

# Report to Council



**Date:** July 8, 2024  
**To:** Council  
**From:** City Manager  
**Subject:** 1574-1634 Harvey Ave – Draft Burtch/Harvey Area Redevelopment Plan ARP24-0001  
**Department:** Development Planning

---

**Recommendation:**

THAT Council receives, for information, the report from the Development Planning Department, dated July 8, 2024, with respect to the draft Burtch/Harvey Area Redevelopment Plan;

AND THAT Council authorizes the preparation of the final Burtch/Harvey Area Redevelopment Plan for Council consideration.

**Purpose:**

To receive the draft Burtch/Harvey Area Redevelopment Plan and to authorize the preparation of the final plan.

**Background:**

During the consultation and development of the 2040 Official Community Plan (OCP), the subject properties at 1574 – 1634 Harvey Ave were identified as an opportunity for growth and the following OCP Policy was adopted:

[Policy 5.2.6. Burtch / Harvey Area Redevelopment Plan.](#)

*Consider greater heights and densities than afforded in the Core Area Neighbourhood designation in the Burtch / Harvey area as outlined on [Map 16.1](#), only at such time as an Area Redevelopment Plan initiated by the property owners is completed.*

Taking direction from that Policy, Staff entered into a Terms of Reference Agreement with the owners in October 2023 for an Area Redevelopment Plan (ARP). Due to the relatively small size and minimal complexity of the subject properties compared to other ARPs, an abbreviated process was agreed upon. The intention of this ARP is to consider greater heights and densities to increase housing and commercial establishments in this strategic location.

The applicants submitted three concept plans in February 2024 and held two Public Information Sessions in April 2024. Staff circulated and reviewed the concept plans and directed the applicants to proceed with developing the preferred concept plan into a draft plan for Council consideration.

**Discussion:**

The vision and objectives statement provided for the ARP (Attachment B) includes a combination of retail establishments and diverse housing options, integrating with the adjacent Parkinson Recreation Centre, and incorporating Mill Creek into the site design. The submission indicates that additional height and density is warranted in this strategic location that is within walking distance to frequent transit and active

transportation corridors (Burtch Ave ATC, Sutherland ATC, Rail Trail), parks and recreation, the Capri-Landmark Urban Centre, and the Landmark employment hub.

The draft plan provides a general indication of height and density, massing, and connectivity of the site (Attachment C). The proposed density and height are similar to the Capri-Landmark Urban Centre with an FAR of 3.95, and heights ranging from 6 storeys to 26 storeys plus bonus density and height opportunities. The site could accommodate between 1,600 and 1,700 residential units with approximately 2,000 m<sup>2</sup> of office space and 3,000 m<sup>2</sup> of commercial/retail space, concentrated on an internal high street promoting pedestrian activity and vibrancy. The massing provides a transition from taller buildings along Harvey Ave, tapering down toward the existing multi-family buildings along Burtch Rd. The plan indicates that parks and outdoor spaces would be integrated into the site, with pedestrian connections running through the property along with roadways.



Figure 1: Concept Illustrative Site Plan

*Official Community Plan 2040 Alignment:*

The draft ARP indicates that the subject properties are particularly suitable for increased height and density due to the strategic location. The ARP could increase housing supply adjacent to one of the City's largest employment centres (Landmark), encourage sustainable transportation options with easy access to the rapid transit corridor on Harvey Ave, and act on climate by protecting riparian areas and promoting compact urban growth. The draft ARP aligns with the majority of the OCP Pillars that guide the growth strategy for Kelowna, as outlined below.

The Big Picture: 10 Pillars to Realize Our Vision	
<b>Promote more housing diversity</b>	<p><b>Focus housing in areas where residents have easier access to jobs, amenities, transit, and active transportation routes.</b></p> <p><i>The proposal would incorporate a range of unit types, sizes, and tenures and opportunities for rental and affordable housing could be incorporated prior to the final plan. The subject properties have easy access to jobs at the Landmark employment hub, access to amenities such as Parkinson Recreation Centre, walking distance to rapid transit on Harvey Ave, and Burtch Rd is a future active transportation route that will connect to the Rail Trail and Sutherland ATC.</i></p>
<b>Focus Investment in Urban Centres</b>	<p><b>Direct public and private investments towards providing more jobs, housing, transportation options, parks, and other amenities in and around the Urban Centres.</b></p> <p><i>Increased height and density on the subject properties will provide more jobs, housing, amenities, and support alternative transportation options in and around the Capri-Landmark Urban Centre.</i></p>
<b>Strengthen Kelowna as the region's economic hub</b>	<p><b>Nurture a culture of entrepreneurship, support innovation, and foster inclusive property by supporting employment growth in the Urban Centres.</b></p> <p><i>The subject properties are within walking distance (400 m) of the Landmark Employment Hub via the Dayton Pedestrian Overpass. Providing housing options near employment can be a factor in employee recruitment and retention, strengthening Kelowna as the region's economic hub.</i></p>
<b>Stop planning new suburban neighbourhoods</b>	<p><b>Focus on limiting urban sprawl and growing in a way that is more environmentally and financially sustainable.</b></p> <p><i>Increased height and density on the subject properties limits urban sprawl and is more environmentally and financially sustainable by directing growth where infrastructure already exists.</i></p>
<b>Target growth along transit corridors</b>	<p><b>Focus growth in the five Urban Centres and along major transit corridors that connect them with the goal of putting more people and more jobs within easy walking distance of reliable, direct transit service.</b></p> <p><i>The subject properties are located on two Transit Supportive Corridors: Burtch Ave, and the Rapid Transit corridor along Harvey Ave identified in <a href="#">OCP Map 13.2</a>, making this a particularly suitable location to focus growth.</i></p>

<b>Prioritize sustainable transportation and shared mobility</b>	<b>Target improvements to public transit, active transportation, and sidewalk networks – especially in Urban Centres, the Core Area, and UBCO.</b>
	<i>The draft ARP proposes sidewalk and cycling connections through the site to promote active transportation and contribute to the sidewalk networks. Targeting increased housing density along Transit Supportive Corridors helps to support improvements to public transit.</i>
<b>Protect and restore our environment</b>	<b>Protect ecosystems and restore others to a healthier state.</b>
	<i>The draft ARP recognizes the riparian area and environmentally sensitive area along Mill Creek at the southeastern portion of the site.</i>
<b>Take action on climate.</b>	<b>Focus growth in a way that is more compact, energy-efficient, and better prepare to adapt to events like floods, wildfires, drought, and other climate change impacts.</b>
	<i>By supporting increased heights and densities in this strategic location, the ARP aligns with compact urban growth which is a major factor in reducing negative impacts on climate.</i>

*Council Priority Alignment:*

Affordable Housing: The Housing Needs Assessment completed in 2023 indicates that housing of all types, sizes, and tenures is required. Increasing housing supply in strategic locations works toward the goal of creating affordable housing. Should Council support the draft plan, Staff would work with the applicants on opportunities for rental and affordable housing to be incorporated into the final plan, OCP Amendment, and rezoning application.

Transportation: By supporting increased heights and densities in strategic locations that are well connected to Urban Centres by transit and active transportation corridors, the demand for transportation infrastructure can be reduced and transit services can be improved. In addition, Staff recommend exploring reducing the minimum parking requirements to support sustainable alternate transportation options. This aligns with the [2040 Transportation Master Plan \(TMP\) Vision](#) to “help us transition from our car-centric culture.”

Climate & Environment: The draft ARP aligns with the climate lens objectives of protecting the riparian area of Mill Creek, increasing the urban tree canopy, as well as being well connected to services, employment, recreation, and alternate transportation options.

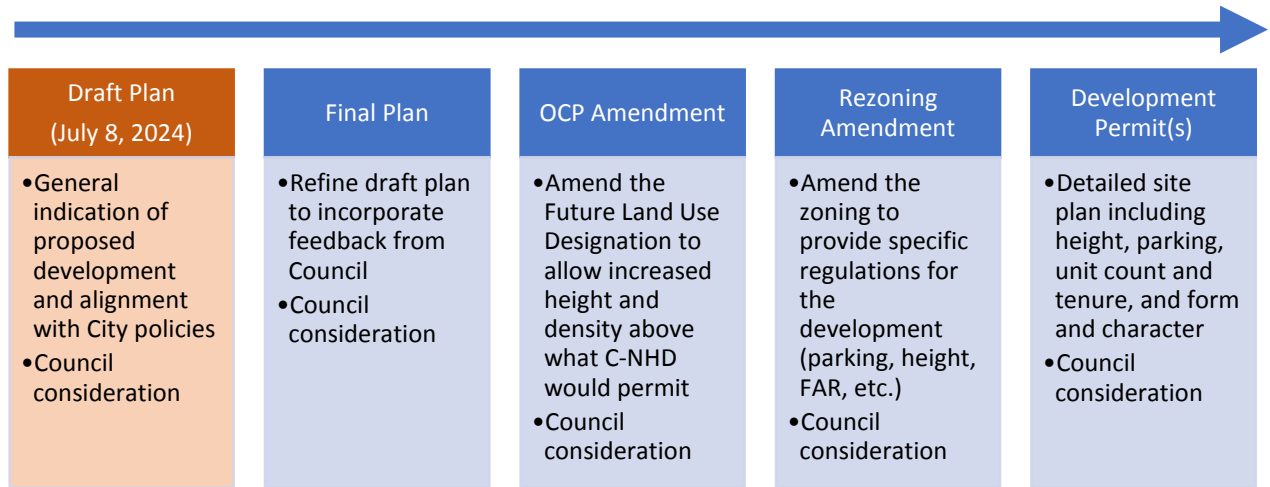
*Public Engagement:*

The applicants hosted two Public Information Meetings providing a full presentation of the policy background, proposed concepts and process, along with an invitation for written and verbal feedback. The meeting was advertised by distributing invitations to neighbours within a 500 m radius, providing letters to current tenants and past and present Global Fitness Members, advertising in print and online through local newspapers, and placing development signs on the property. A summary of the engagement is provided as Attachment A.

**Staff Recommendation & Next Steps:**

The submission documents and draft ARP indicate that additional height and density is warranted in this location and aligns with the 2040 OCP Pillars, 2040 TMP objectives, and responds to the Housing Needs Assessment (2023). Staff recommend supporting the draft plan as presented and ask Council to direct

Staff to collaborate with the applicant to proceed to the final plan. Should Council support this recommendation, Staff will bring forth the final plan, an OCP Amendment, and a rezoning for Council's consideration. Details that would be refined prior to Council consideration of the final plan include reviewing potential rental or affordable housing requirements, reviewing site-specific form and character guidelines if required, and determining the appropriate parking rate. A Development Permit for Council consideration would follow at such time as an application is made.



**Internal Circulation:**

Communications  
 Development Engineering  
 Housing Policy & Programs  
 Long Range Planning  
 PRC Redevelopment Project Team

Parks & Building  
 Real Estate Services  
 Transportation  
 Utility Planning

**Considerations applicable to this report:**

*Existing Policy:* Council Policy 247: Hierarchy of Plans, Housing Needs Assessment 2023, 2040 Official Community Plan, 2040 Transportation Master Plan, Capri-Landmark Urban Centre Plan, Imagine Kelowna

*Consultation and Engagement:* A summary of public engagement is provided in Attachment A.

**Attachments:**

Attachment A: Summary of Public Engagement  
 Attachment B: Supporting Documents for Area Redevelopment Plan  
 Attachment C: Draft Area Redevelopment Plan

**Submitted by:**

T. Atwood, Planner Specialist, Development Planning

**Approved for inclusion:**

R. Smith, Planning, Climate Sustainability and Development Services

For a complete copy of the Applicant's Submission, please visit our Current Developments online: [ARP24-0001 | City of Kelowna](#).