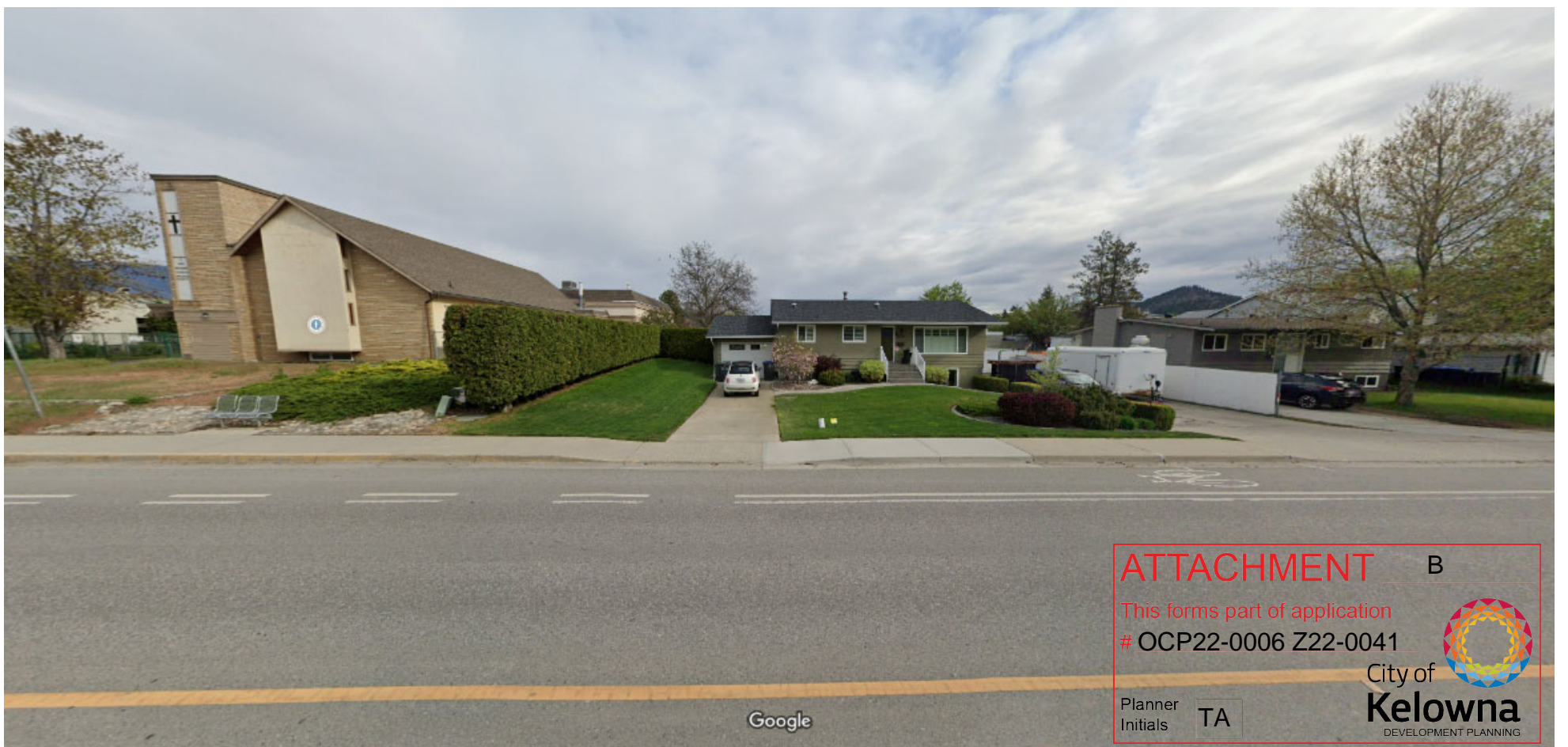
VIEW FROM NOBLE COURT - LOOKING SOUTH



VIEW FROM BERNARD AVENUE - LOOKING WEST



VIEW FROM BERNARD AVENUE - LOOKING SOUTH



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VIEW FROM BERNARD AVENUE - LOOKING NORTH