



City of
Kelowna

Rezoning Application

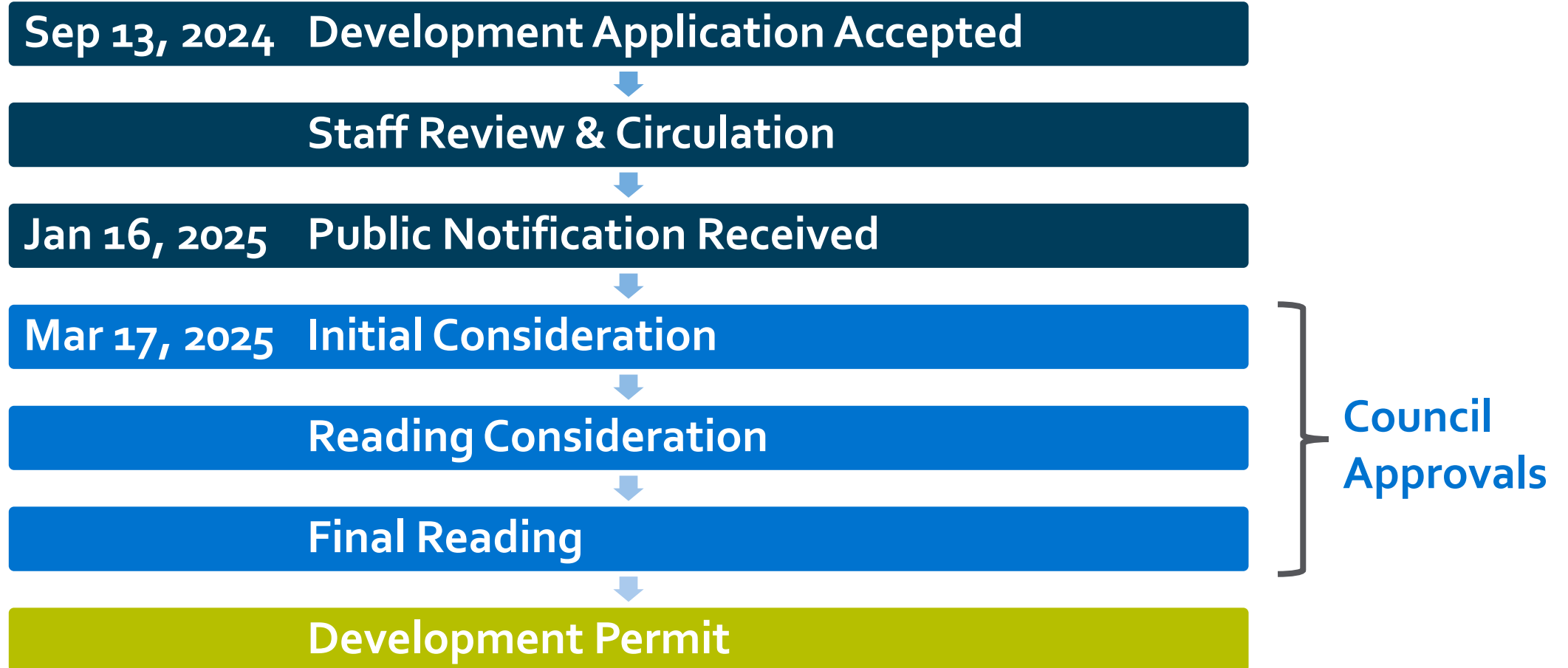
1230-1296 Bernard Avenue, 1481-1495 D'Anjou Street & 1488 Richmond Street

Z24-0046

Purpose

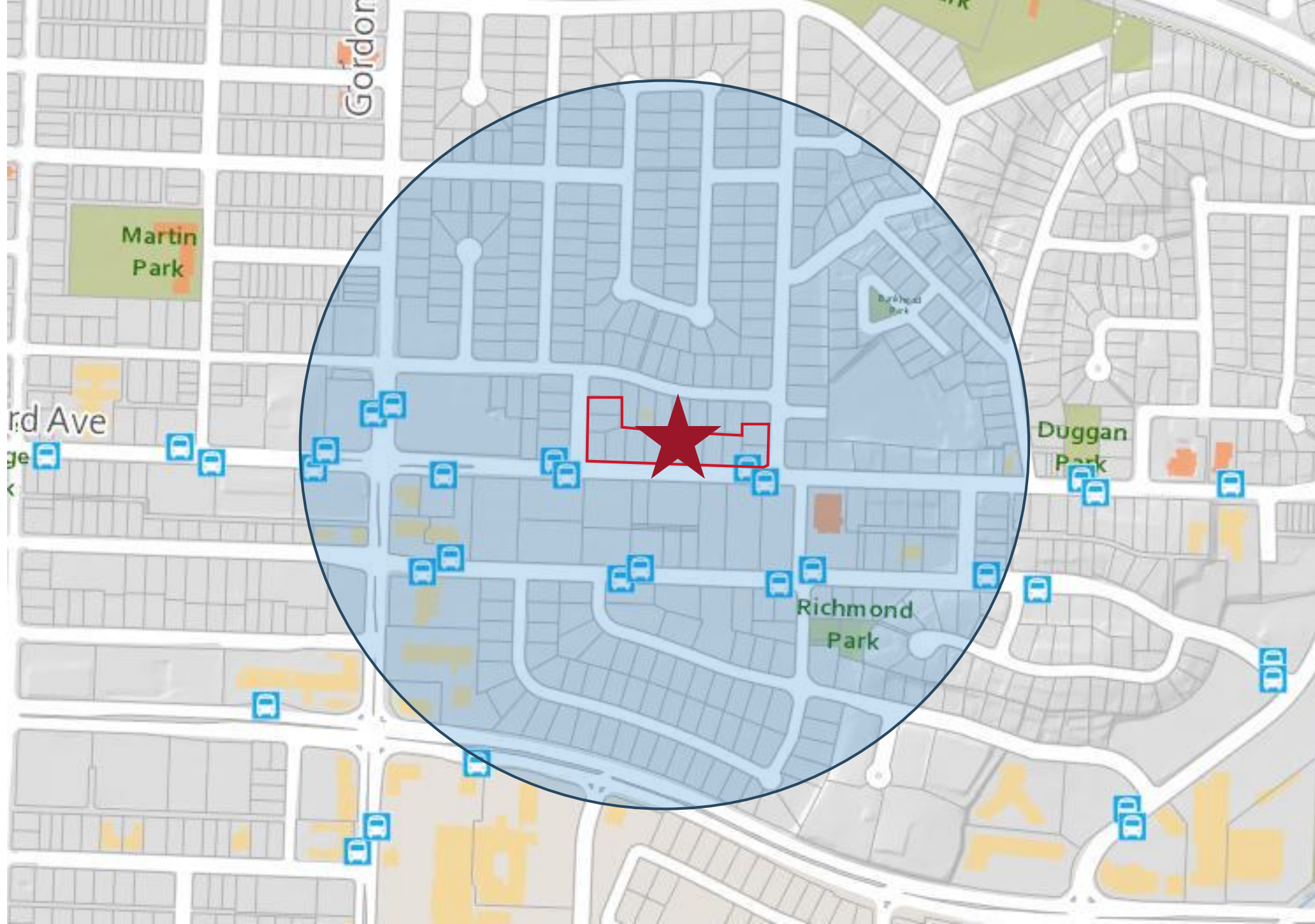
To rezone the subject properties from the MF1 – Infill Housing zone to the MF3r – Apartment Housing Rental Only zone to facilitate the development of rental apartment housing.

Development Process





Context Map



Model City:
Residential units:
2,900
Estimated jobs:
1,200



Context Map: OCP Future Land Use





Subject Property Map



“MF3” Apartment Housing Zone

Purpose:

- To provide a zone for apartments on serviced urban lots with various commercial uses permitted on Transit Supportive Corridors

Summary of Uses:

- Apartment Housing
- Stacked Townhouses
- Townhouses
- Local commercial and institutional

“R” Rental Only Subzone

Purpose:

- To provide a sub-zone that restricts the dwelling units to a rental only tenure and to prohibit any building or bareland stratification.

Summary of Uses:

- Dwelling units must be long-term rental only
- Eligible to apply for Revitalization Tax Exemption

“MF3r” Apartment Housing with Rental Only

| Regulation | Permitted |
|-----------------------------|------------------------|
| Maximum Height (with bonus) | 22.0 m & 6 storeys |
| Potential Number of Units | 361 |
| Parking Reduction | 10% Core Area |
| Bonus Floor Area Ratio | Rental/Affordable: 0.3 |

OCP Objectives: Climate Resilience

| | |
|---|-------------|
| 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/village centre / employment hub | Dark Green |
| Retaining trees and/or adding trees | Light green |
| OCP Climate Resilience Consistency | Dark Green |

LEGEND

Dark Green
meets criteria

Light green
will meet criteria soon

Yellow
does not meet criteria

OCP Objectives & Policies

- Future Land Use: C-NHD: Core Area Neighbourhood
 - Objective 5.2: Focus residential density along Transit Supportive Corridors.
 - Policy 5.2.1: Transit Supportive Corridor Densities
 - Policy 5.2.2: Transit Supportive Corridor Building Heights
 - 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

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
 - Housing Diversity
 - Rental Housing
 - Development Permit to follow for Council consideration