

REPORT TO COUNCIL REZONING



Date: May 12, 2025
To: Council
From: City Manager
Address: 1181 – 1191 Bernard Ave
File No.: Z25-0011

	Existing	Proposed
OCP Future Land Use:	C-NHD – Core Area Neighbourhood	C-NHD – Core Area Neighbourhood
Zone:	MF3 – Apartment Housing	MF3r – Apartment Housing Rental Only

1.0 Recommendation

THAT Rezoning Application No. Z25-0011 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of Lot A District Lot 137 ODYD Plan EPP135950, located at 1181-1191 Bernard Ave, Kelowna, BC from the MF3 – Apartment 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 approval of the Ministry of Transportation and Transit.

2.0 Purpose

To rezone the subject property from the MF3 – Apartment Housing zone to the MF3r – Apartment Housing Rental Only zone to facilitate apartment housing.

3.0 Development Planning

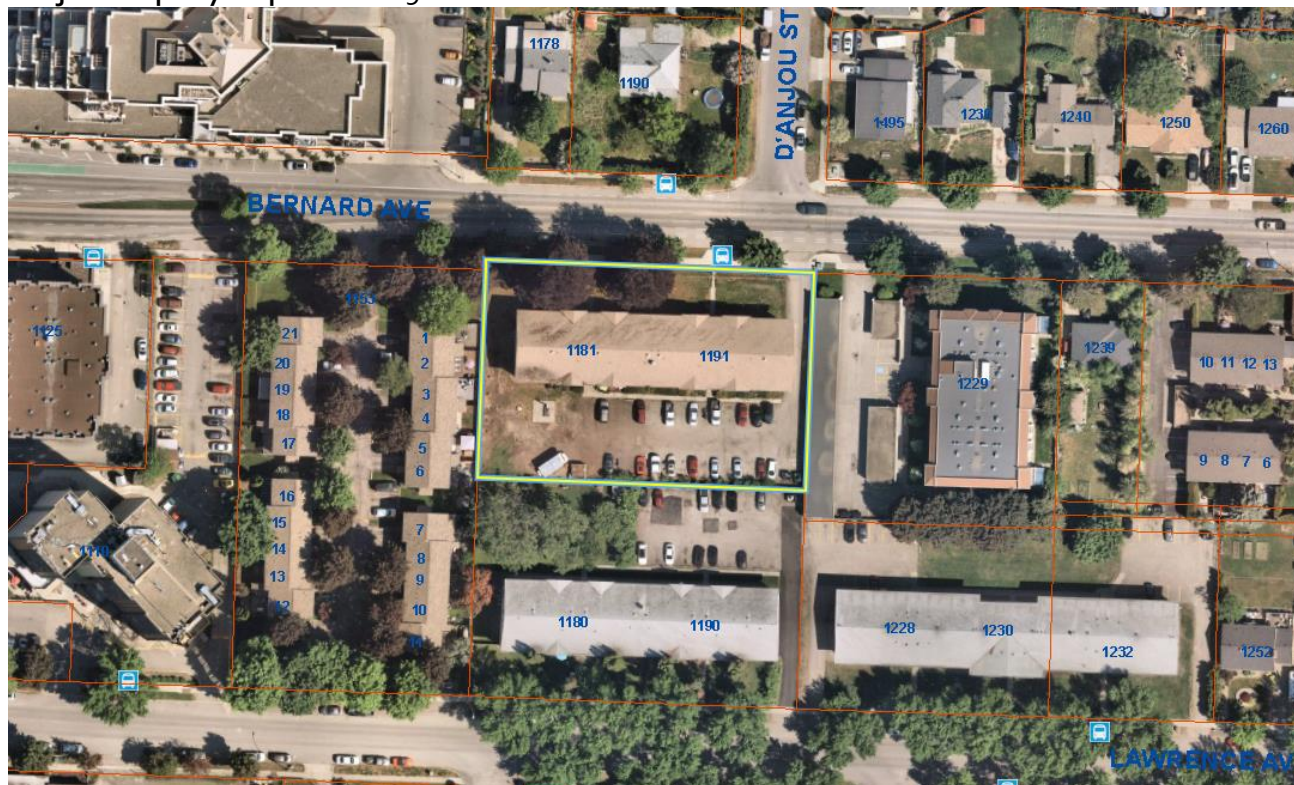
Staff recommend support for the proposed rezoning to the MF3r – Apartment Housing Zone Rental Only zone. The proposed rezoning will facilitate the development of a rental apartment building which aligns with the Official Community Plan (OCP) Future Land Use Designation of Core Area Neighbourhood and the City's Housing Needs Assessment. The proposed rezoning is consistent with OCP Policies which encourage medium density residential development and diverse housing tenures.

Lot Area	Proposed (m ²)
Gross Site Area	3,499 m ²
Road Dedication	n/a
Undevelopable Area	n/a
Net Site Area	3,499 m ²

4.0 Site Context & Background

Orientation	Zoning	Land Use
North	MF1 – Infill Housing	Single Detached Dwelling
East	MF3 – Apartment Housing	Apartment Housing
South	MF2 – Townhouse Housing	Apartment Housing
West	MF2 – Townhouse Housing	Townhouses

Subject Property Map: 1181 – 1191 Bernard Ave



The subject property is located on Bernard Avenue, mid-block between Gordon Drive and Richmond Street. Bernard Avenue is a Transit Supportive Corridor with a transit stop located adjacent to the subject property. Surrounding properties include a mix of single detached dwellings, duplexes, apartment housing, and commercial units.

4.1 Background

On April 8, 2024, Council approved the Development Permit for a 53 unit Apartment. The applicant is seeking to move forward with the approved Development Permit.

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Objective 5.2 Focus residential density along Transit Supportive Corridors.

Policy 5.2.1 Transit Supportive Corridor Densities	Encourage development that works toward a long term population density of between 50 – 100 people per hectares within 200 m of each corridor to achieve densities that support improved transit service and local services and amenities. Discourage underdevelopment of properties along Transit Supportive Corridors.
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		<i>The subject property is adjacent to a Transit Supportive Corridor (Bernard Avenue).</i>
Objective 5.11 Increase the diversity of housing forms and tenure to create an inclusive, affordable and complete Core Area.		
Policy Diverse Tenures	5.11.2 Housing	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>

6.o Application Chronology

Application Accepted: April 14, 2025
 Neighbourhood Notification Summary Received: April 23, 2025

Report prepared by: Jason Issler, 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 & Development Services

Attachments:

Attachment A: Summary of Public Information Session
 Attachment B: Approved Schedule A (Site Plan)

For additional information, please visit our Current Developments online at www.kelowna.ca/currentdevelopments.