



City of Kelowna Public Hearing

9595 Bottom Wood Lake Rd.
& 672 Beaver Lake Rd.

January 21, 2025
OCP24-0007-Z24-0028



Westpoint - Who We Are

Our Vision 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



The Ambrosi, 1946 Ambrosi Rd., Kelowna BC



Bernard Ave. Apartments, 1550 Noble Court., Kelowna BC



Akin, 815 Leon Ave, Kelowna BC

Westpoint - Who We Are

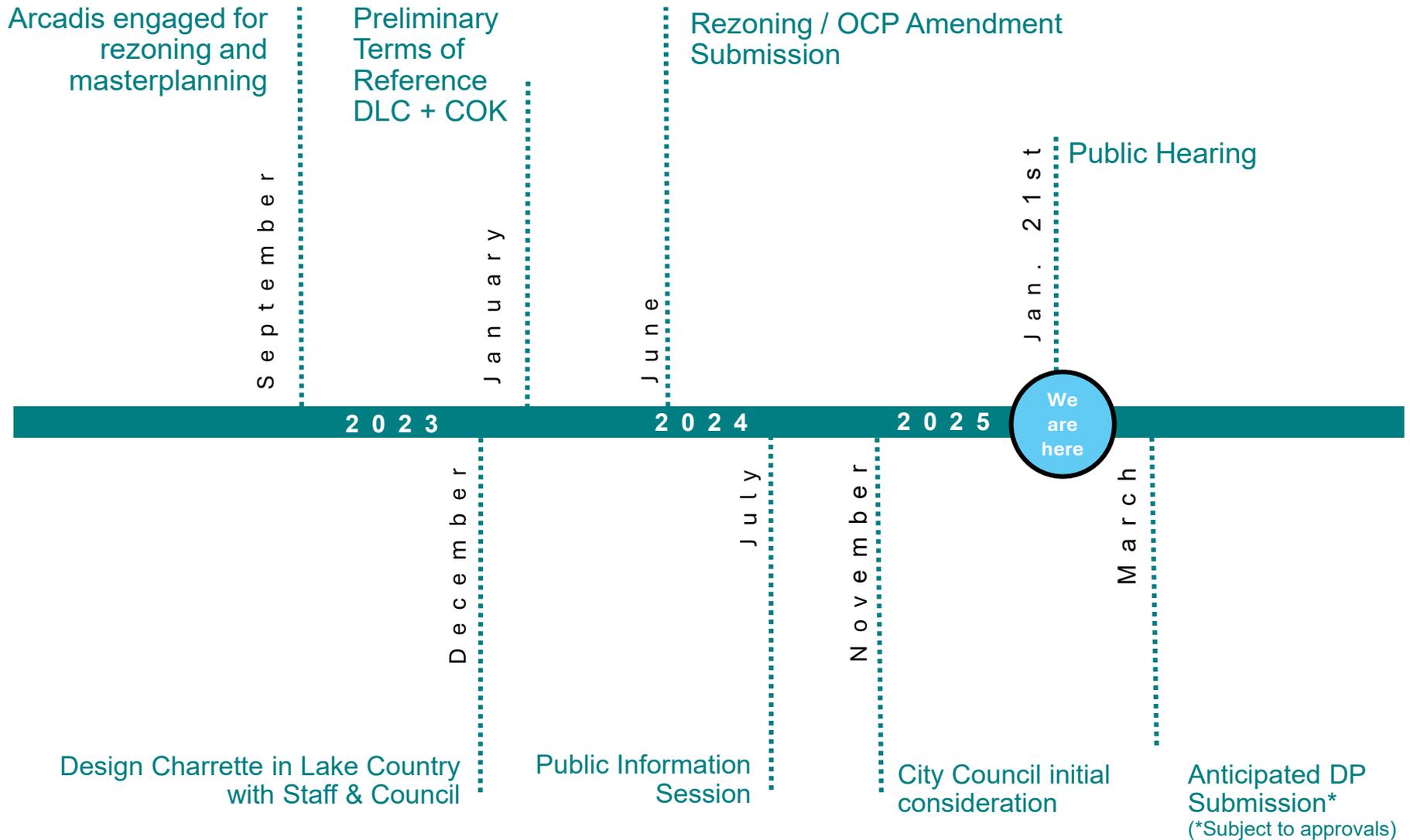
Rentals | Lifestyle

- 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



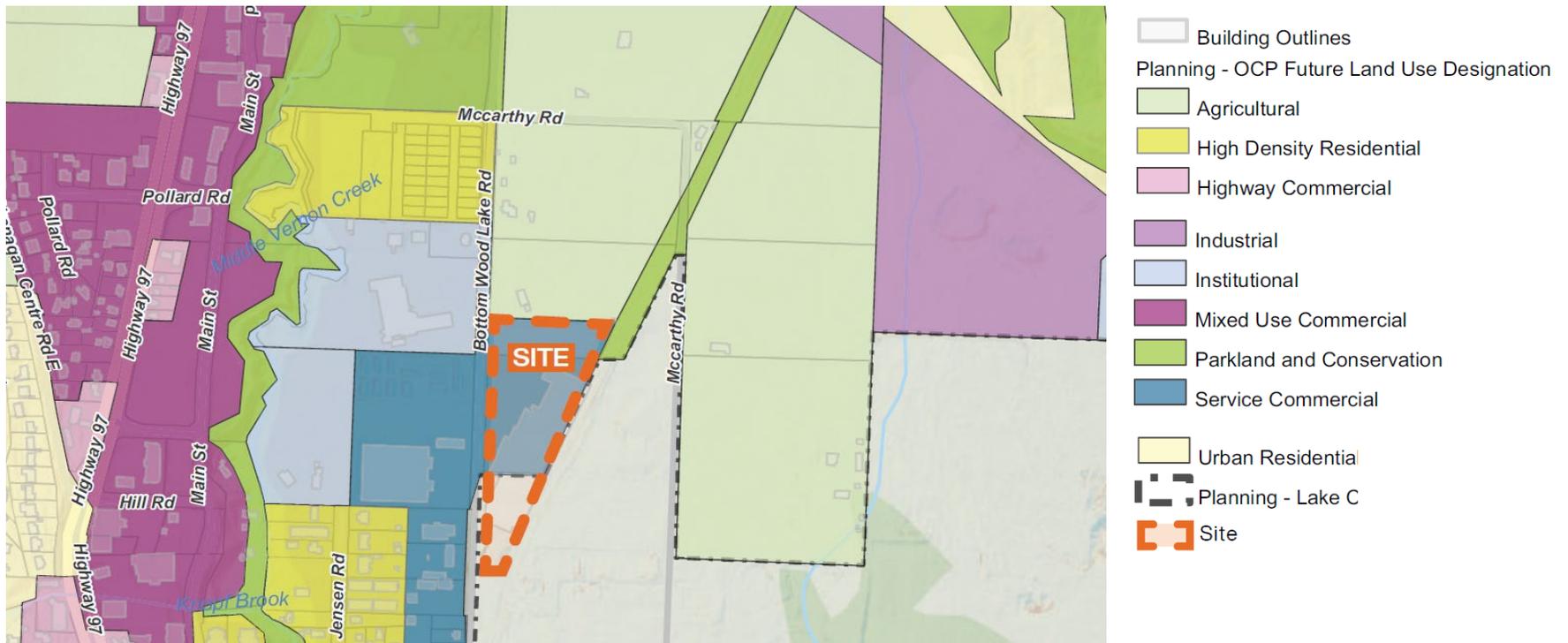
**AUTHENTIC LIVING
THOUGHTFUL DESIGN
AMENITY RICH**

Timeline



OCP & Rezoning Amendment

- Official Community Plan
 - An OCP Amendment application for Kelowna from IND – Industrial to S-MU – Suburban Multiple Unit



Source : Lake Country OCP submission

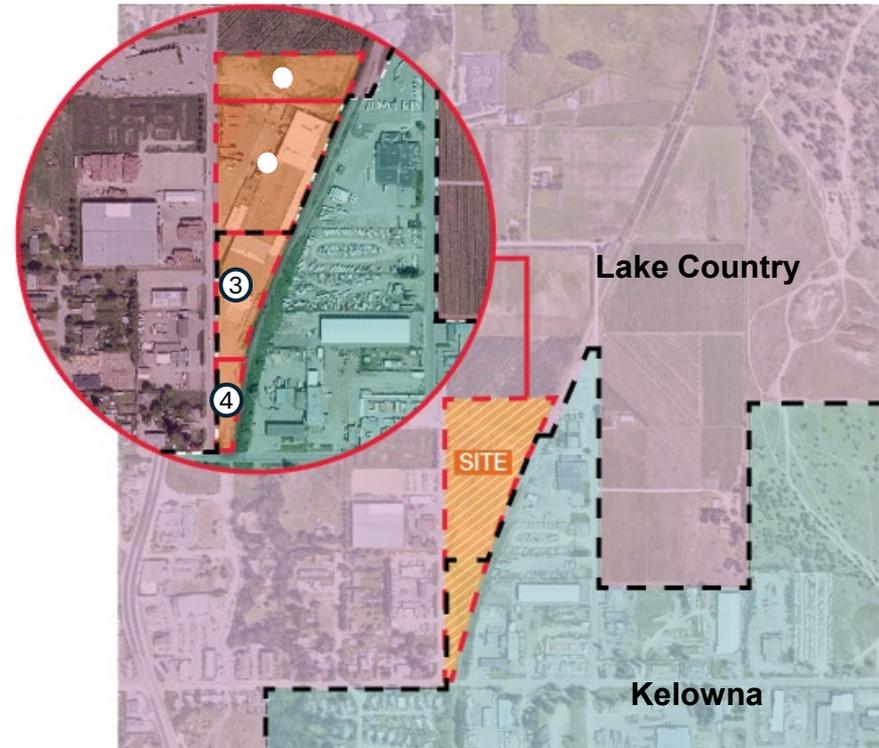
OCP & Rezoning Amendment

Rezoning Application

- A Rezoning application for City of Kelowna from I2 – General Industrial to MF3 – Apartment Housing

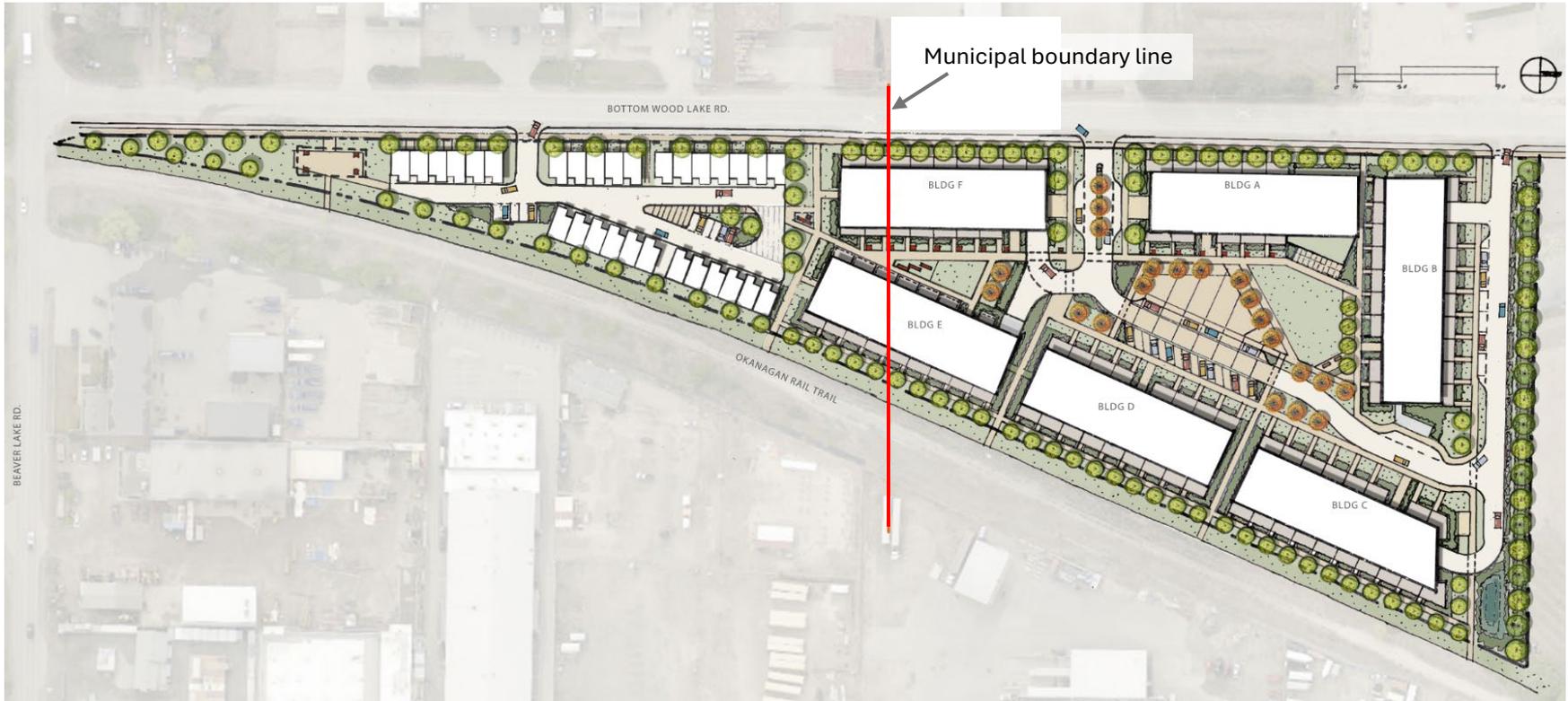
Boundary Adjustment

- Land transfer between municipalities
- An exemplary model between both the District and City of Kelowna to deliver much needed housing
- both municipalities continue to work in lockstep for this application



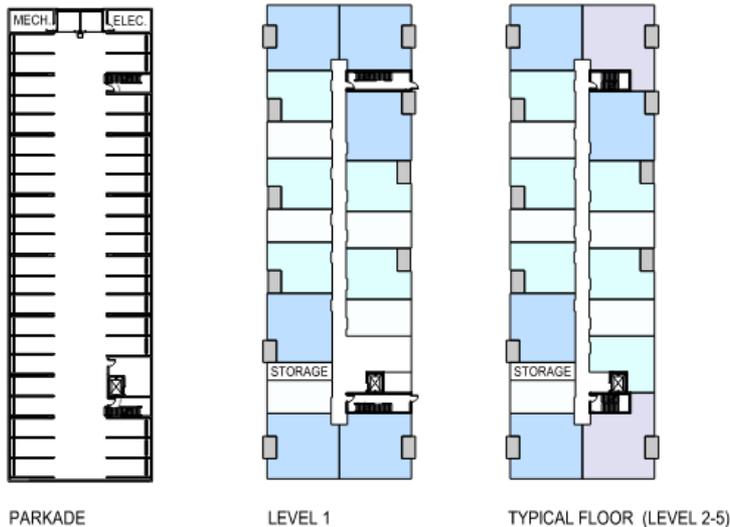
- ③ 9595 Bottom Wood Lake Road
- ④ 672 Beaver Lake Road

Master Plan Concept



- The initial site plan lends itself toward creating a complete, concentrated community in the heart of Lake Country and responds to the growing usages surrounding the property.
- A strong pedestrian connection from the Okanagan Rail Trail (ORT) to the multi-use corridor connect a series of smaller internal plazas into a 'village' feel.

Built Form Strategy



- Promote social diversity and accommodate different rental housing types and lifestyles.
- Provide a wide range of floorplan options from 1 to 3 bedroom apartments for families.
- Parking will be contained on-site, with a mix of surface and underground stalls.

TYPICAL BUILDING SCHEMATIC (5 STOREYS)

UNIT COUNT: 17 UNITS PER TYPICAL FLOOR

| | | | | |
|--|--------------------|----------|-------|--------------|
| | (A) STUDIO: | 10 UNITS | (12%) | (425 sq.ft.) |
| | (B) JR - 1BED: | 15 UNITS | (18%) | (470 sq.ft.) |
| | (D) 1 BED: | 29 UNITS | (34%) | (585 sq.ft.) |
| | (F) 2 BEDROOM: | 10 UNITS | (12%) | (850 sq.ft.) |
| | (F2) 2 BED CORNER: | 12 UNITS | (14%) | (875 sq.ft.) |
| | (G) 3 BEDROOM: | 8 UNITS | (10%) | (970 sq.ft.) |

TOTAL: **84 UNITS** (100%)

| | |
|----------------------|----------------------------|
| UNDERGROUND PARKING: | 40 STALLS |
| SURFACE PARKING: | 56 STALLS (12 FOR VISITOR) |
| TOTAL PARKING: | 96 STALLS PER BUILDING |

TARGET UNIT MIX (APPROXIMATE):

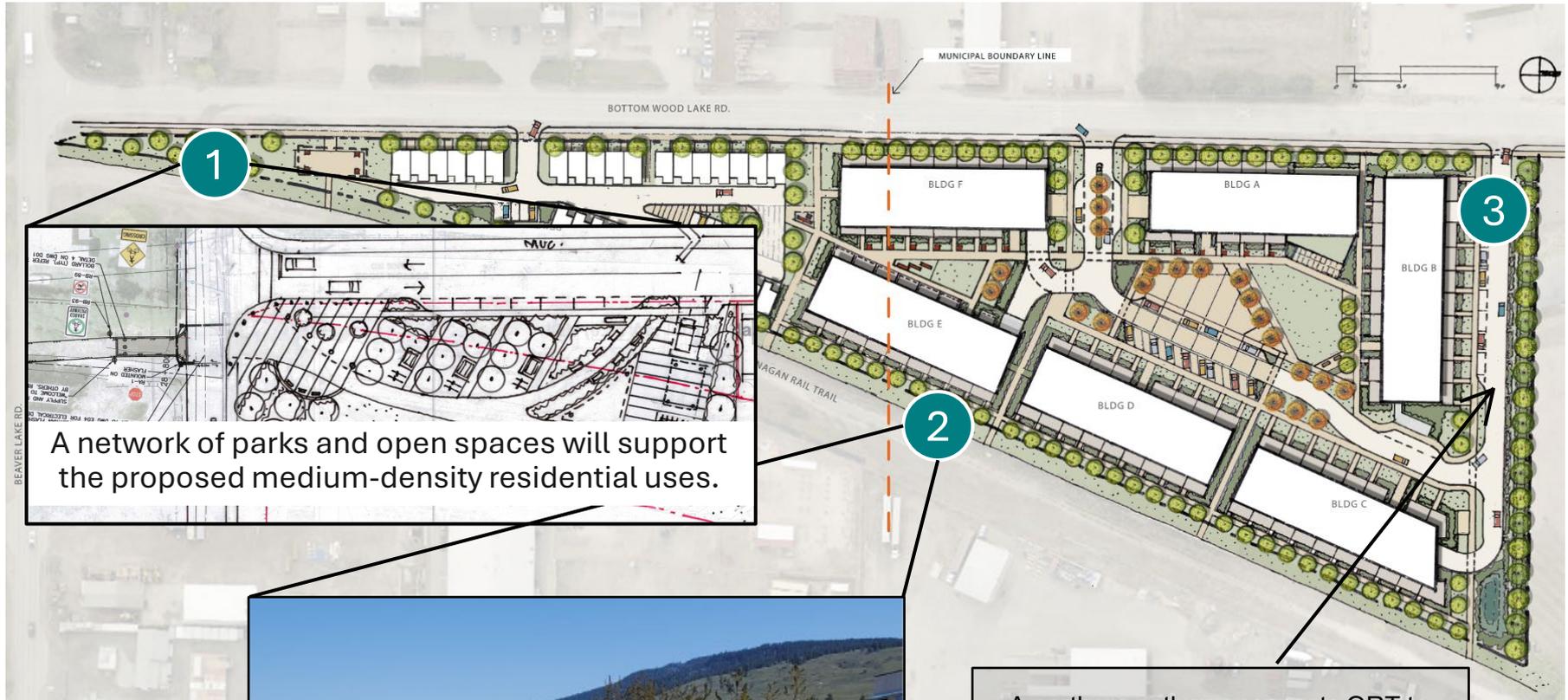
| | | |
|----------------|----------|-------|
| (A) STUDIO: | 12 UNITS | (15%) |
| (B) JR - 1BED: | 18 UNITS | (20%) |
| (D) 1 BED: | 25 UNITS | (30%) |
| (F) 2 BEDROOM: | 20 UNITS | (25%) |
| (G) 3 BEDROOM: | 6 UNITS | (10%) |

TOTAL: **81 UNITS** (100%)



Inspiration precedent image

Community Benefits & Connectivity



1

A network of parks and open spaces will support the proposed medium-density residential uses.



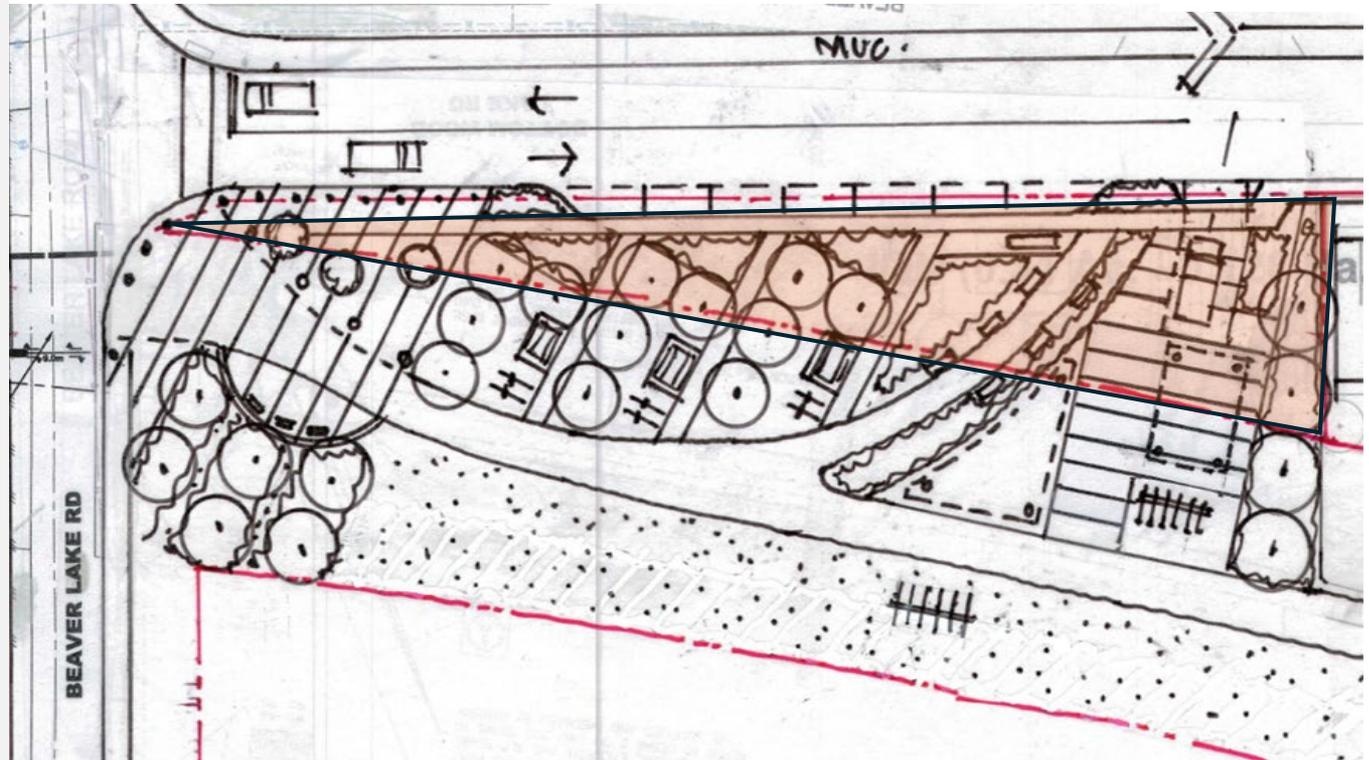
2

Strong pedestrian connections along the ORT interconnect multiple nodes across the Okanagan

3

A northern pathway connects ORT to existing and future parks, public spaces, recreational facilities and schools along Bottom Wood Lake Road

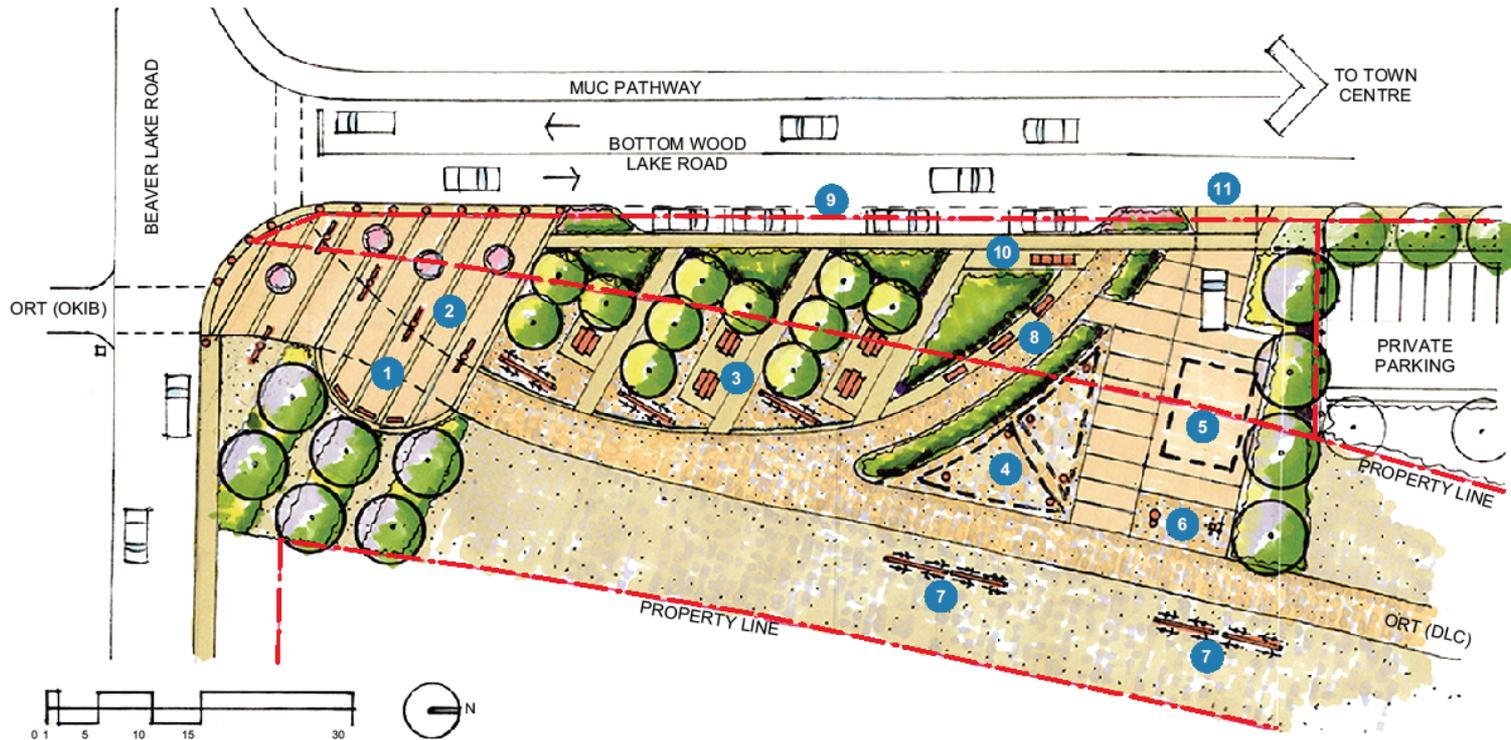
Development lands - contribution



To further strengthen the connection with the surrounding neighbourhood, West Point will be contributing a 1/2 acre of land to create the ORT node at the corner of Bottom Wood Lake and Beaver Lake Roads.

The shaded area will be programmed alongside existing ORT lands to bring to life this 'gateway' entrance into Lake Country.

Okanagan Rail Trail Gateway & Connection



LEGEND:

- | | | |
|--------------------------|----------------------------------|---------------------|
| ① NODE / PLAZA | ⑤ MULTI-PURPOSE PLAZA SPACE | ⑨ LAY-BY PARKING |
| ② PAGENTRY / BANNER ART | ⑥ BIKE REPAIR / WATERING STATION | ⑩ RELOCATED MAILBOX |
| ③ PICNIC AREA | ⑦ ORT STANDARD AMENITIES | ⑪ VEHICLE ACCESS |
| ④ SHADE SAIL / REST AREA | | |

Thank You!

Questions and Comments