



City of
Kelowna

OCP22-0006 Z22-0041

1575 Bernard Ave

OCP Amendment and Rezoning

Purpose Statement

- ▶ To amend the Official Community Plan to change the future land use designation of the subject property from the EDINST – Education/Institutional designation to the C-NHD – Core Area Neighbourhood designation and to rezone the subject property from the P2 – Education & Minor Institutional and RU1 – Large Lot Housing zones to the MF3r – Apartment Housing Rental Only zone to facilitate the development of long-term rental apartment housing.

OCP Amendment & Rezoning

- ▶ “Is this proposed land use designation and density appropriate for this property?”

- ▶ Policy 16.1.2. OCP Amendment Evaluation:
 - ▶ Consistent with OCP Pillars?
 - ▶ Consistent with Growth Strategy?
 - ▶ Relationship to Imagine Kelowna
 - ▶ Consider land uses and density

- ▶ Policy 16.1.3. OCP Amendment Process:
 - ▶ Consider scale of change
 - ▶ Consider Council Policy #367 for Public Notification
 - ▶ Consider infrastructure and servicing impacts

Development Process

June 27, 2022

Development Application Submitted



Staff Review & Circulation



October 11, 2022

Public Notification Received



November 28
2022

Initial Consideration



Public Hearing & Reading Consideration



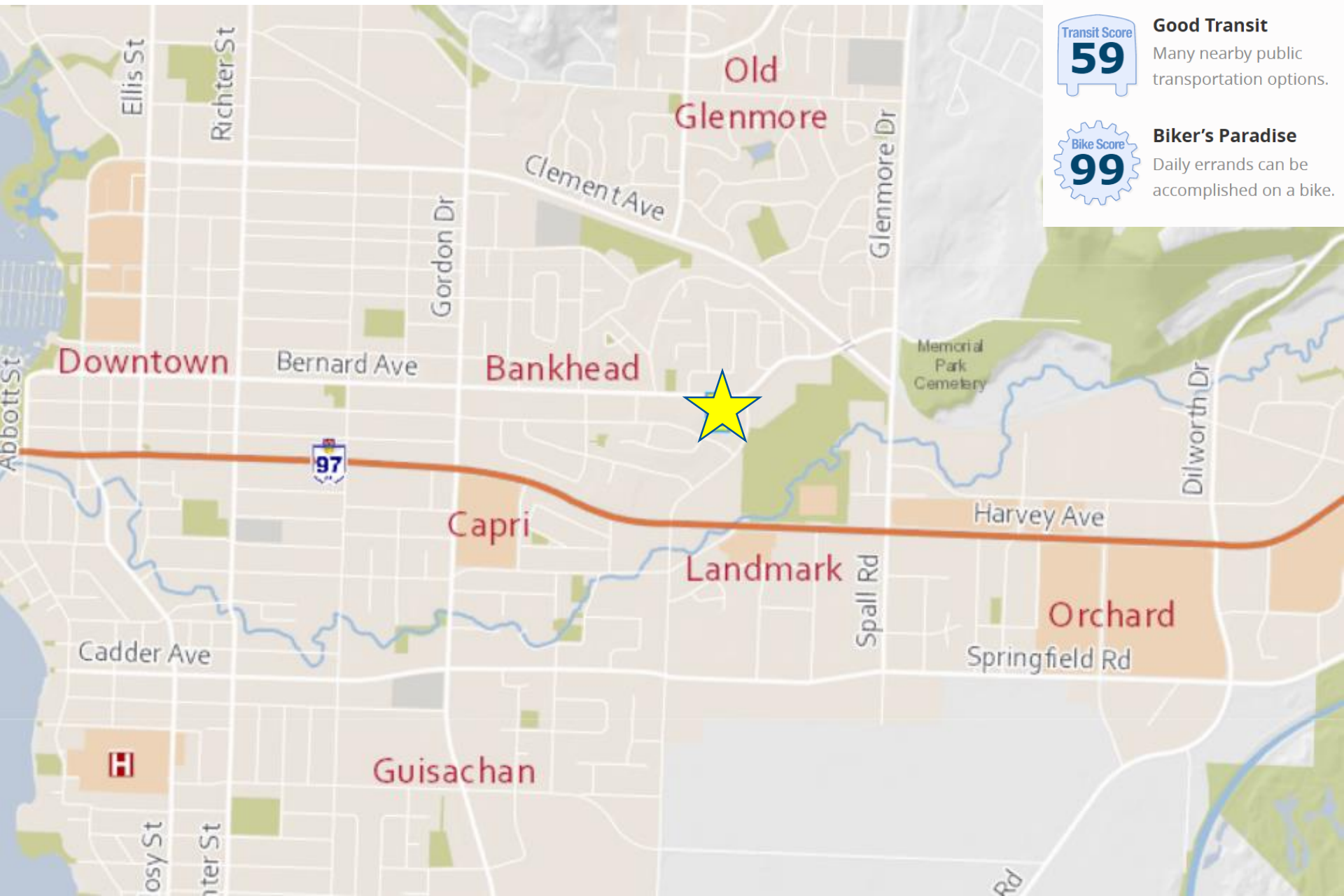
Final Reading & DP Consideration



Building Permit

Council
Approvals

Context Map



Very Walkable

Most errands can be accomplished on foot.



Good Transit

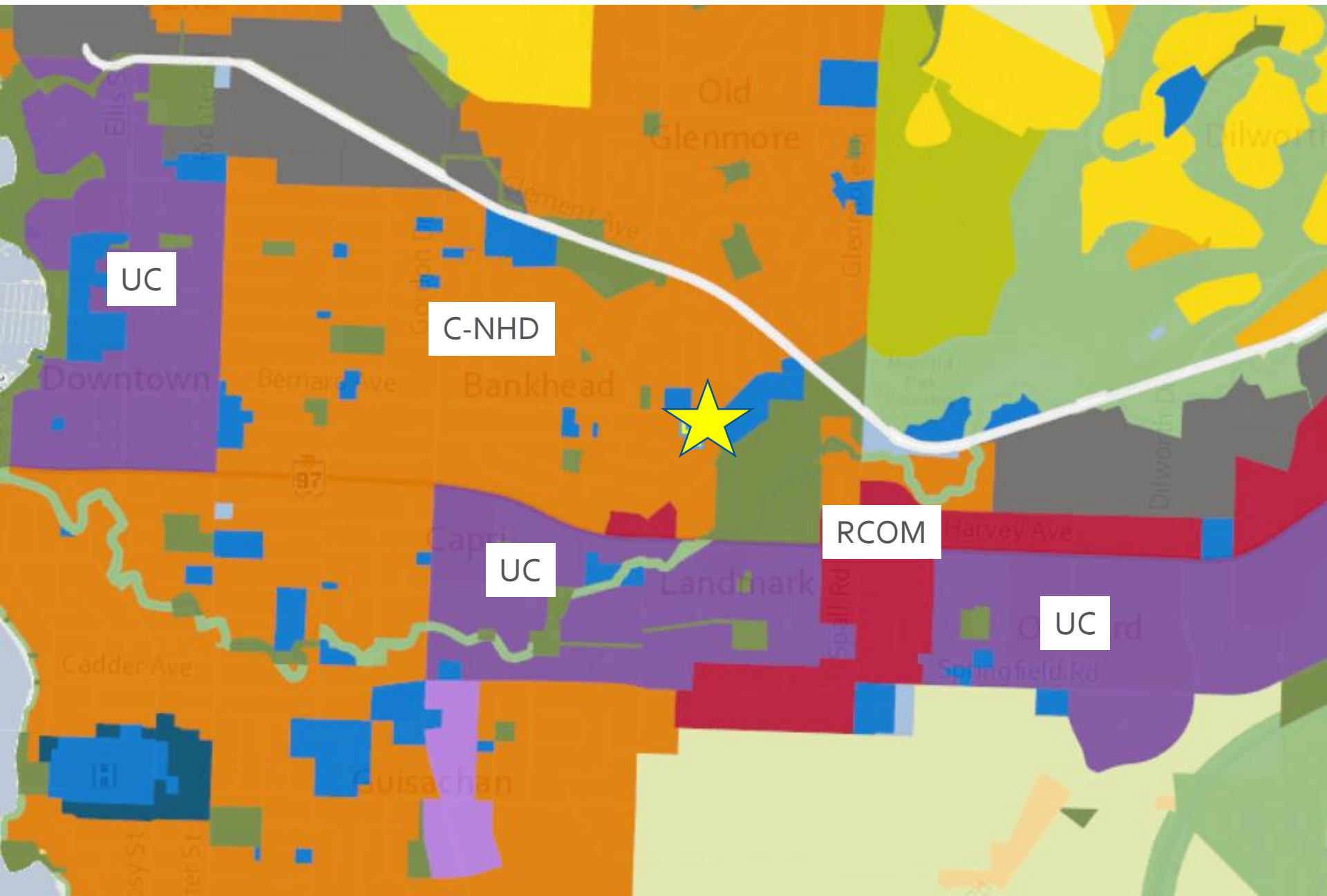
Many nearby public transportation options.



Biker's Paradise

Daily errands can be accomplished on a bike.

OCP Future Land Use



This is an aerial map of a residential neighborhood. The map shows property lines and addresses. The highlighted property is at 1575 Noble Ct. The map includes the following streets: Elm St E, Bernard Ave, Noble Ct, Burtch Rd, and Alta Vista Rd. Several properties are marked with blue icons, which appear to be related to the 'Blue Book' mentioned in the text. The highlighted property is a large, light-colored building with a flat roof, situated on a corner lot. It is surrounded by other residential properties of varying sizes and styles. The map also shows a road intersection and a curved road on the right side.

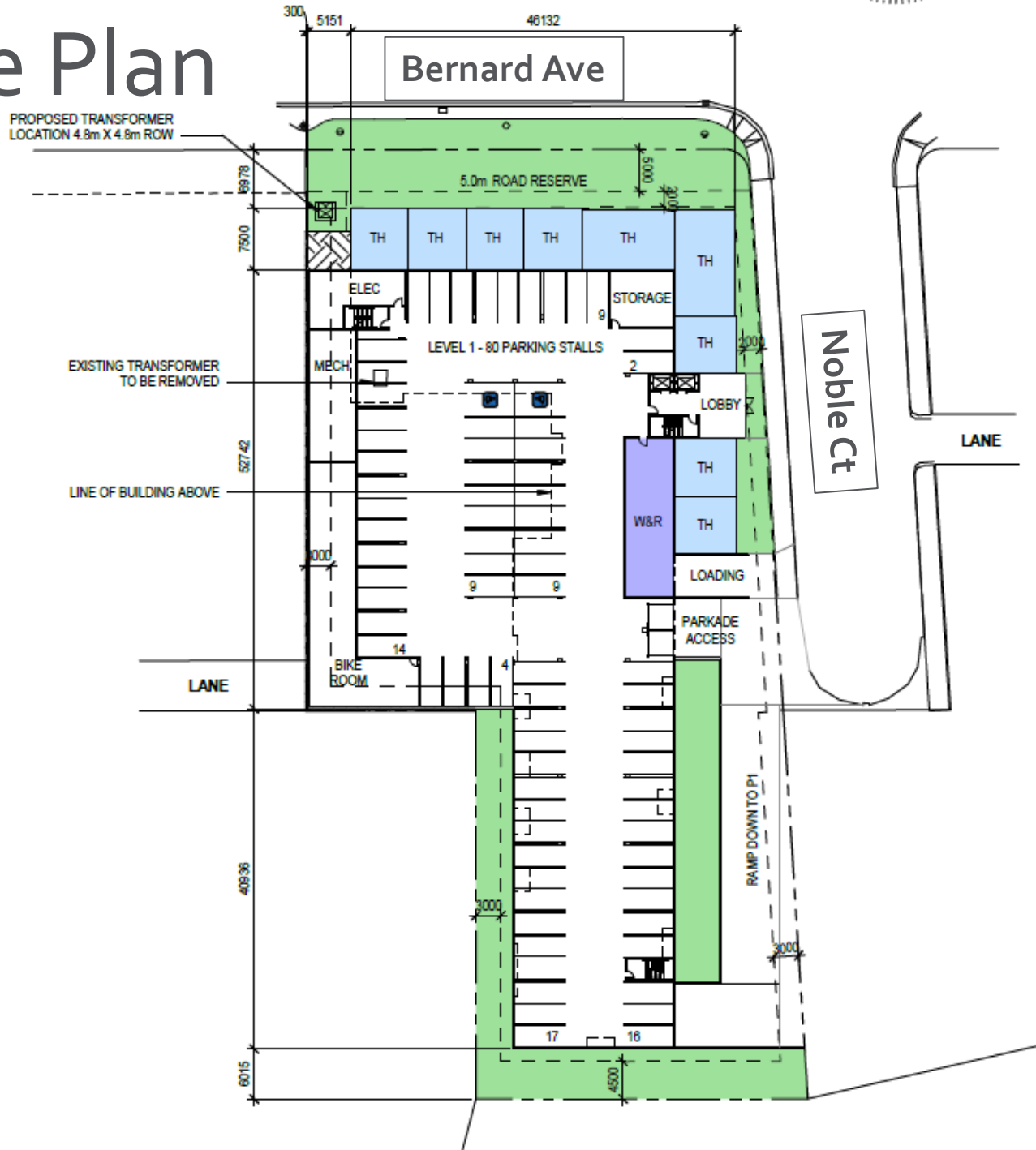
Background

- ▶ Existing OCP Designation of EDINST
 - ▶ From 2030 OCP
 - ▶ Original use of property as Church, then Daycare
- ▶ Monkey's Playhouse Daycare closed in 2012
- ▶ Vacant since that time
- ▶ Demolished recently
- ▶ No formal development applications on property since 2012

Project Details

- ▶ C-NHD – Core Area Neighbourhood
- ▶ MF3r – Apartment Housing Rental Only
 - ▶ 6 storey apartment housing & townhouses
 - ▶ Long-term rentals
 - ▶ Approximately 150 units
 - ▶ Lower levels parking
 - ▶ Vehicle entrance from Noble Ct
 - ▶ Traffic Impact Assessment underway

Draft Site Plan



OCP Pillars (Policy 16.1.2)

1. Target growth along transit corridors
 - ▶ Bernard Ave and Burtch Ave
2. Promote housing diversity
 - ▶ Rental only subzone



Target growth along
transit corridors



Promote more
housing diversity

OCP Pillars (Policy 16.1.2)

3. Stop planning new suburban neighbourhoods
4. Protect agriculture
5. Protect the environment
 - ▶ Direct housing within the Core Area
 - ▶ Away from agricultural & environmentally sensitive areas
 - ▶ Maximizing existing infrastructure



Stop planning new
suburban neighbourhoods



Protect
agriculture



Protect and restore
our environment

OCP Pillars (Policy 16.1.2)

6. Focus investment in Urban Centres (UC)
 - ▶ Increased housing within walking distance of UC
7. Strengthen Kelowna as region's economic hub
 - ▶ Support Landmark's employment hub
8. Take action on climate
 - ▶ Housing density within Core Area - Compact urban form



Focus investment in
Urban Centres



Strengthen Kelowna
as the region's
economic hub



Take action on
climate

OCP Chapter 5: C-NHD

- ▶ **Transit supportive corridor densities**
 - ▶ Meets minimum density with FAR up to 2.05
- ▶ **Low-rise corridor development up to 6 storeys**
 - ▶ Along transit corridors and higher capacity streets
- ▶ **Protect functionality of transit corridors**
 - ▶ Vehicle access from Noble Ct
 - ▶ Crosswalk at Noble Ct
- ▶ **Pedestrian-friendly tree-lined streetscapes**
 - ▶ Off-site improvements, road dedication

Public Notification Policy #367

► Public Information Session & Consultation

- Sept 23 – Oct 3 Consultation
- Oct 3 Public Information Session
- Newspaper advertisement
- Mail-outs within 50m
- Sign on property

ave another election and our neigh-
ods become polluted with plastic
hat end up sitting in the landfills for
years, well after the voters are gone
e politicians are forgotten. One could
this needless waste if it were really
l for the process of democracy. How-
years as a nursing professor, I was able to
support myself and my family with my
career and hopefully, teach and teach a new
generation of nurses. I think that Queen
Elizabeth, for giving me, and countless other
young Canadians, that start
Heather D. Wilson, Cobble Hill

JOIN THE CONVERSATION
Letters to the editor should be 400 words or less.
Email: letters@kelowna.ca

Notice of Public Information Session
1575 Bernard Avenue, Kelowna
1575 Bernard Projects Ltd. will be hosting a Public Information Session for the application for a OCP Amendment and Rezoning for the above property. The open house will be held Wednesday, October 3rd from 5 to 6:30pm at First Baptist Church (1109 Bernard Ave.).
Representatives from the Development Team will be in attendance to provide a project overview and answer any questions from interested parties.
For inquiries, please contact Corey Makin at 250-878-3000
corey@kelowna.ca

THE DAILY COURIER
ROUTES AVAILABLE

► Summary included in Council Package

Staff Recommendation

- ▶ Staff recommend **support** for OCP & Rezoning amendment for 1575 Bernard Ave to C-NHD and MF3r – Apartment Housing Rental Only:
 - ▶ Surrounding neighbourhood is C-NHD
 - ▶ Consistent with OCP Pillars for C-NHD
 - ▶ Consistent with OCP Policies for MF3r
 - ▶ Completed Public Information Session
 - ▶ Development Permit to follow for form & character