



## 1575 Bernard Projects Ltd.

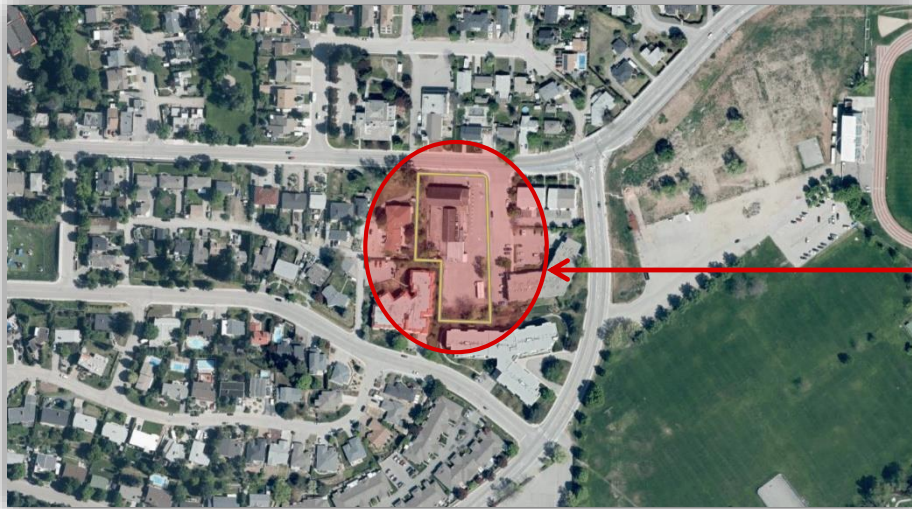
OCP Amendment OCP22-0006 and Rezoning Application Z22-0041

Public Hearing - Tuesday, January 17<sup>th</sup>, 2023

# 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)**

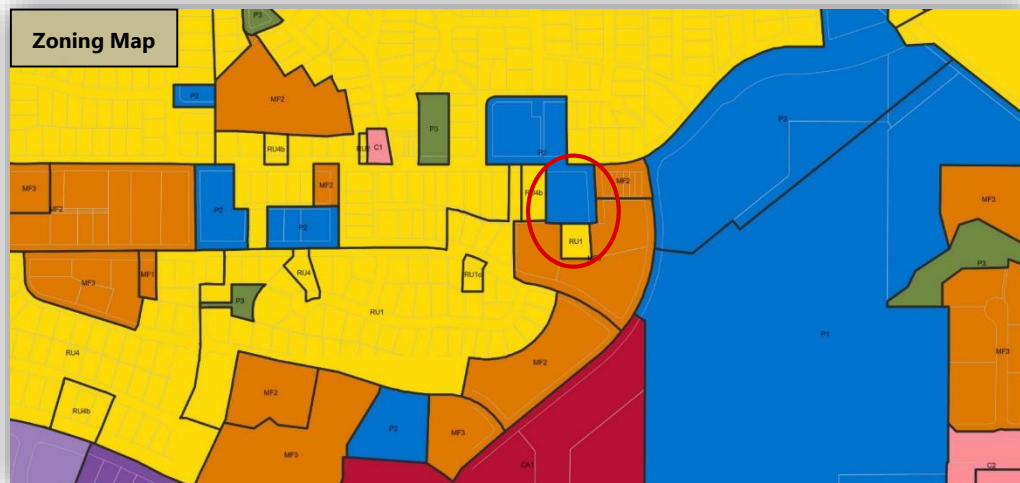
## What is this OCP Amendment for?

- 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.

# 1575 Bernard Ave Development

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**Target growth along  
transit corridors**



**Promote more  
housing diversity**

# 1575 Bernard Ave Development

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**Take action on  
climate**



**Protect and restore  
our environment**

# 1575 Bernard Ave Development

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**Strengthen Kelowna  
as the region's  
economic hub**



**Prioritize sustainable  
transportation and  
shared mobility**

## 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

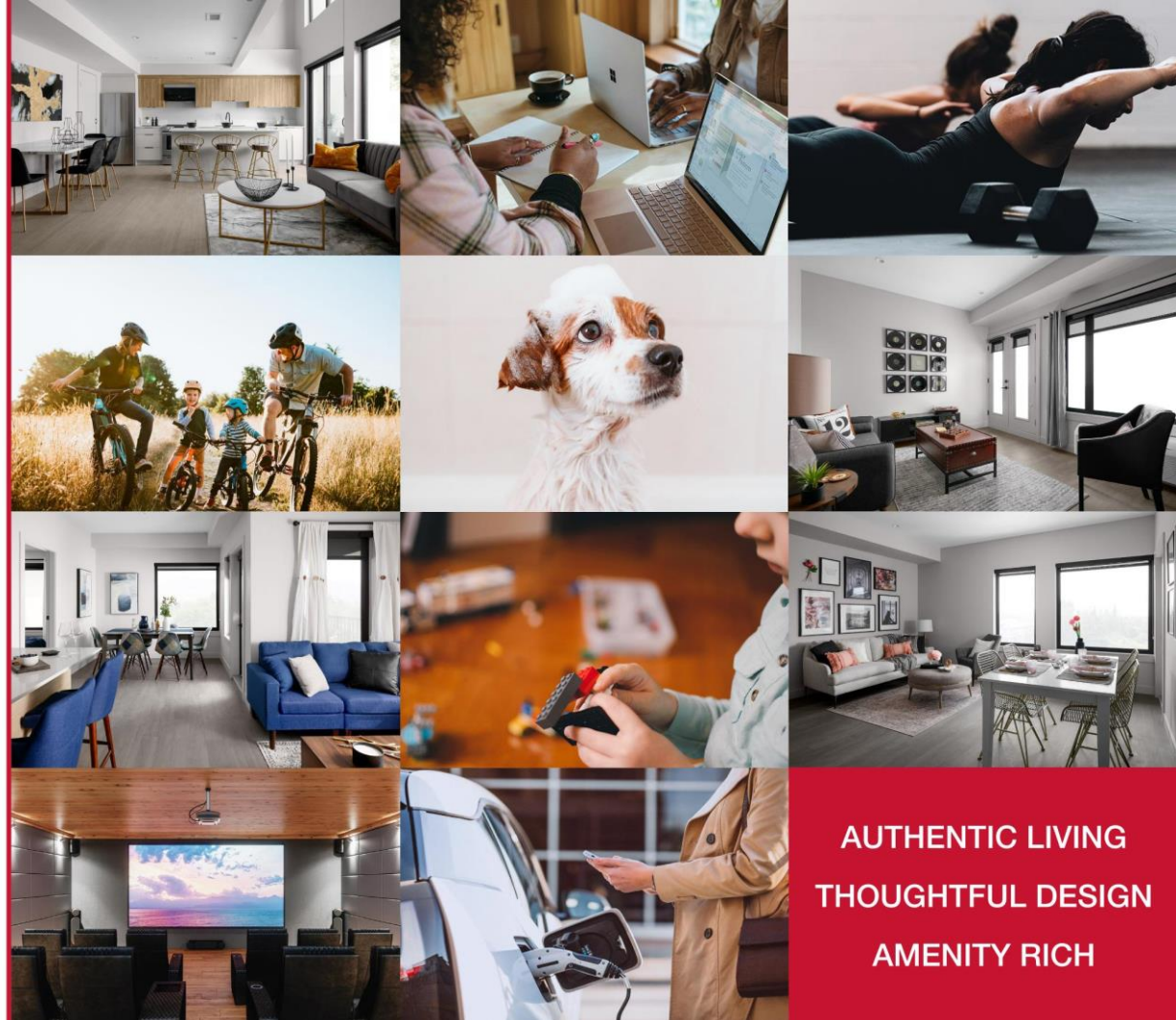
Thoughtful  
Intentional

SMART  
COMMUNITY  
HOSPITALITY  
SECURITY  
QUALITY

Brand Values

## 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**



# Proposed Rental Apartment Development

Outdoor public gathering area feature multi-use "green spaces"

Animated streetscapes along both roadways

**Development Highlights**

- Approximately 150 dedicated rental homes to be added at 1575 Bernard Ave.
- A 6 storey multi-family building on this transitional land tract will create a vibrant feel by including townhomes and apartments.
- Townhomes fronting Bernard and Noble will ensure consistency to existing usages along this corridor and enliven the street.
- Large outdoor public gathering space within the site will promote a livable and healthy community.
- 100% of parking is provided below ground to ensure minimal impact to surrounding properties and separate pedestrian and vehicle traffic.



# Vehicle movement



Parking as subscribed. Development is providing the required number of stalls for the MF3r Apartment Housing Zone.

Vehicle access and support services including loading zone and waste removal are located toward the end of Noble Court.

Thank you for your consideration.