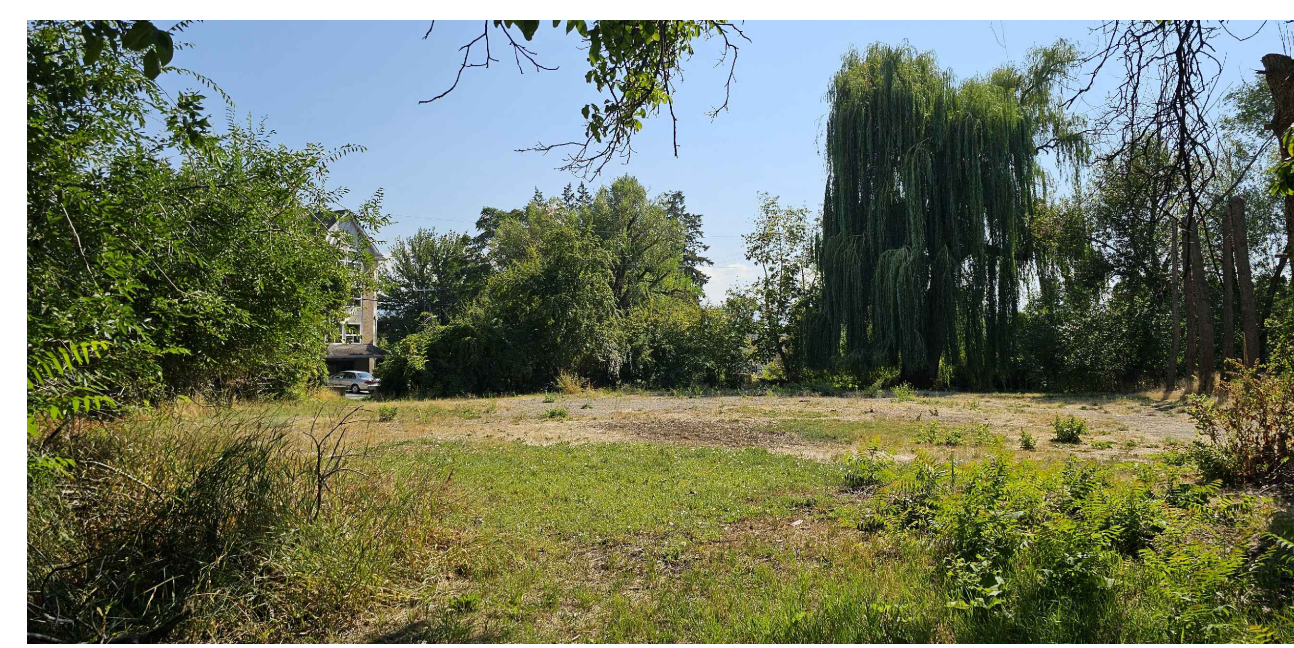


1 SURVEY PLAN
 N.T.S.



3 PHOTO 1
 VIEW LOOKING NORTH TO SITE FROM BROOKSIDE AVE



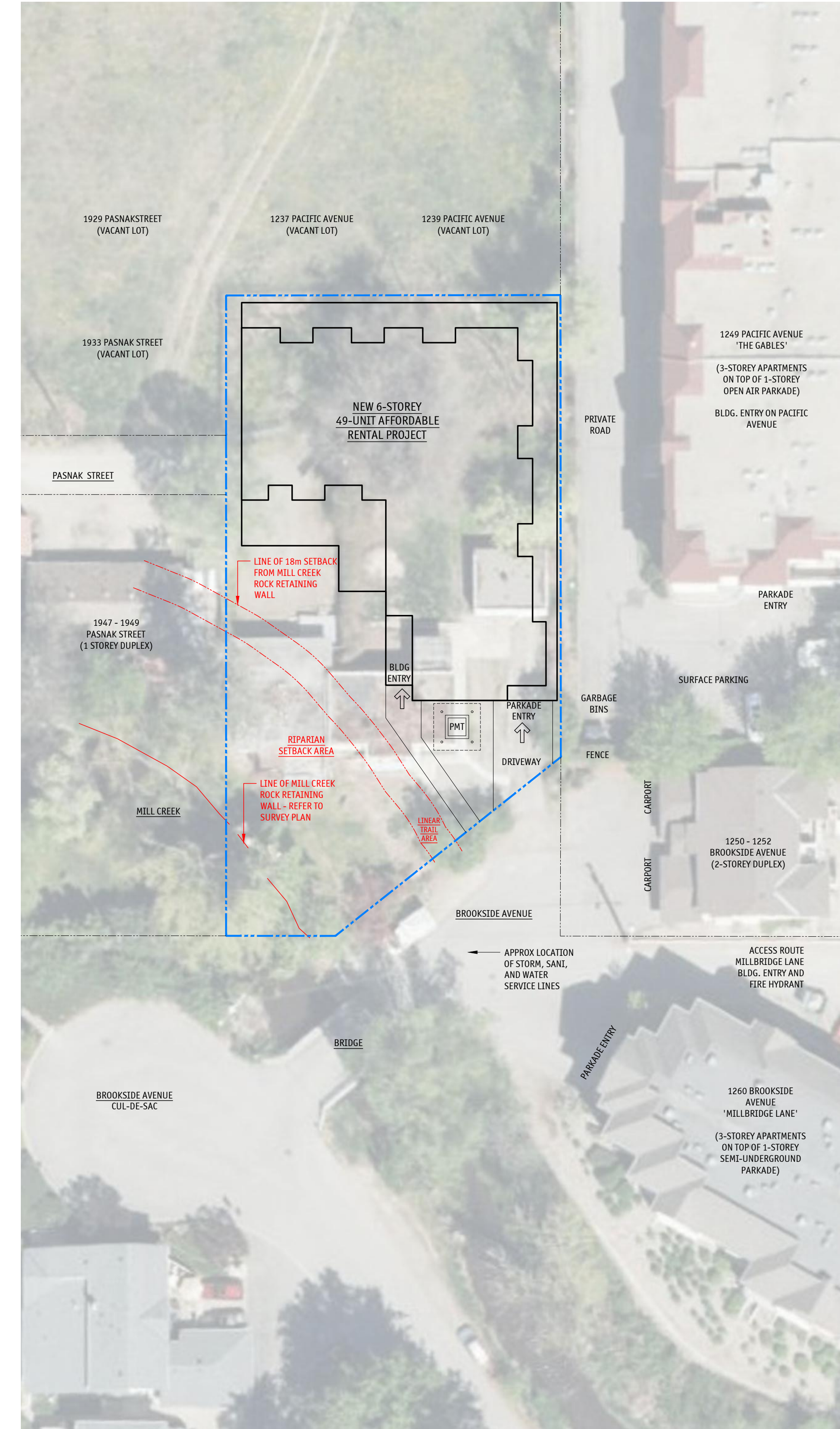
4 PHOTO 2
 VIEW LOOKING SOUTHEAST TO MILL CREEK FROM SITE



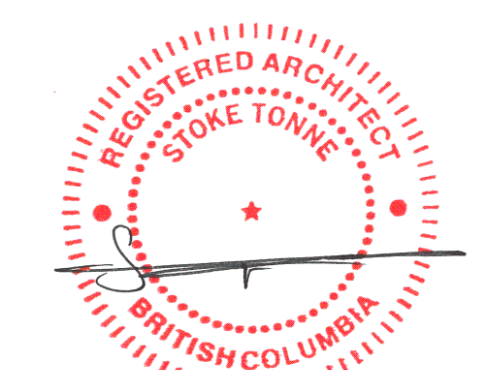
4 PHOTO 3
 VIEW LOOKING WEST TO PASNAK STREET FROM SITE



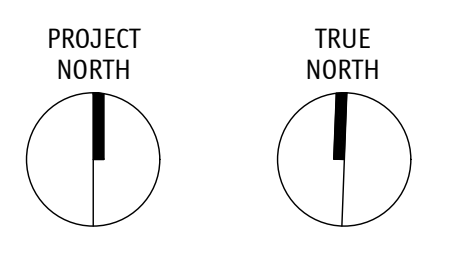
6 PHOTO 4
 VIEW LOOKING NORTHWEST FROM SITE



1 CONCEPT SITE PLAN
 N.T.S.



2024-10-17



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No.	Date	Revision
01	2024-10-21	ISSUED FOR REZONING

Project Title
BC HOUSING & CANADIAN MENTAL HEALTH ASSOCIATION AFFORDABLE RENTAL APARTMENT PROJECT

1320 BROOKSIDE AVENUE, KELOWNA BC

Drawing Number

A1.01

DRAWINGS ARE NOT TO BE SCALED. ALL DIMENSIONS SHALL BE VERIFIED ON JOB

Drawing Title

**SITE PLAN
 SITE PHOTOS
 EXISTING SURVEY**

Job No.	m+m 24-2011
Scale	AS SHOWN
Drawn	ST
Checked	ST



November 28, 2024

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

ATTACHMENT		B
This forms part of application		
# Z24-0054		
Planner Initials	JJ	 City of Kelowna <small>DEVELOPMENT PLANNING</small>

RE: SUMMARY OF NEIGHBOURHOOD NOTIFICATION FOR 1230 BROOKSIDE AVENUE REZONING

This summary of neighborhood notification provides an overview of the methods, content, and feedback related to the proposed development at 1230 Brookside Avenue, in accordance with City of Kelowna Council Policy No. 367.

DATE THE MAIL OUTS OR FACE-TO-FACE NOTIFICATION WAS COMPLETED

A) All notifications were completed on November 29th, 2024.

METHODS OF NOTIFICATION (MAIL OUT, FACE-TO-FACE, WEBSITE, ETC.)

B) 60 of the 125 notices were mailed out via Purolator express shipping on November 28, 2024, and the remaining 65 notices will be mailed November 29th, 2024, via Purolator express shipping.

LIST OF ALL ADDRESSES NOTIFIED

C) Addresses notified include the following:

- | | |
|------------------------------|---------------------------|
| • 1209 Brookside Avenue | • 1249 Pacific Avenue |
| • 1225 Brookside Avenue | • 1950-1960 Pacific Court |
| • 1230 Brookside Avenue | • 1937 Paskin Street |
| • 1250-1252 Brookside Avenue | • 1941-1943 Paskin Street |
| • 1260 Brookside Avenue | • 1947-1949 Paskin Street |
| • 1239 Pacific Avenue | |

DETAILS OF THE TYPES OF INFORMATION PROVIDED

D) The notice provides project-specific details, outlining the proposed development at 1230 Brookside Avenue. It describes the collaboration between Canadian Mental Health Association (CMHA)

Kelowna, M'akola Development Services, and Meiklejohn Architects to construct a 6-storey building with 49 affordable rental units. The unit mix includes studio, one-bedroom, and two- to three-bedroom apartments, with 5% of units designed to meet accessibility standards. The text also specifies amenities, such as private and common spaces, along with provisions for tenant services like flu clinics and virtual counseling, allowing tenants to access some of the existing virtual counselling services offered by CMHA Kelowna.

The notice addresses housing needs and community benefits, referencing data from Kelowna's 2021 Housing Needs Assessment. Specifically, it highlights the significant proportion of renters in Core Housing Need and the immediate need for more affordable housing options which the proposed development will provide. It also emphasizes the development's strategic location near bus routes, stores, schools, parks, and the downtown core, optimizing its ability to promote accessibility and connectivity within the community.

The notice provides environmental considerations, detailing the property's proximity to Mill Creek and adherence to the City's Riparian Management Area Setbacks. It discusses plans for a 15-metre ecological setback and the City's intention to add a multi-use path under the Linear Parks Master Plan, emphasizing the project team's goal of enabling a context-sensitive approach to balance environmental preservation with the need for affordable housing.

Finally, the notice includes contact information for feedback or inquiries. It directs residents to reach out to Jodie Laborde of M'akola Development Services or Jason Issler of the City of Kelowna for further details or to express concerns about the project.

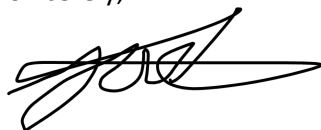
ANY FEEDBACK OR KEY ISSUES RECEIVED FROM THE NEIGHBOURS

E) To date, no feedback or significant concerns have been raised by neighboring residents.

OUTLINE ANY CHANGES TO THE PROJECT RESULTING FROM NEIGHBOUR NOTIFICATION

F) To date, no changes have been made to the project as a result of the neighbor notification process, as no negative feedback has been received. Should additional feedback be provided, we will gladly consider accommodating the needs of the surrounding community.

Sincerely,



Jodie Laborde, B.U.R.Pl
Project Planner
M'akola Development Services
Ph: 778-401-6033

ATTACHMENT	B
This forms part of application # Z24-0054	
Planner Initials	JI
 City of Kelowna DEVELOPMENT PLANNING	