



City of  
**Kelowna**

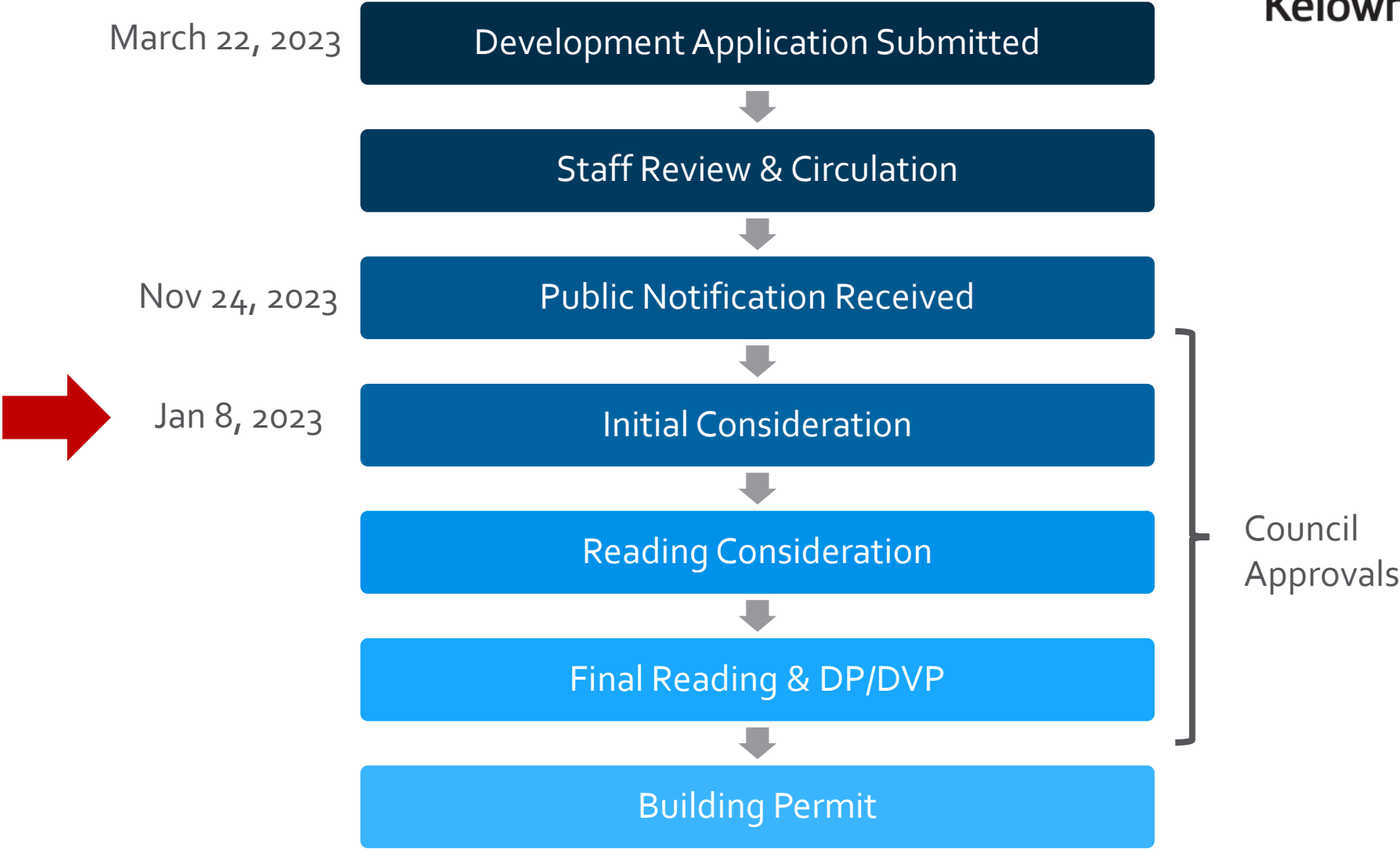
# Z23-0017 1660 & 1670 Bernard

Rezoning Application

# Purpose

- ▶ To rezone the subject properties from the RU<sub>4</sub> – Duplex Housing zone to the MF<sub>3</sub> – Apartment Housing zone to facilitate the development of apartment housing.

# Development Process



# Context Map



Walk Score  
**69**

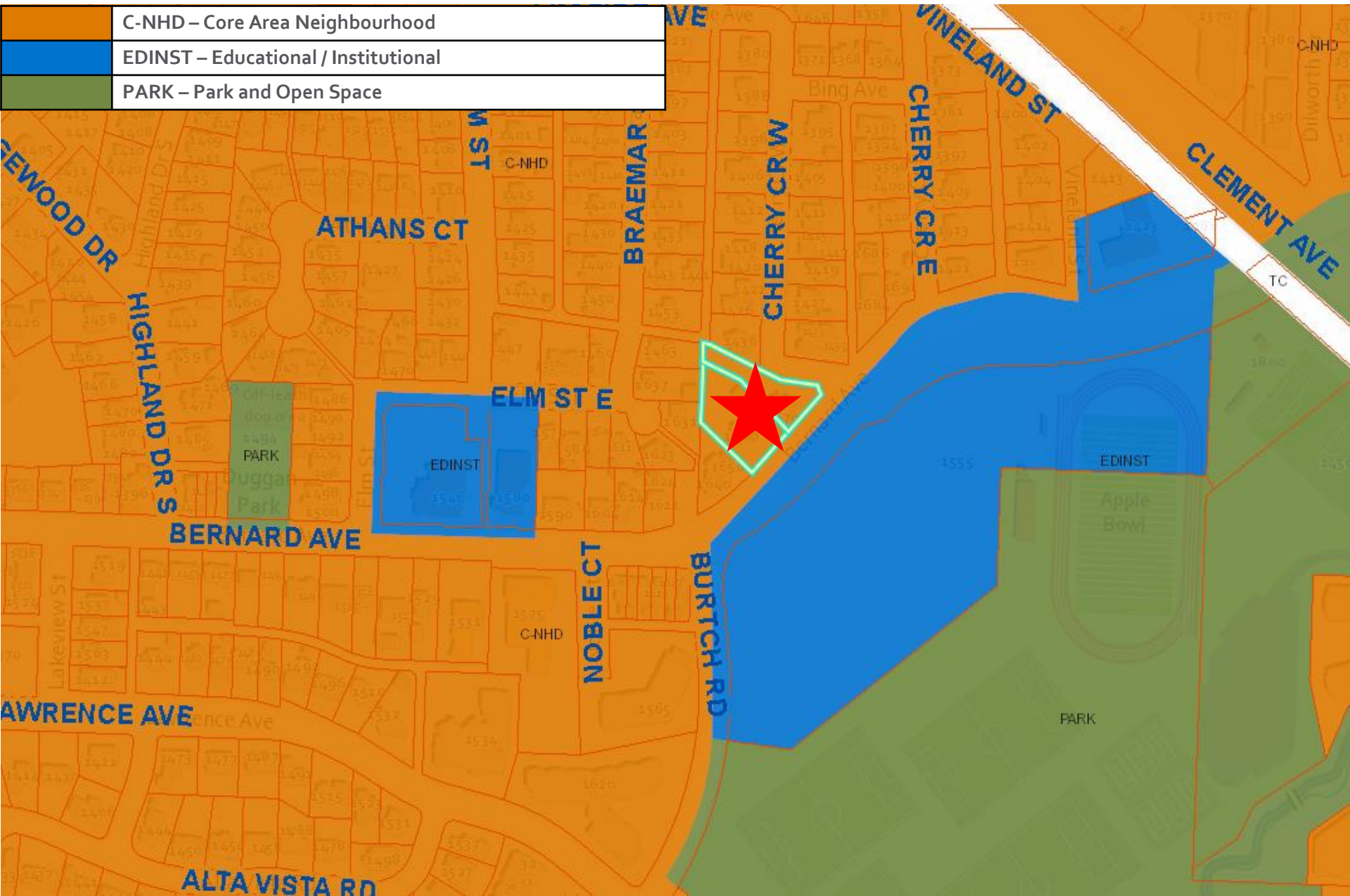
Transit Score  
**53**

Bike Score  
**94**

# OCP Future Land Use



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



# Subject Property Map



# Project Details

- ▶ RU<sub>4</sub> – Duplex Housing to MF<sub>3</sub> – Apartment Housing
  - ▶ Facilitate the construction of Apartment Housing
  - ▶ Vehicle access from Cherry Crescent
  - ▶ Fronting a Transit Supportive Corridor

# OCP Objectives & Policies

- ▶ Policy 5.2.1 Transit Supportive Corridor Densities
  - ▶ Encourage minimum densities along Transit Supportive Corridors
- ▶ Policy 5.2.2 Building Height
  - ▶ Encourage apartments up to six storeys in Core Area Neighbourhoods that directly abut Transit Supportive Corridors
- ▶ Policy 5.2.5 Corridor Access and Consolidation
  - ▶ Encourage consolidation of lots and eliminate the number of vehicle accesses directly onto 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 Policies:
    - ▶ Transit Supported Corridor Densities
    - ▶ Building Height
    - ▶ Corridor Access and Consolidation
  - ▶ Development Permit to follow