



City of
Kelowna

Z23-0085 Bernard Ave 1531

Rezoning Application

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.

Development Process

Dec 11, 2023

Development Application Submitted



Staff Review & Circulation



Mar 22, 2024

Public Notification Received



May 6, 2024

Initial Consideration



Reading Consideration



Final Reading



Development Permit

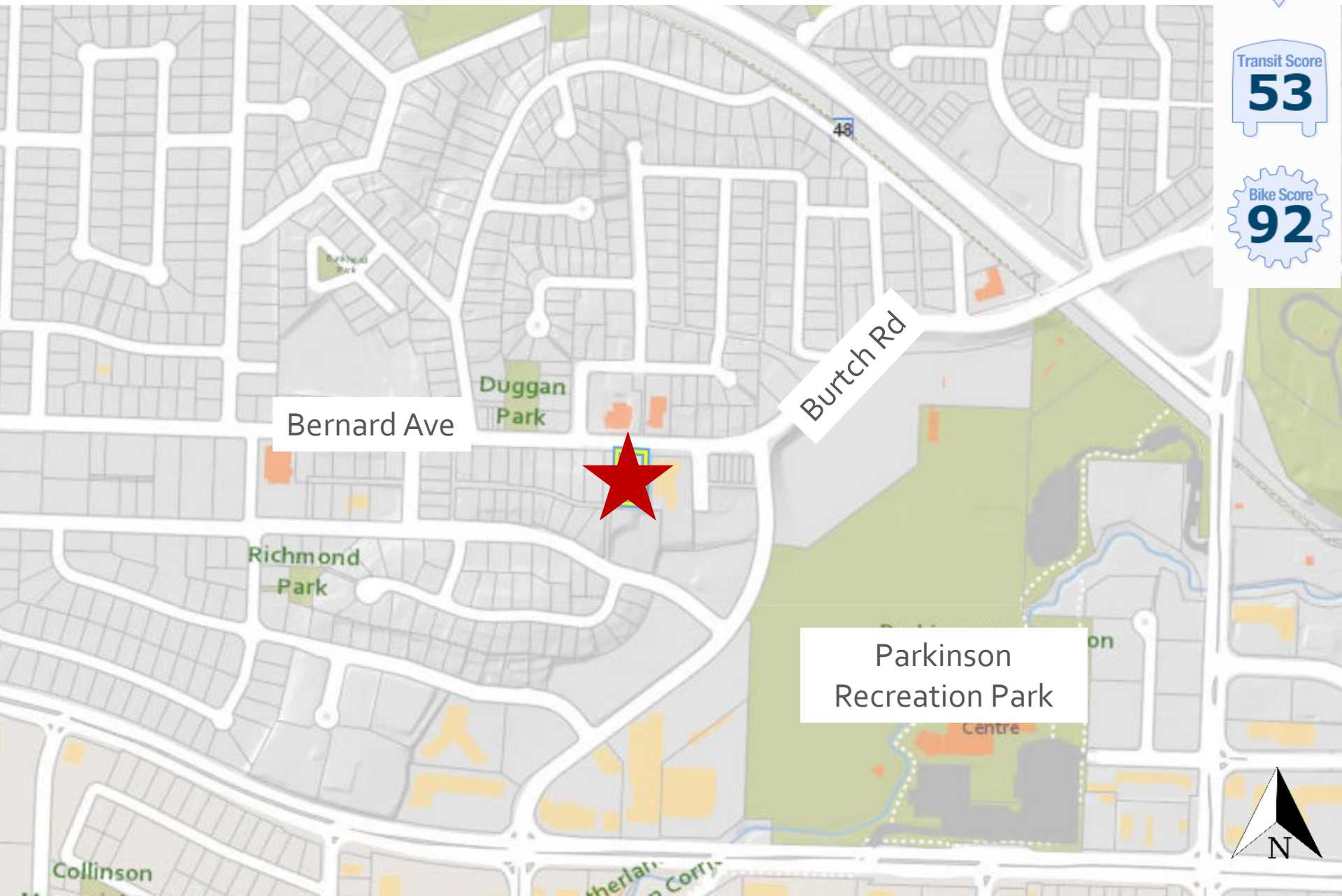
Council
Approvals

Context Map

Walk Score
72

Transit Score
53

Bike Score
92







Bernard Ave

Burtch Rd

Parkinson
Recreation Park

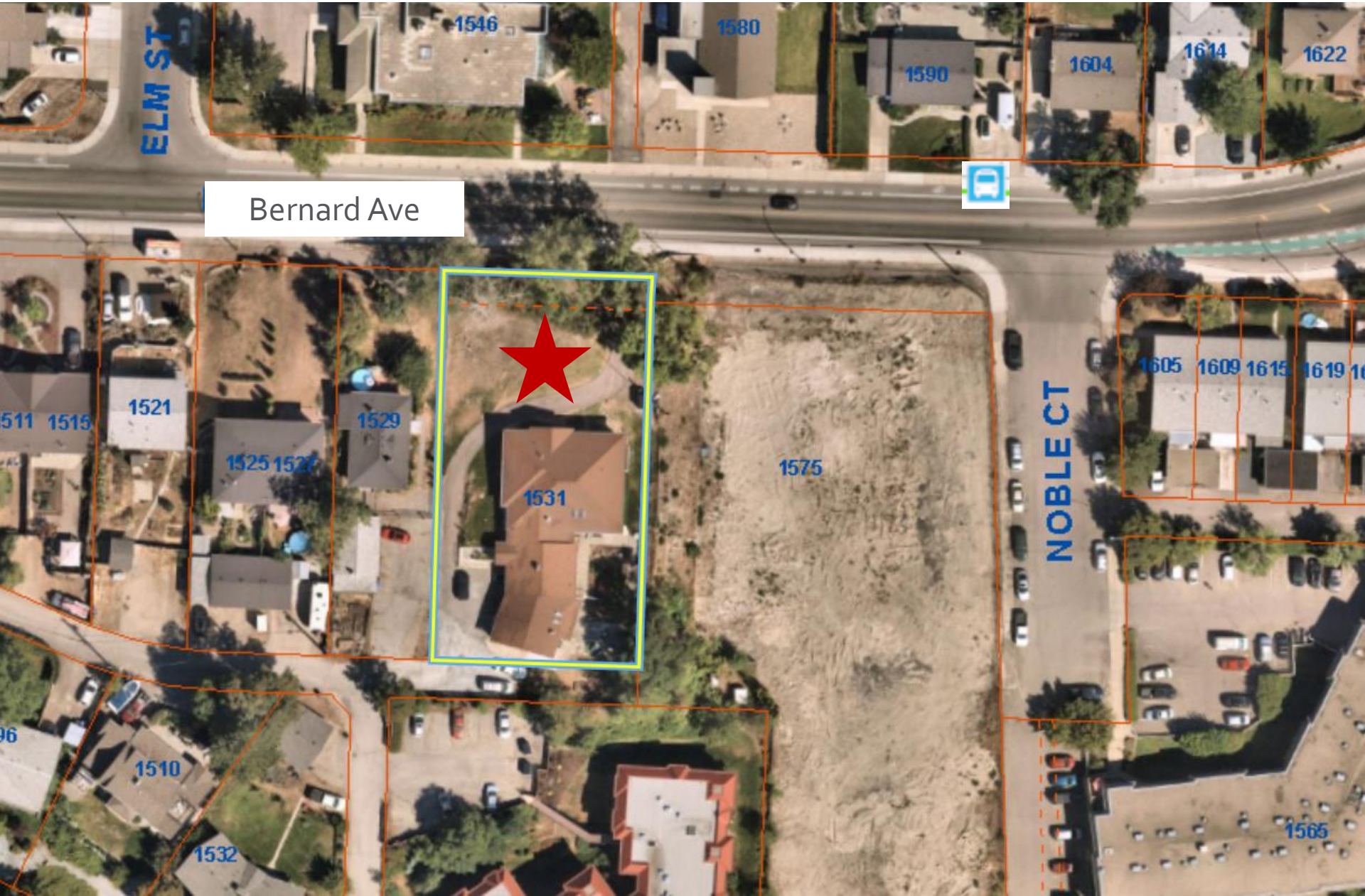


OCP Future Land Use

	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
- ▶ MF3r – Apartment Housing Rental Only
 - ▶ 6 storey apartment
 - ▶ Long-term rentals
 - ▶ Vehicle access from south lane
 - ▶ Pedestrian entrance from Bernard Ave

OCP Objectives

- ▶ Objective 5.2: Focus residential density along Transit Supportive Corridors
- ▶ Objective 5.11: Increase diversity of housing tenures

Staff Recommendation

- ▶ Staff recommend **support** for the proposed rezoning as it is consistent with:
 - ▶ OCP Future Land Use C-NHD
 - ▶ OCP Objectives in Chapter 5 Core Area
 - ▶ Transit Supported Corridor Policies
 - ▶ Rental Housing
 - ▶ Development Permit to follow for Form & Character