



City of  
**Kelowna**

# ARP24-0001 1574-1634 Harvey Ave

Burtch/Harvey Draft Area Redevelopment Plan

# Purpose

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

# Development Process

October 2023

Terms of Reference Agreed Upon



February 2024

Development Application Submitted



April 2024

Public Information Sessions



July 8, 2024

Draft Area Redevelopment Plan



Final Area Redevelopment Plan



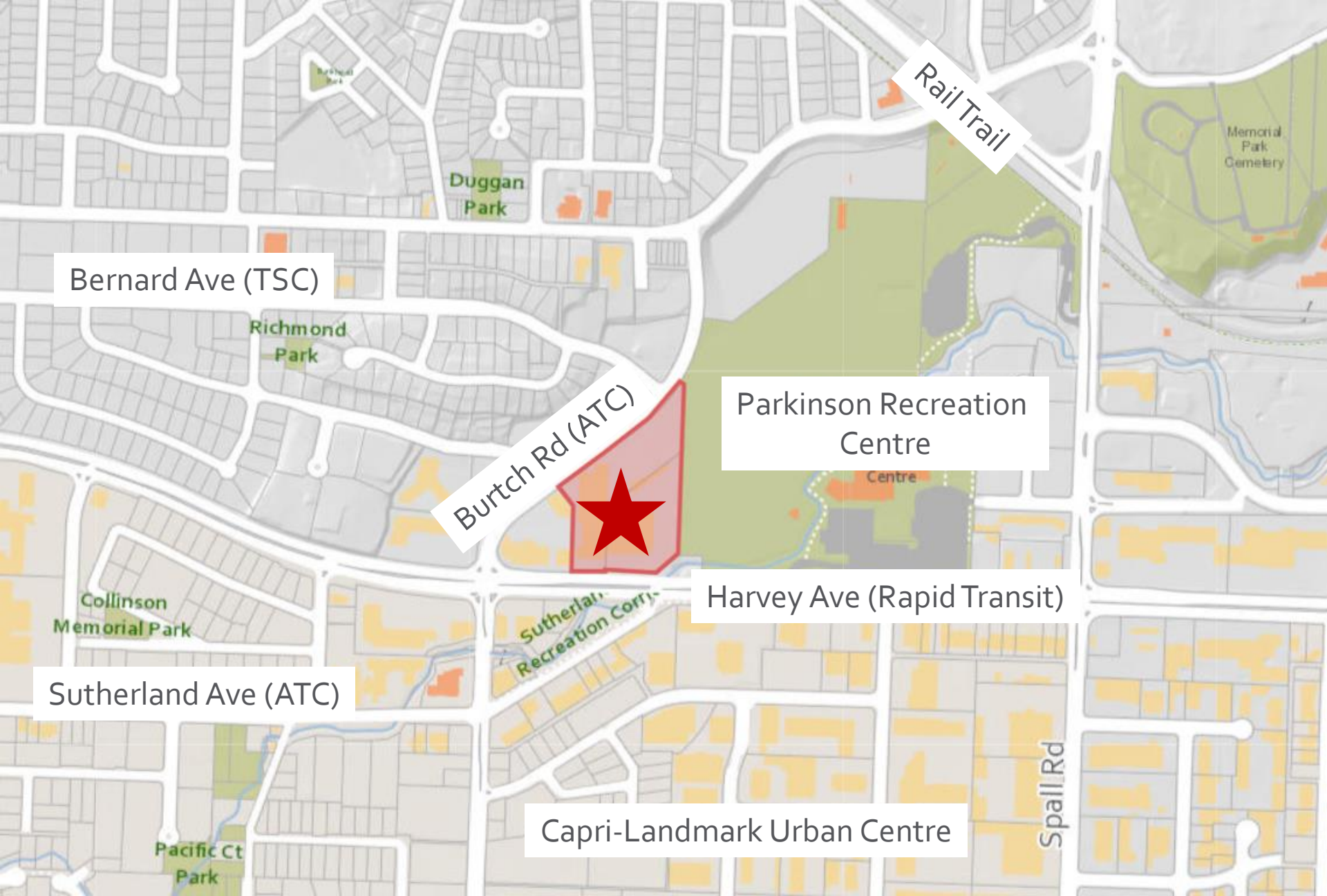
OCP Amendment & Rezoning



Development Permit

Council  
Approvals

# Context Map



Bernard Ave (TSC)

Rail Trail

Burtch Rd (ATC)

Parkinson Recreation Centre

Harvey Ave (Rapid Transit)










Sutherland Ave (ATC)

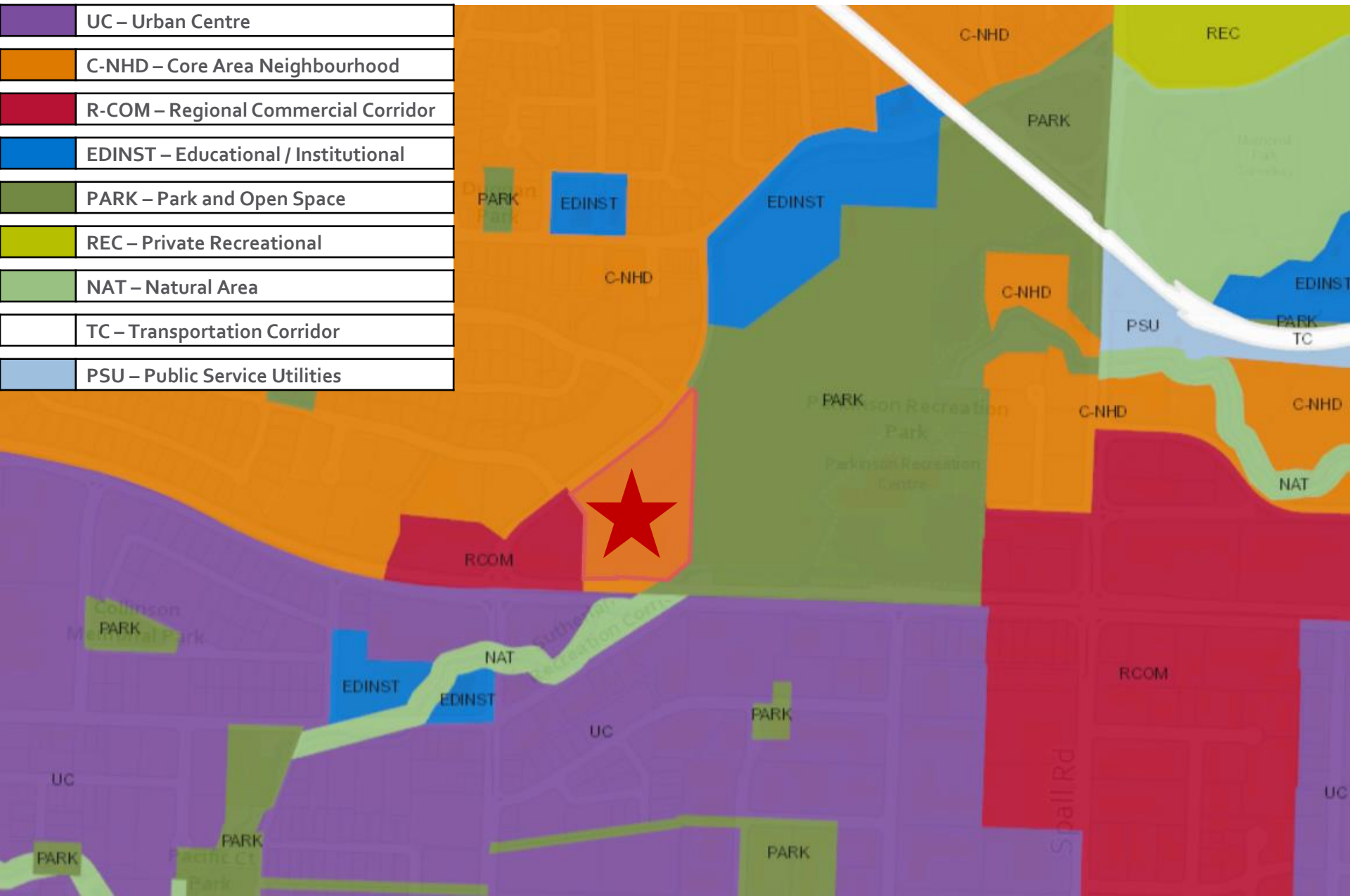
Capri-Landmark Urban Centre

Spall Rd

# OCP Future Land Use



	UC – Urban Centre
	C-NHD – Core Area Neighbourhood
	R-COM – Regional Commercial Corridor
	EDINST – Educational / Institutional
	PARK – Park and Open Space
	REC – Private Recreational
	NAT – Natural Area
	TC – Transportation Corridor
	PSU – Public Service Utilities



# Subject Property Map



# Background

- ▶ [OCP 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.*
- ▶ Terms of Reference October 2023
- ▶ Abbreviated & Focused Process

# Draft ARP Overview

- ▶ Residential, retail/commercial, office
  - ▶ 1,600 – 1,700 units
- ▶ 6 storeys – 26 storeys
  - ▶ Bonus density/height provisions
  - ▶ Taller buildings along Harvey Ave
  - ▶ Lower buildings along Burtch Ave
- ▶ Parks & outdoor recreation spaces
- ▶ Pedestrian & cycling connectivity
- ▶ Protection of Mill Creek



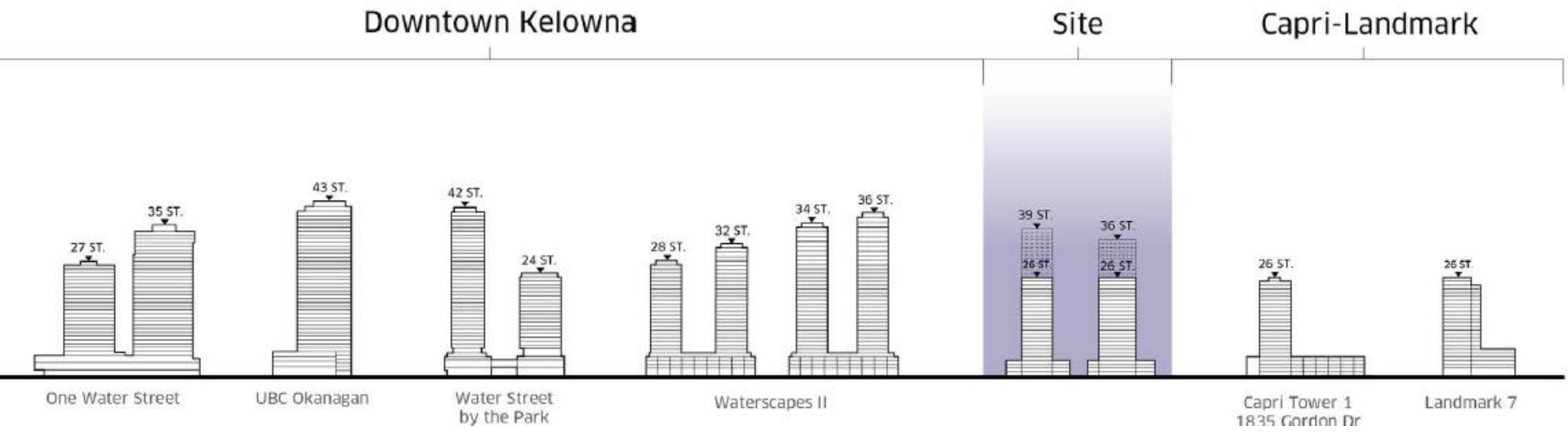
# Concept Illustrative Site Plan



# Concept Massing



# Concept Height Comparison



# OCP Growth Strategy Alignment



Promote more housing diversity

- ▶ Range of unit types, sizes, and tenures
  - ▶ Easy access to jobs, recreation, active transportation



Strengthen Kelowna as the region's economic hub

- ▶ Landmark Employment Hub
  - ▶ Housing near existing employment
  - ▶ Increase employee recruitment & retention



Focus investment in Urban Centres

- ▶ Increase in housing, jobs, amenities
  - ▶ Proximity to Capri-Landmark Urban Centre

# OCP Growth Strategy Alignment



Prioritize sustainable transportation and shared mobility

- ▶ Sidewalk & cycling connections through site
  - ▶ Burtch Ave (Future ATC)
  - ▶ Connect to Sutherland ATC, Rail Trail



Target growth along transit corridors

- ▶ Two Transit Supportive Corridors
  - ▶ Burtch Ave
  - ▶ Harvey Ave (rapid transit)



Stop planning new suburban neighbourhoods

- ▶ Environmentally & financially sustainable
  - ▶ Compact urban growth
  - ▶ Infrastructure already exists

# OCP Growth Strategy Alignment



Take action on  
climate

- ▶ Strategic location reduces car dependency
- ▶ Proposed green public spaces



Protect and restore  
our environment

- ▶ Protection of Mill Creek Riparian Area
- ▶ Natural Environment Development Permit

# OCP Objectives – Climate Resilience

## Climate Criteria

Dark Green – Meets Climate Criteria

10 min Walk to Retail/Restaurants	Dark Green
5 min Walk to Park	Dark Green
10 min Bike to Public School	Dark Green
20 min Bus to Urban Centre/Village Centre/Employment Hub	Dark Green
Retaining Trees and/or Adding Trees	Dark Green
<b>OCP Climate Resilience Consistency</b>	Dark Green

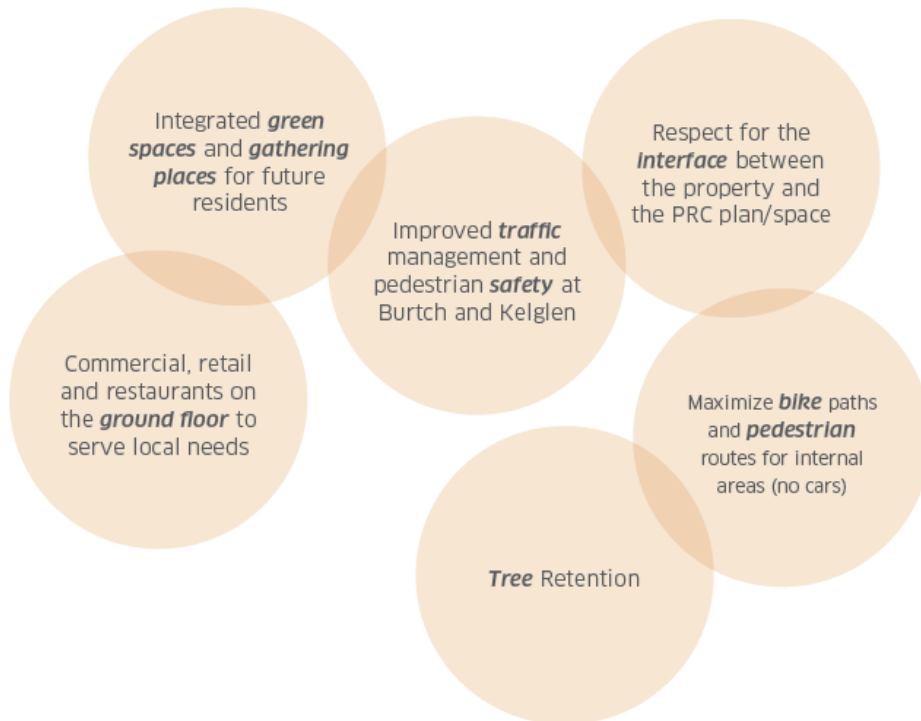
# Council Priorities

- ▶ **1. Affordable Housing:** Increase in housing supply
  - ▶ Opportunities for rental and affordable later in process
  
- ▶ **2. Transportation:** Alternate transportation options
  - ▶ Support reduction in minimum parking
  - ▶ Transition from “car-centric” culture
  
- ▶ **3. Climate & Environment:** Protect Mill Creek
  - ▶ Increase urban tree canopy



# Public Engagement

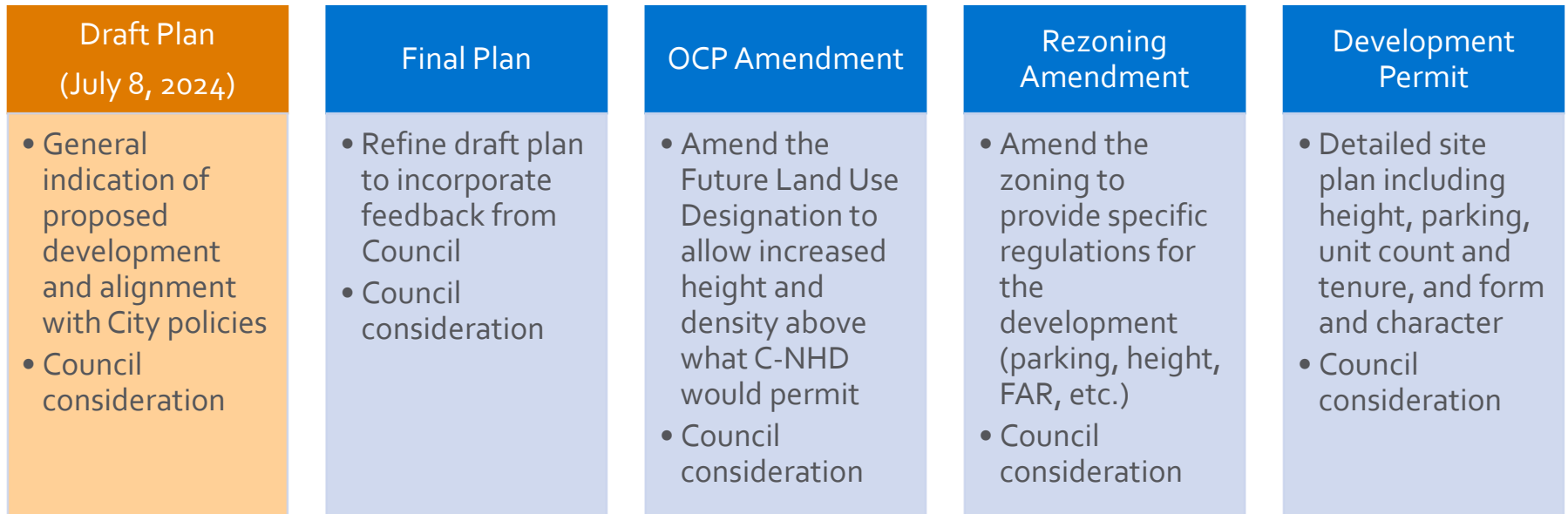
## Expressions of Support:



## Opportunities for Improvement:



# Next Steps



# Staff Recommendation

- ▶ Staff recommend **support** for the draft ARP as it is consistent with:
  - ▶ 2040 OCP Growth Strategy
  - ▶ 2040 Transportation Master Plan
  - ▶ Housing Needs Assessment
  - ▶ Strategic location for increased height and density
- ▶ Authorize preparation of the final plan for Council consideration.