

Report to Council



Date: May 12, 2025
To: Council
From: City Manager
Subject: Burtch/Harvey Area Redevelopment Plan (ARP24-0001 OCP24-0012)
Department: Development Planning

Recommendation:

THAT Council endorses the Burtch/Harvey Area Redevelopment Plan, as outlined in and attached to the report from the Development Planning Department dated May 12, 2025;

AND THAT Official Community Plan Amendment Application No. OCP24-0012 to amend Kelowna 2040 Official Community Plan Bylaw No. 12300 as outlined in Schedule "A" attached to the Report from the Development Planning Department dated May 12, 2025, be considered by Council;

AND FURTHER THAT the Official Community Plan Amendment Application No. OCP24-0012 be forwarded to Public Hearing for further consideration.

Purpose:

To endorse the Burtch/Harvey Area Redevelopment Plan and to amend the Official Community Plan to reflect the adoption of the Burtch/Harvey Area Redevelopment Plan.

Background:

During the consultation and development of the 2040 Official Community Plan (OCP), the properties located at 1574 & 1634 Harvey Avenue were identified as an opportunity for growth, and the following OCP policy was adopted:

Policy 5.2.6 – Burtch Harvey 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 this policy, an Area Redevelopment Plan was initiated for the subject properties in late 2023. Given the relatively small size of the subject properties, an abbreviated process was agreed upon. The intention of the 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. The preferred concept plan was determined, and a draft plan was brought forward for Council consideration.

In July 2024, Council reviewed the draft plan and authorized the preparation of a final plan for Council consideration.

Previous Council Resolution

Resolution	Date
<p>THAT Council receives, for information, the report from the Development Planning Department, dated May 12, 2025 with respect to the draft Burtch/Harvey Area Redevelopment Plan;</p> <p>AND THAT Council authorizes the preparation of the final Burtch/Harvey Redevelopment Plan for Council consideration.</p>	July 8, 2024

Discussion:

Staff recommend support for the final Burtch/Harvey Area Redevelopment Plan and the related OCP amendment. The general direction of the Plan is to support future Urban Centre development on the subject properties. This direction would be formalized through an amended OCP Policy signaling support for development in general accordance with this Plan.

Future development of the parcels would be subject to subsequent approvals to determine specific heights, densities, and associated public benefits. These would be brought forward to Council through an OCP amendment and rezoning process at a later date. The approved Area Redevelopment Plan would provide policy guidance for these applications.

The general principles of the draft plan authorized by Council previously remain intact. These include:

- A mix of uses, including apartment housing, office, and commercial retail units.
- Base density and height that is generally consistent with the Capri-Landmark Urban Centre. This would include base heights ranging from 6 storeys to 26 storeys. Potential heights and densities between 36 and 39 storeys may be supported through a density bonusing scheme and associated public benefits considerations;
- A transition in height and massing, with the tallest buildings along Harvey Avenue and a transition downward to the lowest buildings along Burtch Road;
- Activity centred on an internal high street promoting pedestrian activity and vibrancy;
- Greenspaces integrated throughout the site, included publicly accessible park space, with pedestrian connections along internal roads.

Plan Refinements

Following Council endorsement of the draft Plan, based on feedback received, the applicant has made minor modifications to the Plan. The following additional elements have been added to the plan:

- Commitment to provide a minimum contiguous space of 0.1 ha (0.25 acres) to be developed as publicly-accessible parkland that will complement Parkinson Recreation Park to the east.
- Consideration for integration with the redeveloped Parkinson Recreation Park, including viewing areas, retail opportunities, and pedestrian connections. This would be considered where it would not have an adverse impact on the parkland.

- Commitment to providing public benefits for the City, in addition to increasing the supply of housing. Public benefits would be negotiated through a rezoning process but may include some combination of: affordable housing units, contribution to the Housing Opportunities Reserve Fund, provision or contribution of off-site improvements, provision of public art, or on-site amenities like childcare or community facilities.
- Policy on the types of streetscapes proposed for the development, including facing the adjacent public roadways and the internal street network. These street typologies provide guidance on the types of streetscapes being targeted and precedent imagery.
- Policy on the greenspaces being proposed for the development. This includes policy and precedent imagery for publicly accessible greenspace and private greenspaces such as rooftop amenities.

Policy Alignment

Council Priorities:

- Affordable Housing: Housing Needs Assessment indicates that housing of all types, sizes, and tenures are required. Increasing housing supply in strategic locations works towards the goal of creating affordable housing. Due to the interconnectedness of the housing system, improvements in one segment of the Housing Wheelhouse also have an impact on all other segments.
- Transportation: Supporting increased height and density in strategic locations that are well connected to Urban Centres, transit, and active transportation corridors, the demand for infrastructure can be reduced and transit service can be improved.
- Climate & Environment: The draft ARP aligns with the climate lens objectives of supporting development that is well connected to services, employment, recreation, and alternate transportation options.

OCP Pillars:

The Big Picture: 10 Pillars to Realize Our Vision	
Promote more housing diversity	Build healthier neighbourhoods that support a variety of households, incomes, and life stages. Support a wider variety of housing types. Focus housing in areas where residents have easier access to jobs, amenities, transit, and active transportation routes.
	<i>The proposal would incorporate a range of unit types, sizes, and tenures and opportunities for rental or affordable housing could be incorporated on site. The subject properties have easy access to employment in the Landmark area, access to amenities such as Parkinson Recreation Park, walking distance to rapid transit on Harvey Avenue, and a variety of active transportation routes.</i>
Stop planning new suburban neighbourhoods	Focus on limiting urban sprawl and growing in a way that is environmentally and financially sustainable.
	<i>Increased density on the subject properties accommodates growth in an existing, developed area and directing growth where infrastructure already exists, increasing financial and environmental sustainability. This reduces pressures to sprawl at the City's edge.</i>

Target growth along transit corridors	Focus growth along major transit corridors that connect Urban Centres. Increase people and jobs within walking distance of reliable, direct transit service.
	<i>The subject properties are located on two Transit Supportive Corridors: Burtch Road and Harvey Avenue. The site is within walking distance to existing, reliable transit service connecting to Urban Centres.</i>
Take action on climate	Focus growth in a way that is more compact and energy efficient.
	<i>Increased densities in this strategic location aligns with compact urban growth, which is a major factor in reducing negative climate impacts.</i>

Next Steps

Should Council endorse the Burtch / Harvey Area Redevelopment Plan and move the OCP Amendment bylaw forward, a Public Hearing would be scheduled to allow Council to hear from Kelowna residents on the amendment. Should Council adopt the OCP Amendment Bylaw, the Burtch / Harvey Area Redevelopment Plan would conclude.

At such point as the property owner is prepared to proceed with redevelopment of the parcel, another OCP Amendment application and Rezoning process would be required. The Burtch / Harvey Area Redevelopment Plan would provide guidance for these future applications. Through this process, specific details, including heights, densities, and public benefits would be negotiated.

Application Chronology:

Area Redevelopment Plan Initiated:	October 13, 2023
Public Information Sessions:	April 2024
Council Consideration of Draft Plan:	July 8, 2024

Report Prepared By:	M. Tanner, Planner Specialist
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:

Schedule A: Proposed Text Amendments
Attachment A: Burtch/Harvey Area Redevelopment Plan