

REPORT TO COUNCIL REZONING



Date: May 6, 2024
To: Council
From: City Manager
Address: 1531 Bernard Ave
File No.: Z23-0085

	Existing	Proposed
OCP Future Land Use:	C-NHD – Core Area Neighbourhood	C-NHD – Core Area Neighbourhood
Zone:	MF1b – Infill Housing with Boarding or Lodging House	MF3r – Apartment Housing Rental Only

1.0 Recommendation

THAT Rezoning Application No. Z23-0085 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of PARCEL Z SECTION 20 TOWNSHIP 26 ODYD PLAN 3604, located at 1531 Bernard Ave, Kelowna, BC, from the MF1b – Infill Housing with Boarding or Lodging House zone to the MF3r – Apartment Housing Rental Only 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 May 6, 2024;

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

2.0 Purpose

To rezone the subject property from the MF1b – Infill Housing with Boarding or Lodging House zone to the MF3r – Apartment Housing Rental Only zone to facilitate the development of Rental Apartment Housing.

3.0 Development Planning

Staff recommend support for the proposed rezoning from MF1b – Infill Housing with Boarding or Lodging House zone to the MF3r – Apartment Housing Rental Only zone as it is consistent with the Future Land Use of C-NHD – Core Area Neighbourhood and is located on a Transit Supportive Corridor which supports the MF3 zone.

Lot Area	Proposed (m ²)
Gross Site Area	2,003.9 m ²
Road Dedication	130.8 m ²
Net Site Area	1,873.1 m ²

4.0 Site Context & Background

Orientation	Zoning	Land Use
North	P2 – Education & Minor Institutional	Institutional
East	MF3r – Apartment Housing Rental Only	Vacant
South	MF3 – Apartment Housing	Apartment Housing
West	MF1 – Infill Housing	Single Dwelling Housing

Subject Property Map: 1531 Bernard Ave



The subject property is located along a Transit Supportive Corridor (Bernard Ave) and is within walking distance to a second Transit Supportive Corridor (Burtch Rd). It is within 100 m of Duggan Park and the Parkinson Recreation Centre. There are several established apartment buildings in the nearby vicinity ranging from 2 to 4 ½ storeys in height, and the adjacent property to the east was recently rezoned to MF3r – Apartment Housing Rental Only to facilitate a 6-storey rental apartment building.

4.1 Background

The subject property is currently being used as an independent retirement community (supportive housing) with 12 tenant spaces, four of which are currently occupied and managed by Abbey Field Society. The Society has indicated that they will be ceasing operations citing challenges with the Residential Tenancy Act, operation costs, and an aging board. The applicants have provided additional details in the Design Rationale (Attachment C).

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Objective 5.2 Focus residential density along Transit Supportive Corridors	
Policy 5.2.2 Building Height	Encourage housing forms up to six storeys in height in Core Area Neighbourhoods that front or directly abut Transit Supportive Corridors. <i>The subject property is located on Bernard Ave, which is a Transit Supportive Corridor. The proposed rezoning to MF3r – Apartment Housing Rental Only is consistent with the building form and height in this OCP Policy.</i>
Objective 5.11 Increase the diversity of housing forms and tenure to create an inclusive, affordable, and complete Core Area.	
Policy 5.11.2 Diverse Housing Tenures.	Encourage a range of rental and ownership tenures that support a variety of households, income levels, and life stages. <i>The proposed "r" Rental Only subzone supports rental tenure in the Core Area.</i>

6.0 Application Chronology

Application Accepted: December 11, 2023
 Neighbourhood Notification Summary Received: March 22, 2023

Report prepared by: Trisa Atwood, Planner Specialist
Reviewed by: Jocelyn Black, Urban Planning Manager
Reviewed by: Nola Kilmartin, Development Planning Department Manager
Approved for Inclusion: Ryan Smith, Divisional Director, Planning, Climate Action & Development Services

Attachments:

- Attachment A: Development Engineering Memorandum Z23-0085 dated January 15, 2024
- Attachment B: Draft Site Plan
- Attachment C: Applicant’s Design Rationale & Information on Existing Tenants
- Attachment D: Neighbour Notification Summary

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