

February 23rd, 2024

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

Attention: Trisa Atwood, Planner Specialist, City of Kelowna

Dear Ms. Atwood,

Re: Development Permit / Rezoning for property located at 1531 Bernard Avenue

This development proposal will adhere to the requirements of the MF3R zone as described in the City of Kelowna Zoning Bylaw No. 12375.

Project Description

The current zoning for the site is RU4b. With an OCP future land use designation of C-NHD, we are seeking a rezoning from RU4b to MF3R zone. The proposed project contains (1) 6-storey building with two levels of parking, one of which is below grade. The proposed project would include (51) multi-family residential units. The housing consists of underground and main level parking with 5 levels of residential above, providing (4) 3-bed, (24) 2-bed, (18) 1-bed and (5) studio units. The project consists of a prominent entrance at street level with ground-oriented units providing a strong connection to the neighborhood.

Design Rationale

We present an evolved design rationale for the 1531 Bernard Ave Residential Project, aligning its purpose with city objectives while acknowledging the transition from the current tenancy under the Abbey Field Society. The property's current operation, managed by Abbey Field Society, hosts 12 tenant spaces, 4 of which are occupied, offering an independent retirement community experience. Residents benefit from a communal lifestyle akin to a modern commune, where bedrooms are rented, and shared facilities foster a family-like environment. The society provides self-served breakfast and two home-cooked meals daily, delivering a unique blend of communal living and culinary convenience.

The proposed development will transition to a rental-only model, focusing on market-rate units. It stands distinct from low-income or supportive housing, operating without supportive services and not aligning with a non-profit structure. Abbeyfield, citing challenges within the Landlord Tenant Act in BC, operational costs, and the age of its board, will cease to operate the facility, leading to the discontinuation of Orchard City Abbeyfield Society.

The project's suitability within the MF3R zone persists due to its residential context, accessibility, and potential to contribute positively to the city's future designation. Situated in a well-established neighborhood, its strategic location positions it as an ideal candidate for increased density, aligning with

Kelowna's sustainability goals and long-term vision. In accordance with (OCP) objectives, we've included 8% 3-bedroom units in the unit mix to accommodate larger families and diverse household needs while maintaining the project's density and economic feasibility.

Our design philosophy extends beyond physical structures, aiming to fortify the neighborhood's identity. Through deliberate material integration, such as various brick and cementitious siding, the project seeks to create an aesthetically pleasing and pedestrian-friendly frontage along Bernard Ave, complemented by lush landscaping. Ground-oriented units at the entrance foster community cohesion, enhancing the area's visual harmony.

The project prioritizes accessibility ensuring safe access for residents. This includes a road dedication to meet future land use and connecting to the neighboring property, a fire lane that meets regulatory and code requirements, and easily accessible bike wash and storage via exterior stair and bike ramp up to level 2. Furthermore, the inclusion of comprehensive amenities that facilitates a rooftop pet friendly yard space—visitor parking, mailbox facilities, and localized underground waste recycling collection in the form of Molok bins —reflects our commitment to convenience and sustainability, embodying our vision for a vibrant and accessible residential space.

Continued efforts toward a harmonious blend of community-centric design and sustainable functionality remain at the core of our approach for the 1531 Bernard Ave Residential Project.

In conclusion, the Bernard Ave Residential Project encapsulates our dedication to blending innovative design, community enhancement, and sustainable mobility.

We believe this proposal will not only meet the city's standards but also contribute positively to the fabric of Kelowna. We welcome the opportunity to engage in further discussions and provide additional information as needed.

We are seeking no variances as we feel that the development has been designed appropriately for the site and location.

I trust that you will find our application in good order. Please contact our office if you require any further information.

Kind Regards,

NOvation Architecture Ltd.



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