

Z21-0041

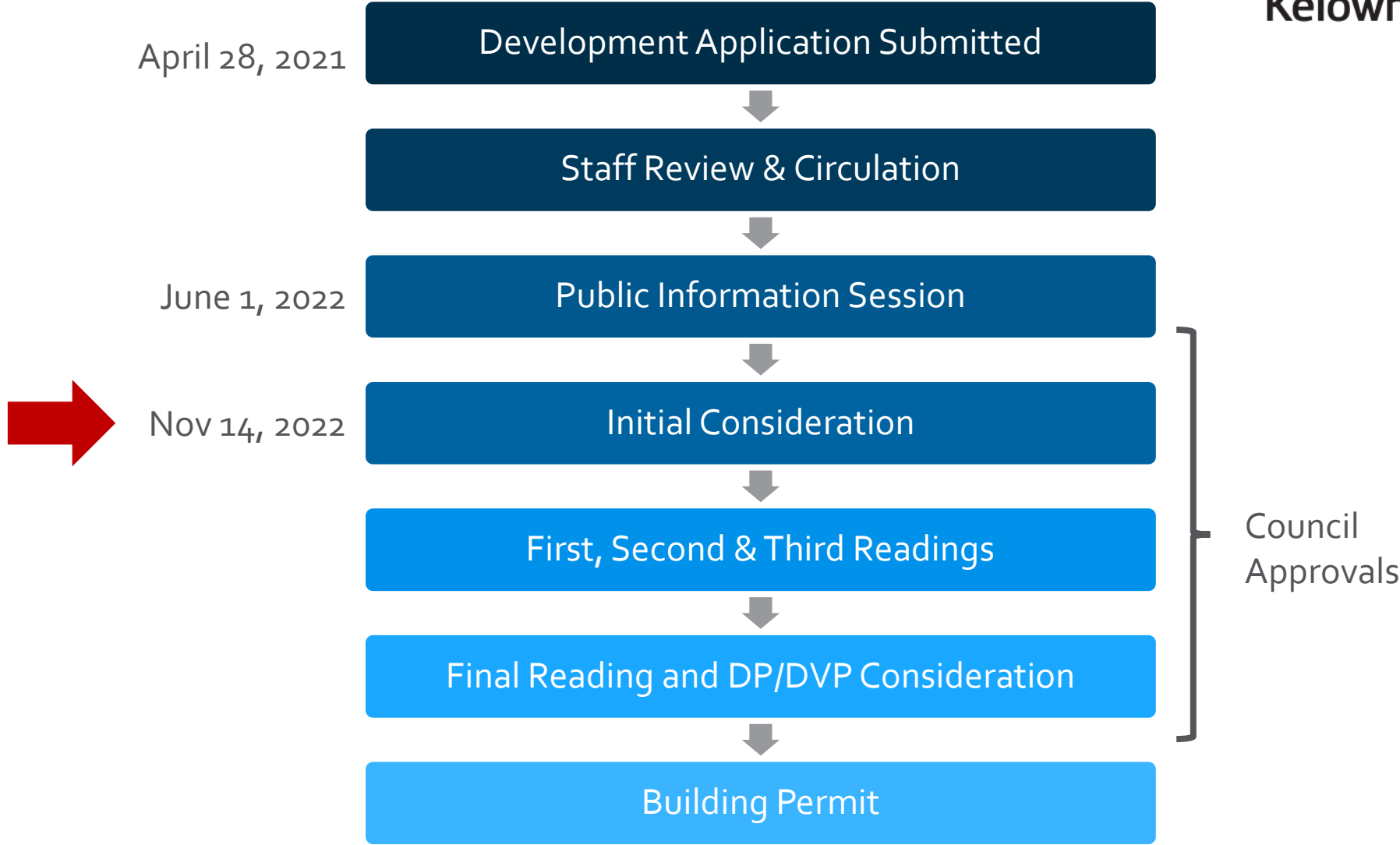
801, 809, 819, 831 Harvey  
Ave & 802, 812 Saucier Ave

Rezoning Application

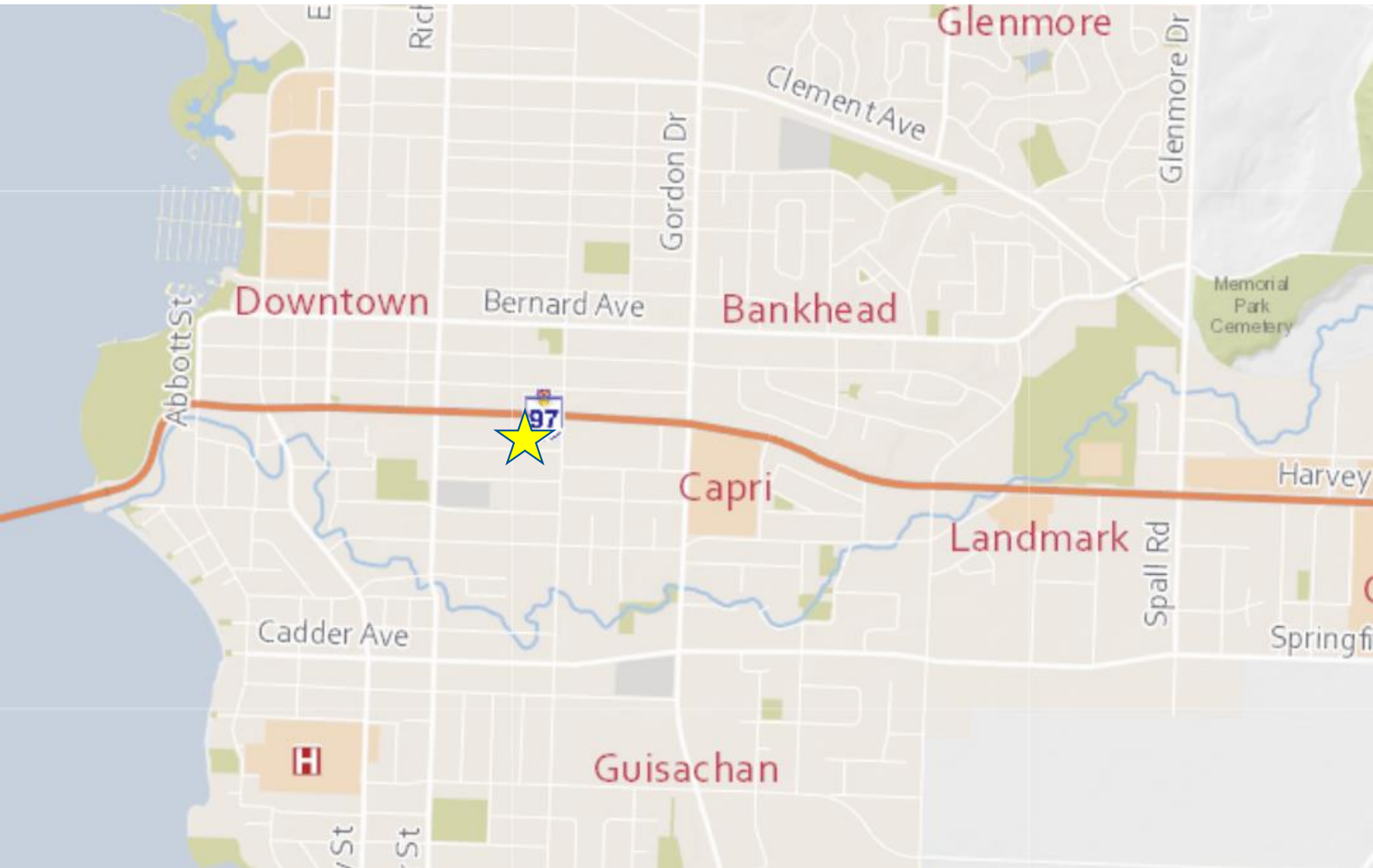
# Proposal

- ▶ To rezone the subject properties from RU<sub>4</sub> – Duplex Housing to MF<sub>3r</sub> – Apartment Housing Rental Only to facilitate the development of long-term rental Apartment Housing.

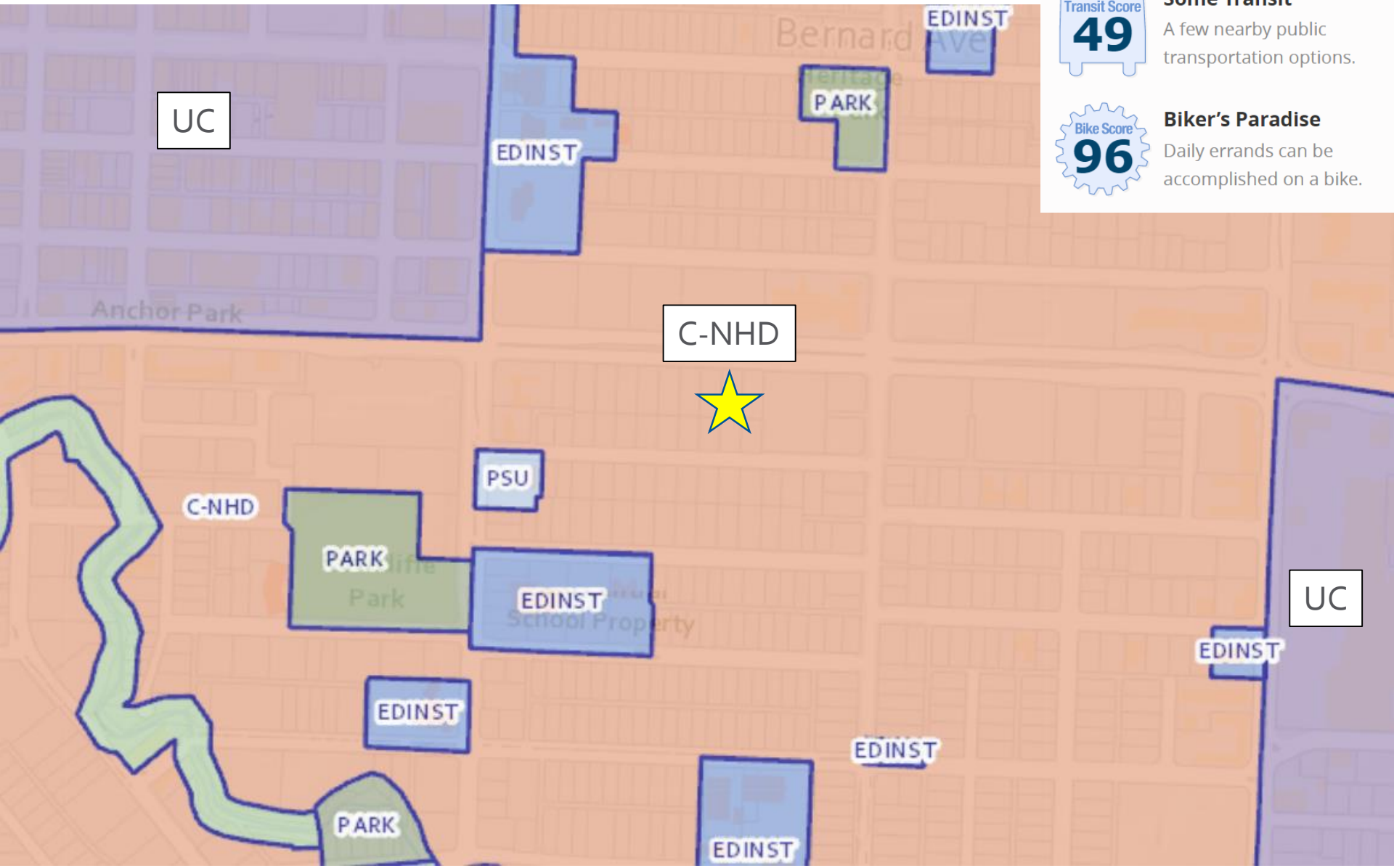
# Development Process



# Context Map



# OCP Future Land Use



Walk Score  
**76**

**Very Walkable**  
Most errands can be accomplished on foot.

Transit Score  
**49**

**Some Transit**  
A few nearby public transportation options.

Bike Score  
**96**

**Biker's Paradise**  
Daily errands can be accomplished on a bike.

# Subject Properties Map



RICHTER ST

HARVEY AVE

SAUGIER AVE

DEHART AVE

ETHEL ST

LAUREL ST

# Project Details

- ▶ 171 long-term rental units
- ▶ 2 storey parkade podium
- ▶ Maintain greater setback along Harvey Ave
  - ▶ Benefit of residents
- ▶ Vehicular access from Saucier Ave
- ▶ Townhomes along Saucier Ave
- ▶ Ample common outdoor amenity space

# Site Photos



◀ VIEW 1

KEY PLAN ▲



◀ VIEW 3

CONTEXT PLAN ▲



VIEW 2 ▶

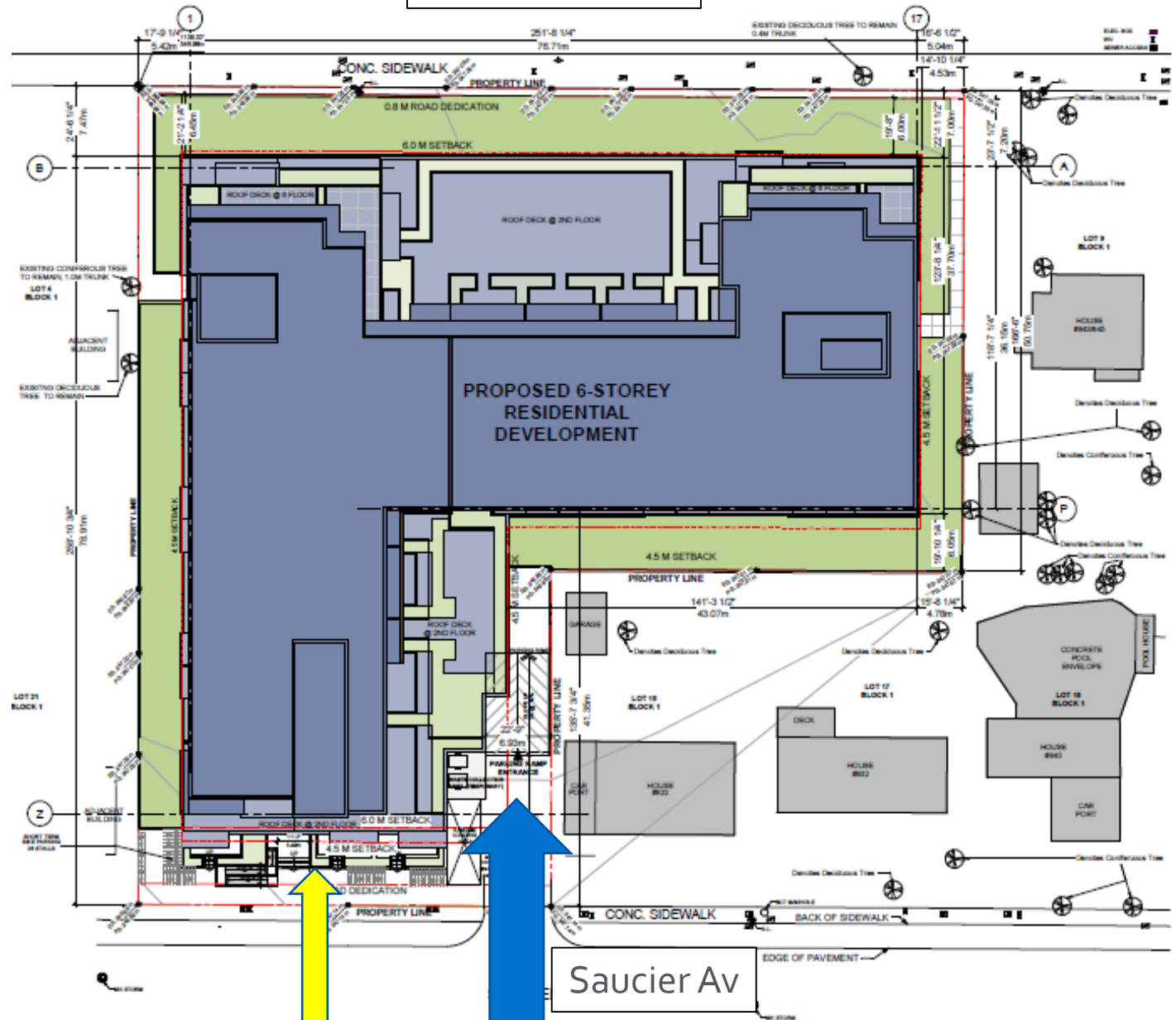


VIEW 4 ▶



# Proposed Site Plan

Harvey Ave



Saucier Av

# Proposed Rendering



City of Kelowna

# Proposed Rendering



# Public Notification Policy #367

- ▶ Public Information Session
  - ▶ June 1, 2022
  - ▶ Mailouts within 50 m buffer
  - ▶ Newspaper advertisements
  - ▶ Signs on properties
  - ▶ 2 responses received

# Staff Recommendation

- ▶ Staff are recommending support for the proposed rezoning application:
  - ▶ Policy 5.2.1 Transit Supportive Corridor Densities
  - ▶ Policy 5.2.2 Low Rise Corridor Development
  - ▶ Policy 5.2.5 Corridor Access and Consolidation
  - ▶ Policy 5.11.2. Diverse Housing Tenures



*Conclusion of Staff Remarks*