

REPORT TO COUNCIL REZONING



Date: September 25, 2023
To: Council
From: City Manager
Address: 1181 – 1191 Bernard Ave
File No.: Z22-0070

	Existing	Proposed
OCP Future Land Use:	C-NHD – Core Area Neighbourhood	C-NHD – Core Area Neighbourhood
Zone:	MF2 – Townhouse Housing	MF3 – Apartment Housing

1.0 Recommendation

THAT Rezoning Application No. Z22-0070 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of Lot 1 District Lot 137 ODYD Plan 16997, located at 1181-1191 Bernard Ave, Kelowna, BC from the MF2 – Townhouse Housing zone to the MF3 – Apartment Housing zone, be considered by Council;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out in Attachment “A” attached to the Report from the Development Planning Department dated September 25, 2023;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the approval of the Ministry of Transportation and Infrastructure;

AND FURTHER THAT final adoption of the Rezoning Bylaw be considered in conjunction with Council’s consideration of a Development Permit for the subject property.

2.0 Purpose

To rezone the subject property from the MF2 – Townhouse Housing zone to the MF3 – Apartment Housing zone to facilitate the development of apartment housing.

3.0 Development Planning

Staff support the proposed rezoning from the MF2 – Townhouse Housing zone to the MF3 – Apartment Housing zone. The proposed rezoning will facilitate the development of an apartment building which aligns with the Official Community Plan (OCP) Future Land Use Designation of C-NHD Core Area Neighbourhood. OCP Policy supports apartment housing, up to 6 storeys in height, where properties directly abut Transit Supportive Corridors.

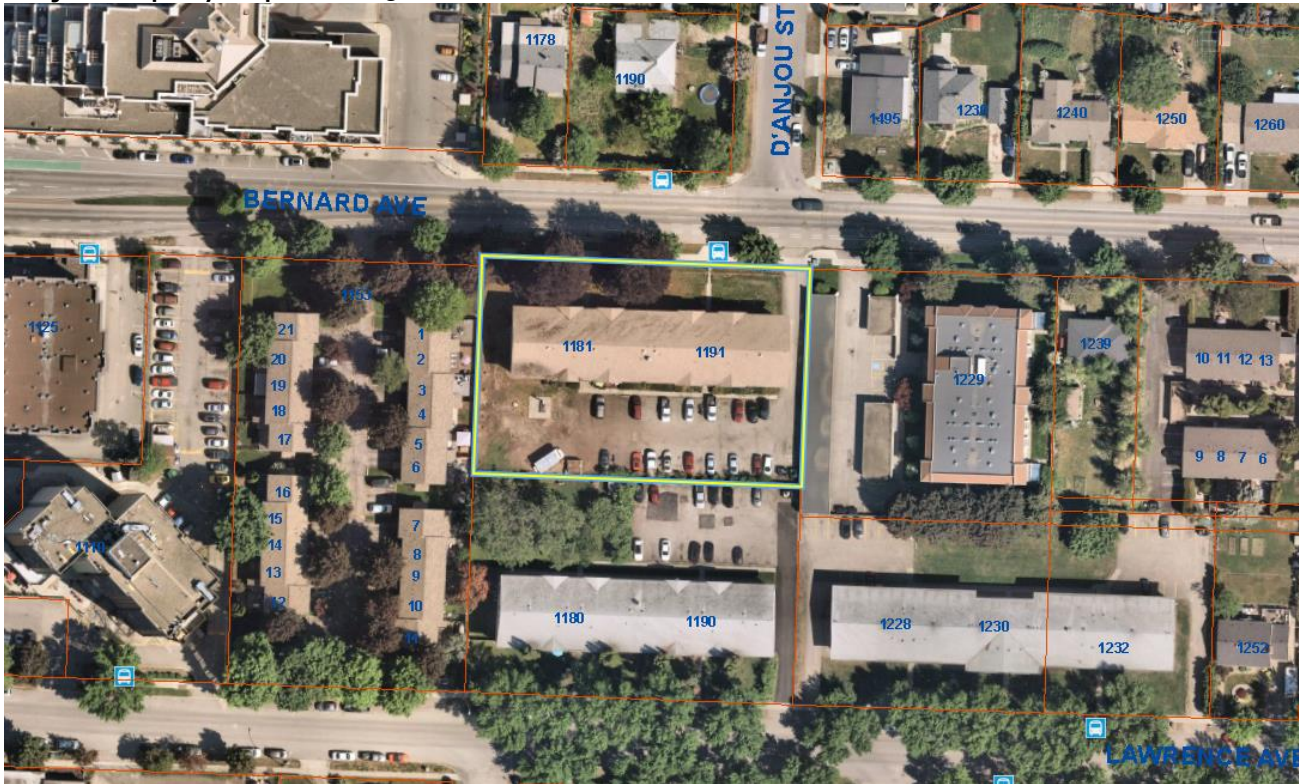
The proposed rezoning aligns with OCP Policy encouraging Low Rise Corridor Development within the Core Area. The applicant is required to dedicate 2.5 m of road along the frontage of Bernard Avenue.

Lot Area	Proposed (m ²)
Gross Site Area	3,499 m ²
Road Dedication	181 m ²
Undevelopable Area	n/a
Net Site Area	3,318 m ²

4.0 Site Context & Background

Orientation	Zoning	Land Use
North	RU ₄ – Duplex Housing	Single Detached Housing
East	MF ₃ – Apartment Housing	Apartment Housing
South	MF ₂ – Townhouse Housing	Townhouses
West	MF ₂ – Townhouse Housing	Townhouses

Subject Property Map: 1181-1191 Bernard Ave



The subject property is located on Bernard Avenue mid-block between Gordon Drive and Richmond Street. Bernard Avenue is a Transit Supportive Corridor with transit stops located directly in front of the subject property. Surrounding properties include a mix of single detached dwellings, duplexes, apartment housing, and commercial units.

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Objective 5.2 Focus residential density along Transit Supportive Corridors.	
Policy 5.2.1 Transit Supportive Corridor Densities	Encourage development that works toward a long term population density of between 50 – 100 people per hectares within 200 m of each corridor to achieve densities that support improved transit service and local services and amenities. Discourage underdevelopment of properties along Transit Supportive Corridors. <i>The subject property is adjacent to a Transit Supportive Corridor (Bernard Avenue).</i>
Policy 5.2.2 Low Rise Corridor Development	Encourage low rise apartments and stacked townhouses up to six storeys in height in Core Area Neighbourhoods that front or directly abut Transit Supportive Corridors. Consider lower heights for such projects where adjacent neighbourhoods are not anticipated to experience significant infill and redevelopment. <i>The proposed rezoning to MF3 – Apartment Housing would facilitate the development of apartment housing, up to 6 storeys in height, directly abutting a Transit Supportive Corridor.</i>

6.0 Application Chronology

Application Accepted: October 17, 2022
 Public Information Session: August 30, 2023
 Neighbourhood Notification Summary Received: August 15, 2023

Report prepared by: Jason Issler, Planner I
Reviewed by: Lydia Korolchuk, Acting Planning Supervisor
Reviewed by: Jocelyn Black, Urban Planning Manager
Approved for Inclusion: Ryan Smith, Divisional Director, Planning & Development Services

Attachments:
 Attachment A: Development Engineering Memo
 Attachment B: Summary of Public Information Session

For additional information, please visit our Current Developments online at www.kelowna.ca/currentdevelopments.