

# REPORT TO COUNCIL REZONING



**Date:** March 17, 2025  
**To:** Council  
**From:** City Manager  
**Address:** 1230-1296 Bernard Avenue, 1481-1495 D’Anjou Street & 1488 Richmond Street  
**File No.:** Z24-0046

	Existing	Proposed
<b>OCP Future Land Use:</b>	C-NHD – Core Area Neighbourhood	C-NHD – Core Area Neighbourhood
<b>Zone:</b>	MF1 – Infill Housing	MF3r – Apartment Housing Rental Only

## 1.0 Recommendation

That Rezoning Application No. Z24-0046 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of:

- a) Lot 1 District Lot 137 ODYD Plan 15718, located at 1296 Bernard Avenue, Kelowna, BC;
- b) Lot 2 District Lot 137 ODYD Plan 15718, located at 1290 Bernard Avenue, Kelowna, BC;
- c) Lot 3 District Lot 137 ODYD Plan 15718, located at 1280 Bernard Avenue, Kelowna, BC;
- d) Lot 4 District Lot 137, ODYD Plan 15718, located at 1270 Bernard Avenue, Kelowna, BC;
- e) Lot 5 District Lot 137 ODYD Plan 15718, located at 1260 Bernard Avenue, Kelowna, BC;
- f) Lot 6 District Lot 137 ODYD Plan 15718, located at 1250 Bernard Avenue, Kelowna, BC;
- g) Lot 7 District Lot 137 ODYD Plan 15718, located at 1240 Bernard Avenue, Kelowna, BC;
- h) Lot 8 District Lot 137 ODYD Plan 15718, located at 1230 Bernard Avenue, Kelowna, BC;
- i) Lot 9 District Lot 137 ODYD Plan 15718, located at 1495 D’Anjou Street, Kelowna, BC;
- j) Lot 10 District Lot 137 ODYD Plan 15718, located at 1491 D’Anjou Street, Kelowna, BC;
- k) Lot 11 District Lot 137 ODYD Plan 15718, located at 1481 D’Anjou Street, Kelowna, BC;
- l) Lot 21 District Lot 137 ODYD Plan 15718, located at 1488 Richmond Steet, Kelowna, BC;

from the MF1 – Infill Housing 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 March 17, 2025;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to consolidating the subject properties into a single parcel;

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

**2.0 Purpose**

To rezone the subject properties from the MF<sub>1</sub> – Infill Housing zone to the MF<sub>3r</sub> – Apartment Housing Rental Only zone to facilitate the development of rental apartment housing.

**3.0 Development Planning**

Staff support the proposed rezoning from the MF<sub>1</sub> – Infill Housing zone to the MF<sub>3r</sub> – Apartment Housing Rental Only zone. The proposed rezoning will facilitate the development of rental apartment housing which aligns with the Official Community Plan (OCP) Future Land Use Designation of C-NHD – Core Area Neighbourhood. OCP Policy supports apartment housing, up to 6 storeys in height, when a property directly abuts a Transit Supportive Corridor. The proposed Rental Only subzone aligns with the OCP Policy encouraging diverse housing tenures within the Core Area.

As a requirement prior to development of the site, the applicant will be required to dedicate 2.0 metres along Bernard Avenue including additional area for a public transit stop and 1.0 metre of road dedication along Richmond Street.

Lot Area	Proposed (m <sup>2</sup> )
Gross Site Area	9,300.00 m <sup>2</sup>
Road Dedication	502.06 m <sup>2</sup>
Undevelopable Area	858.86 m <sup>2</sup>
Net Site Area	7,939.08 m <sup>2</sup>

**4.0 Site Context & Background**

Orientation	Zoning	Land Use
North	MF <sub>1</sub> – Infill Housing	Single Detached Housing
East	MF <sub>1</sub> – Infill Housing	Single Detached Housing
South	MF <sub>2</sub> – Townhouse Housing / MF <sub>3</sub> – Apartment Housing	Townhouse Housing / Apartment Housing
West	MF <sub>1</sub> – Infill Housing	Single Detached Housing

**Subject Properties Map:** 1230-1296 Bernard Avenue, 1481-1495 D’Anjou Street & 1488 Richmond Street



The subject properties are located on the north side of Bernard Avenue, west side of Richmond Street and east of D’Anjou Street, one block east of Gordon Drive. Bernard Avenue is a Transit Supportive Corridor and transit stops are located within 30 metres of the site including an existing transit stop located adjacent to 1296 Bernard Avenue. This existing transit stop will be relocated to the centre of the combined 12 lot assembly adjacent to Bernard Avenue.

**5.0 Current Development Policies**

**5.1 Kelowna Official Community Plan (OCP)**

<b>Objective 5.2 Focus residential density along Transit Supportive Corridors</b>		
Policy 5.2.1 Transit Supportive Corridor Densities	Encourage development that works toward a long term population density of between 50 – 100 people per hectare within 200 metres of each corridor to achieve densities that support improved transit service and local services and amenities. Discourage underdevelopment of properties along Transit Supportive Corridors.	<i>The subject properties about a Transit Supportive Corridor on Bernard Avenue</i>
Policy 5.2.2. Transit Supportive Corridor Building Heights	Encourage housing forms up to six storeys in height in Core Area Neighbourhoods that front or directly abut Transit Supportive Corridors. Explore higher or lower heights through dedicated corridor planning and processes. Consider buildings above six storeys where the project is adjacent to higher capacity transit along Highway 97, a major intersection, or near an Urban Centre, with due consideration for the context of the surrounding neighbourhood.	<i>The proposed rezoning to MF3r – Apartment Housing Rental Only subzone would facilitate the development of apartment housing, up to six storeys in height directly abutting a Transit Supportive Corridor.</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.	Encourage a range of rental and ownership tenures that support a variety of households, income levels and life stages. Promote underrepresented forms of tenure, including but not limited to co-housing, fee-simple row housing, co-ops, and rent-to-own.  <i>The proposed rezoning to the Rental Only subzone will facilitate the development of long-term rental housing.</i>
Diverse Housing Tenures		

**6.o Application Chronology**

Application Accepted: September 13, 2024  
 Neighbourhood Notification Summary Received: January 16, 2025

**Report prepared by:** Andrew Ferguson, Planner II  
**Reviewed by:** Adam Cseke, Development 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 Memo
- Attachment B: Draft Site Plan
- Attachment C: Summary of Neighbour Notification

For additional information, please visit our Current Developments online at [www.kelowna.ca/currentdevelopments](http://www.kelowna.ca/currentdevelopments).