



City of  
**Kelowna**

Z22-0070  
1181-1191 Bernard Ave

Rezoning Application

# Purpose

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

# Development Process

Oct 17, 2022

Development Application Submitted



Staff Review & Circulation



Aug 15, 2023

Public Notification Received



Sep 25, 2023

Initial Consideration



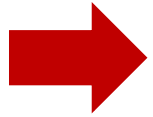
Reading Consideration or Public Hearing



Final Reading & Development Permit



Building Permit



Council  
Approvals

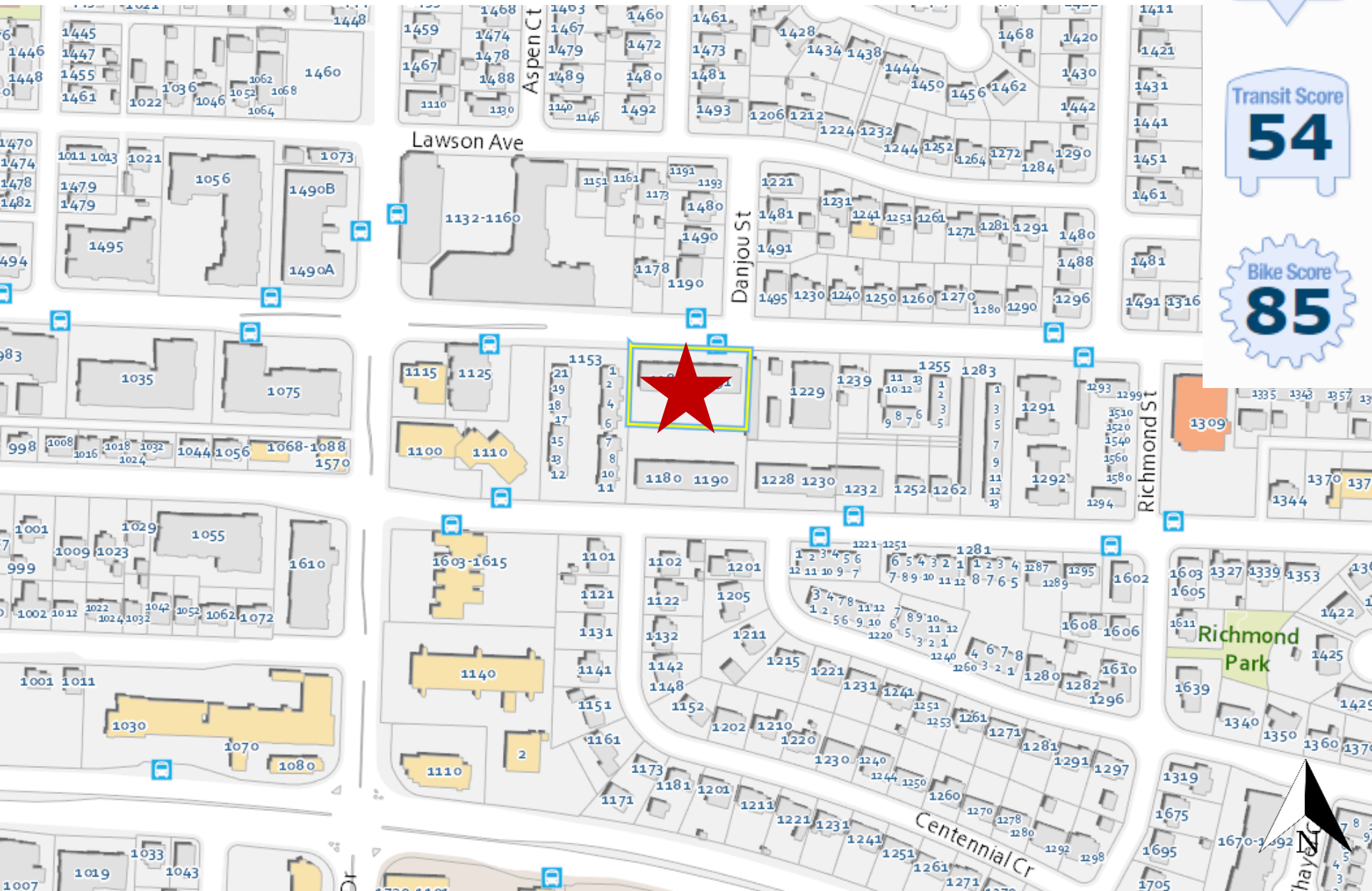


# Context Map

Walk Score  
**83**





Transit Score  
**54**

Bike Score  
**85**



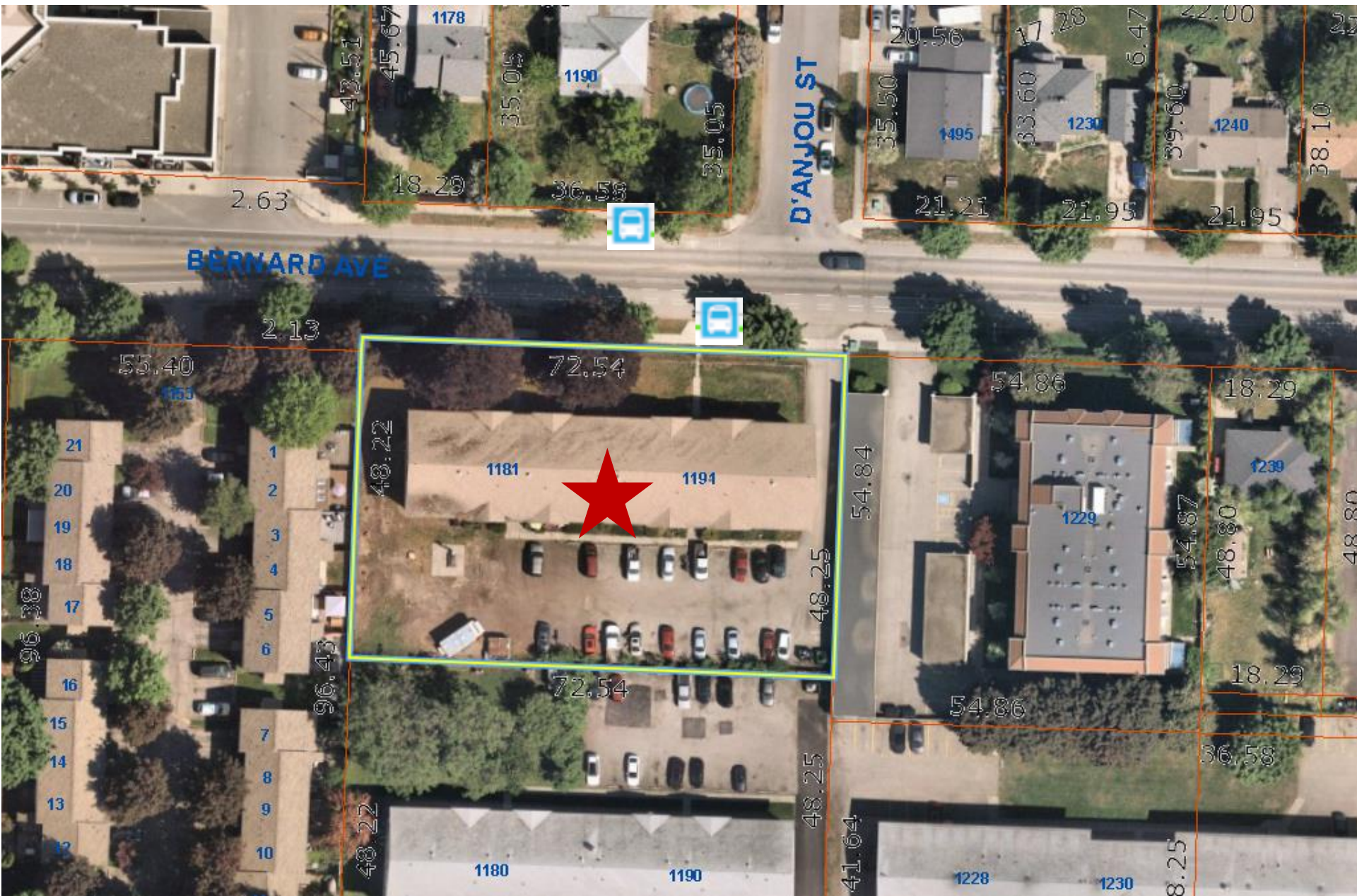
# OCP Future Land Use



	UC – Urban Centre
	C-NHD – Core Area Neighbourhood
	EDINST – Educational / Institutional
	PARK – Park and Open Space



# Subject Property Map



# Project Details

- ▶ C-NHD – Core Area Neighbourhood
- ▶ MF2 – Townhouse Housing zone to MF3 – Apartment Housing
  - ▶ Facilitate the construction of apartment housing
  - ▶ Vehicle access from Bernard Ave

# OCP Objectives & Policies

- ▶ **Policy 5.2.1 Transit Supportive Corridor Densities**
  - ▶ Encourage development that works towards increased density within 200 m of corridors to achieve densities that support improved transit services, local services and amenities.
- ▶ **Policy 5.2.2 Low Rise Corridor Development**
  - ▶ Encourage low rise apartments and stacked townhouses up to six storeys in height on sites that directly abut Transit Supportive Corridors.



# Staff Recommendation

- ▶ Staff recommend support for the proposed Rezoning as it is consistent with:
  - ▶ OCP Future Land Use: C-NHD – Core Area Neighbourhood
  - ▶ OCP Objectives in Chapter 5 Core Area
    - ▶ Transit Supportive Corridor Densities
    - ▶ Low Rise Corridor Development