



October 6, 2022

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

Attention: Trisa Atwood, Planner, City of Kelowna

RE: Public Information Session Summary Report for 1575 Bernard Ave.
Application OCP22-0006, Z22-0041

Dear Trisa,

In compliance with Council Policy No. 367, 1575 Bernard Projects Ltd. (the Developer) is pleased to submit the following Public Information Session summary report for the OCP Amendment and Rezoning applications for the property at 1575 Bernard Avenue.

The Development team hosted a Public Information Session on October 5th, 2022 from 5:00 - 6:30 pm. The session was hosted at First Baptist Church at 1309 Bernard Avenue (~650 meters west of the subject property). Photos of the event is attached as Schedule A.

The sign-in sheet recorded 12 attendees to the Information Session although there were quite a few more neighbours who did attend. All attendees were direct neighbours to the property within the 50m radius outlined. The sign in sheet is attached as Schedule B.

Advertising for the Public Information Session was outlined in our Neighbourhood Consultation Summary included here within. The Neighbour Consultation Form and all other relevant documents are included as Schedules. Original copies of any information can be provided if required.

Information Session summary:

The information presented included information about the development group itself, an explanation of the OCP and application to amend, an explanation of land zoning and conceptual site plans for the proposed rental development (inc. in Schedule C). In addition, a hard copy set of plans were provided along with reports and tests completed to date on the property.

Jim Langill and Corey Makus of 1575 Bernard Projects Ltd. were available to answer any questions and receive comments from the public. Ms. Trisa Atwood, Planner for this file, also attended the session and was engaged with attendees for most of the meeting.



The attendees had a variety of comments and feedback during the Information Session. Although no written comments were provided, the verbal feedback can be best summarized as:

- Parking: Concerns around where residents would park, as well as construction parking were noted.
- Height: Concerns with building height and views being compromised were raised, primarily by the residents of Vista View condos. Some were also concerned with the impact of the loss of view and the impact on their property value.
- Rentals: Although a couple of people were concerned about the building being rental housing, I think we addressed this well by explaining
 - locally developed and managed by a local operating group;
 - the long-term nature of the leases (12 month terms);
 - the quality of build to be provided as shown at Akin (prior apartment).
- Landscaping: There is a concern with how the perimeter and off site landscaping will be completed. We explained this will be outlined through the city development process.
- Traffic: Residents were concerned about how the vehicle traffic will be dealt with long term, access to Noble Court, and the intersection at Bernard/Burtch.
- Timeline /Noise during construction: Curiosity as to timeline for construction. We outlined the planning and construction process will move as quickly as we are able (no phasing, etc.).
- Affordability: One comment around providing affordable units was offered. Although a city program does not exist, we explained that there are initiatives through CMHC and many lenders to provide for affordable units within a development.
- Resident Mix: Some questions around who the residents of this type of building might be. We explained with the location on a transportation node, proximity to the Parkinson Rec Centre, employment at Landmark and along Harvey, the short distance to downtown, and the balanced suite mix that we are anticipating, there will be a very diverse resident mix of young professionals, families, and seniors. We expect that a site with this location and the density proposed would have a resident mix that reflects the city as a whole.

Information and feedback received will be taken into consideration for further design and development of the property. We trust that this report satisfies all requirements; should you need clarification or further information, please contact me directly.

Sincerely,



Mr. Corey Makus
Partner, 1575 Bernard Projects Ltd.

- Schedule A – Photo of the event
- Schedule B – Sign-In Sheet
- Schedule C – Information Session Poster Boards

ATTACHMENT		D
This forms part of application		
# OCP22-0006 Z22-0041		
Planner Initials	TA	 City of Kelowna DEVELOPMENT PLANNING

Schedule A – Photo from Event



ATTACHMENT **D**

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OCP22-0006 Z22-0041

Planner
Initials **TA**



Schedule B – Sign-In Sheet



Oct. 5, 2022
5 - 6:30p

1575 Bernard Avenue – Rental Townhomes & Apartments OCP Amendment, Rezoning Info Session		
Name	Address	Contact info (optional)
Redacted		

mail.com
om

ATTACHMENT D

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Planner
Initials TA



Schedule C – Session Poster Boards



1575 Bernard Ave Development

Our Mission and Values

Residential Development

Our goal is to enrich the everyday lives of our community members for years to come.

Progressive Lifestyle Modern

Family Long Term Home

Attentive High Touch

Safety Comfort

Thoughtful Intentional

SMART
COMMUNITY
HOSPITALITY
SECURITY
QUALITY

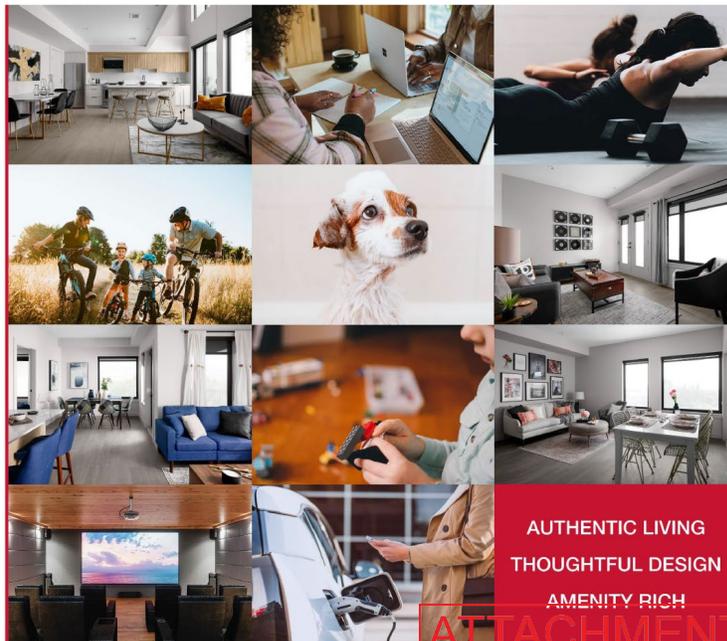
Brand Values



1575 Bernard Ave Development

RENTALS | LIFESTYLE

- Onsite management
- Secure and safe living environment
- Coworking Lounge
- Theatre
- Fitness Centre
- Electric vehicle charging
- Biking facilities
- Dog park and wash station
- Storage lockers on every level
- Separate freight/move-in elevator
- Games Room
- Dedicated Concierge Service



AUTHENTIC LIVING
THOUGHTFUL DESIGN
AMENITY RICH

ATTACHMENT D

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OCP22-0006 Z22-0041

Planner Initials TA



Official Community Plan Amendment

What is an Official Community Plan (OCP)?

- An OCP is a policy tool outlining the community's goals and objectives for future growth. It is used by a municipality and the public to evaluate development purposes and ensure they are consistent with the community's desire. The OCP is an adaptive document which is intended to respond to the community and address changes within the municipality.



 Subject Property – 1575 Bernard Ave

Currently the OCP is designated as Education/Institutional (EDINST)

Proposal amendment to Core Area Neighbourhood (C-NHD)

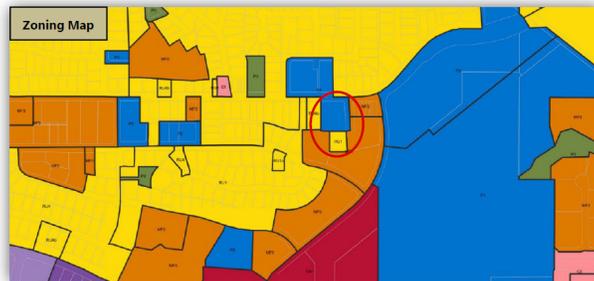
What is this OCP Amendment for?

- To amend the OCP from Education / Institutional (EDINST) to Core Area Neighbourhood (C-NHD). The 1575 Bernard Development proposal is requesting this amendment to support the corresponding rezoning application.
- There is good rationale to amend the OCP in this location the C-NHD designation is prevalent in the immediate surrounding area to the property.

Rezoning

What is property zoning?

- The Zoning Bylaw governs land use, access, height, and density of all development within the City of Kelowna. This provides for the orderly development of the community and avoid conflicts among incompatible uses.



- Current zoning:**
P2 – Education and Minor Institutional & RU1 – Large Lot Housing

- Proposed zoning:**
MF3r – Apartment Housing Rental Only

 Subject Property – 1575 Bernard

 Examples of Multi-family Residential zoning

What is this rezoning application for?

- The current zoning at 1575 Bernard Ave is P2 – Education and Minor Institutional & RU1 – Large Lot Housing. This proposal is to rezone the 1.4 acre parcel to MF3r – Apartment Housing Rental Only.
- This rezoning is necessary to support the upcoming townhome and apartment rental development. The MF3r designation provides appropriate density at this prominent land parcel along the Bernard Ave corridor. The zoning also responds well to the neighbouring properties as it interfaces with both Bernard Ave and Noble Ct.

ATTACHMENT D

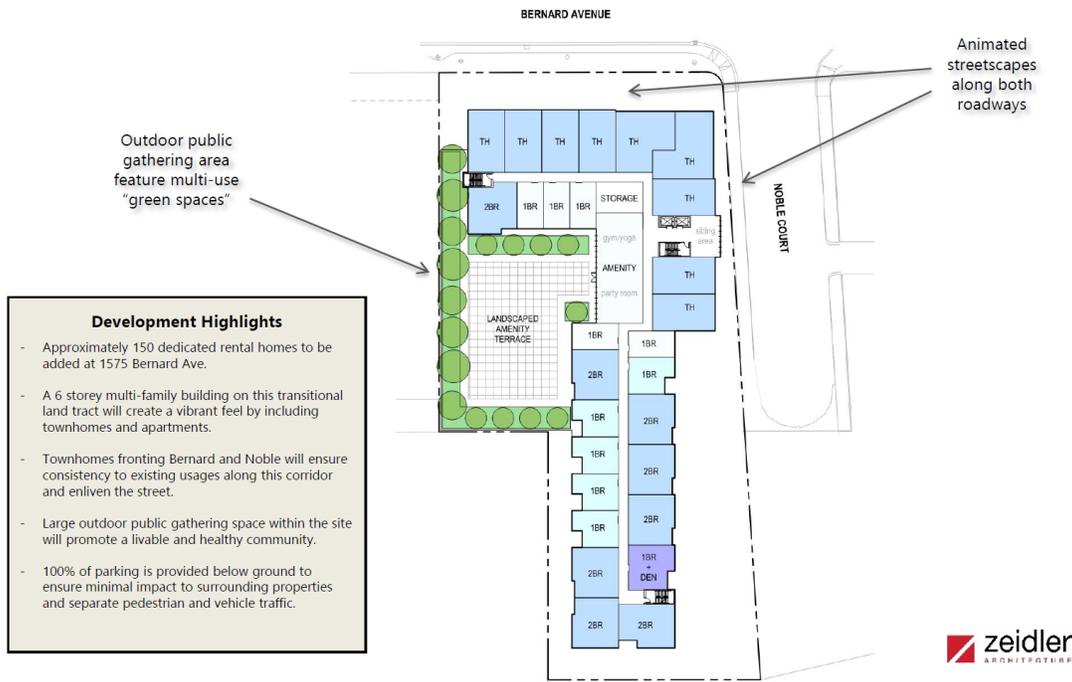
This forms part of application

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Proposed Rental Apartment Development



Vehicle movement- draft



ATTACHMENT D

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City of Kelowna
DEVELOPMENT PLANNING

Thank you for your feedback

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