

REPORT TO COUNCIL REZONING



Date: January 8, 2024
To: Council
From: City Manager
Address: 1660 and 1670 Bernard Avenue
File No.: Z23-0017

	Existing	Proposed
OCP Future Land Use:	C-NHD – Core Area Neighbourhood	C-NHD – Core Area Neighbourhood
Zone:	RU ₄ – Duplex Housing	MF ₃ – Apartment Housing

1.0 Recommendation

THAT Rezoning Application No. Z23-0017 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of Lot 2 Section 20 Township 26 ODYD Plan 12275, located at 1660 Bernard Avenue, Kelowna, BC and Lot 3 Section 20 Township 26 ODYD Plan 12275, located at 1670 Bernard Avenue, Kelowna, BC from the RU₄ – Duplex 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 January 8, 2024;

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 and Development Variance Permit for the subject properties.

2.0 Purpose

To rezone the subject properties from the RU₄ – Duplex 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 RU₄ – Duplex Housing zone to the MF₃ – Apartment Housing zone. The proposed rezoning will facilitate the development of apartment housing which aligns with the Official Community Plan (OCP) Future Land Use Designation of C-NHD – Core Area Neighbourhood. OCP Policy supports increased density and height, up to 6 storey apartment buildings, where properties directly abut Transit Supportive Corridors.

The applicant is required to dedicate 3.0 m of road along the Bernard Ave frontage, 1.5 m along Cherry Crescent, and a 5.0 m x 5.0 m corner cut at the intersection of Bernard Ave and Cherry Crescent. Existing driveway access onto Bernard Ave will be removed and access to the new development will be provided from Cherry Crescent.

Lot Area	Proposed (m ²)
Gross Site Area	3240 m ²
Road Dedication	~237 m ²
Undevelopable Area	N/A
Net Site Area	~3003 m ²

4.0 Site Context & Background

Orientation	Zoning	Land Use
North	RU ₄ – Duplex Housing	Single Detached Housing
East	RU ₄ – Duplex Housing	Single Detached Housing
South	P ₂ – Education and Minor Institutional	Parkinson Recreation Park
West	RU ₄ – Duplex Housing	Duplex Housing & Single Detached Housing

Subject Property Map: 1660 & 1670 Bernard Avenue



The subject properties are located on Bernard Avenue near the intersection with Burtch Road. Bernard Ave and Burtch Road are both Transit Supportive Corridors, with transit stops located immediately adjacent to the development site. Parkinson Recreation Park, including sports fields, courts, and fitness & recreation facilities is located immediately south.

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Objective 5.2 Focus residential density along Transit Supportive Corridors (Chapter 5: The Core Area)	
Policy 5.2.1 Transit Supportive Corridor Densities	Encourage development that works toward a long-term population density of between 50 – 100 people per hectare within 200 metres 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 project is on Bernard Avenue, which is a Transit Supportive Corridor. The proposed zone would allow increased population density along the corridor.</i>
Policy 5.2.2 Building Height	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. Consider buildings above six storeys where the project is adjacent to higher capacity transit along Highway 97, a major intersection, or near an Urban Centre, with due consideration for the context of the surrounding neighbourhood. <i>The MF3 zone would facilitate apartment housing up to six storeys in height.</i>
Policy 5.2.5 Corridor Access and Consolidation	Encourage consolidation of properties and location of automobile accesses from lanes or side streets to reduce or eliminate the number of accesses directly onto Transit Supportive Corridors. <i>Vehicular access to the site is from Cherry Crescent W at the east side of the development site. Existing driveways on Bernard Ave will be removed.</i>

6.0 Application Chronology

Application Accepted: March 22, 2023
 Public Information Session: November 21, 2023
 Neighbourhood Notification Summary Received: November 24, 2023

Report prepared by: Mark Tanner, Planner II
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

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