

City of  
**Kelowna**

Z20-0066

605 Fraser Road

460 Leathead Road

Rezoning Application

# Proposal

- ▶ To rescind previous bylaw readings on the subject properties and to rezone the subject properties from the RU<sub>1</sub> zone to the MF<sub>2</sub> zone to facilitate a townhouse development.

# Development Process

Aug 6, 2020

Development Application Accepted



2020-2021

Previous Consideration under ZB No. 8000  
Staff Review & Circulation



Sept 29, 2022

Public Notification Received



 Nov 14, 2022

Initial Consideration



Notice of First Reading



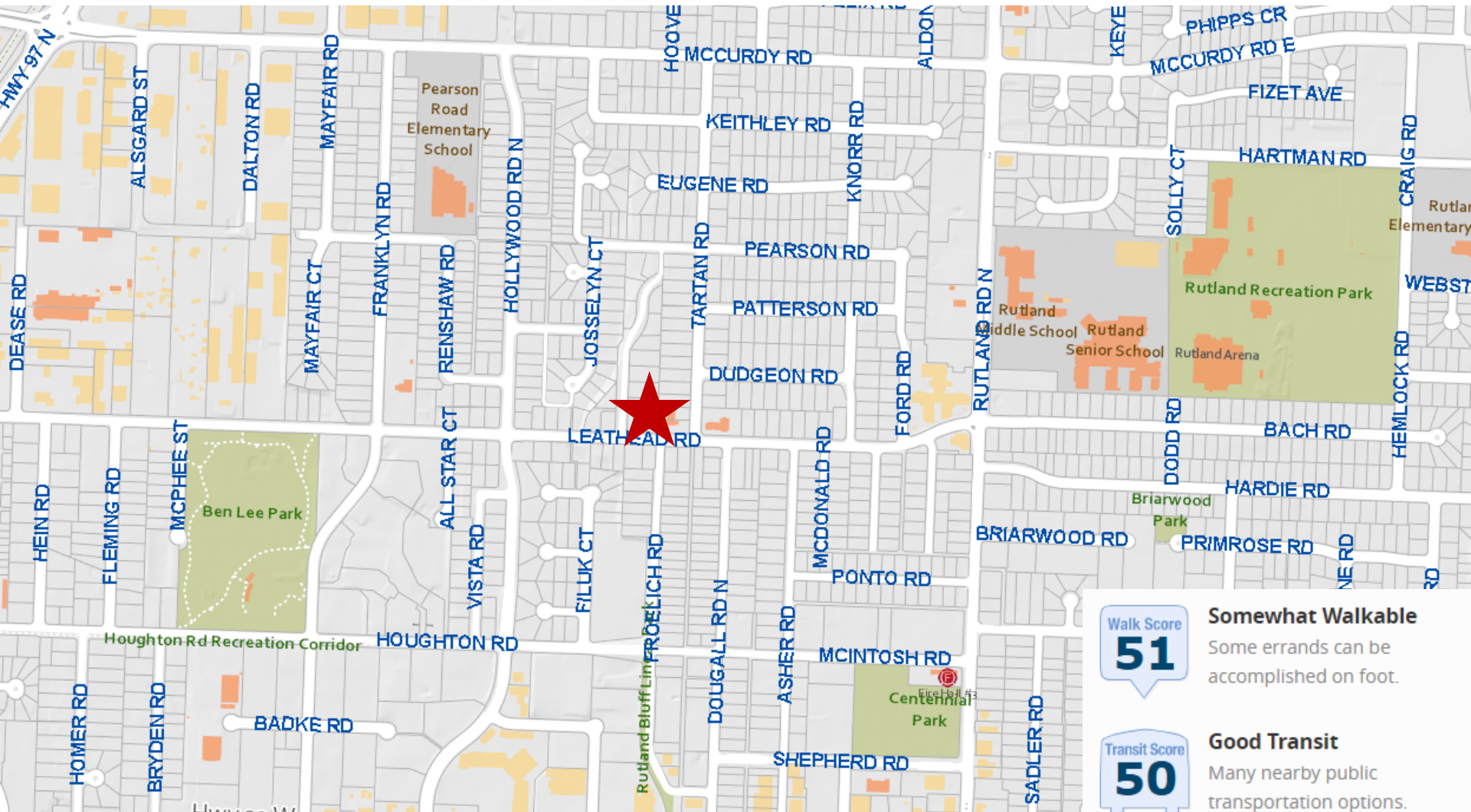
Final Reading  
Development Permit Consideration



Building Permit

Council  
Approvals

# Context Map



Walk Score  
**51**

**Somewhat Walkable**  
Some errands can be accomplished on foot.

Transit Score  
**50**

**Good Transit**  
Many nearby public transportation options.

Bike Score  
**82**

**Very Bikeable**  
Biking is convenient for most trips.



# Subject Property Map

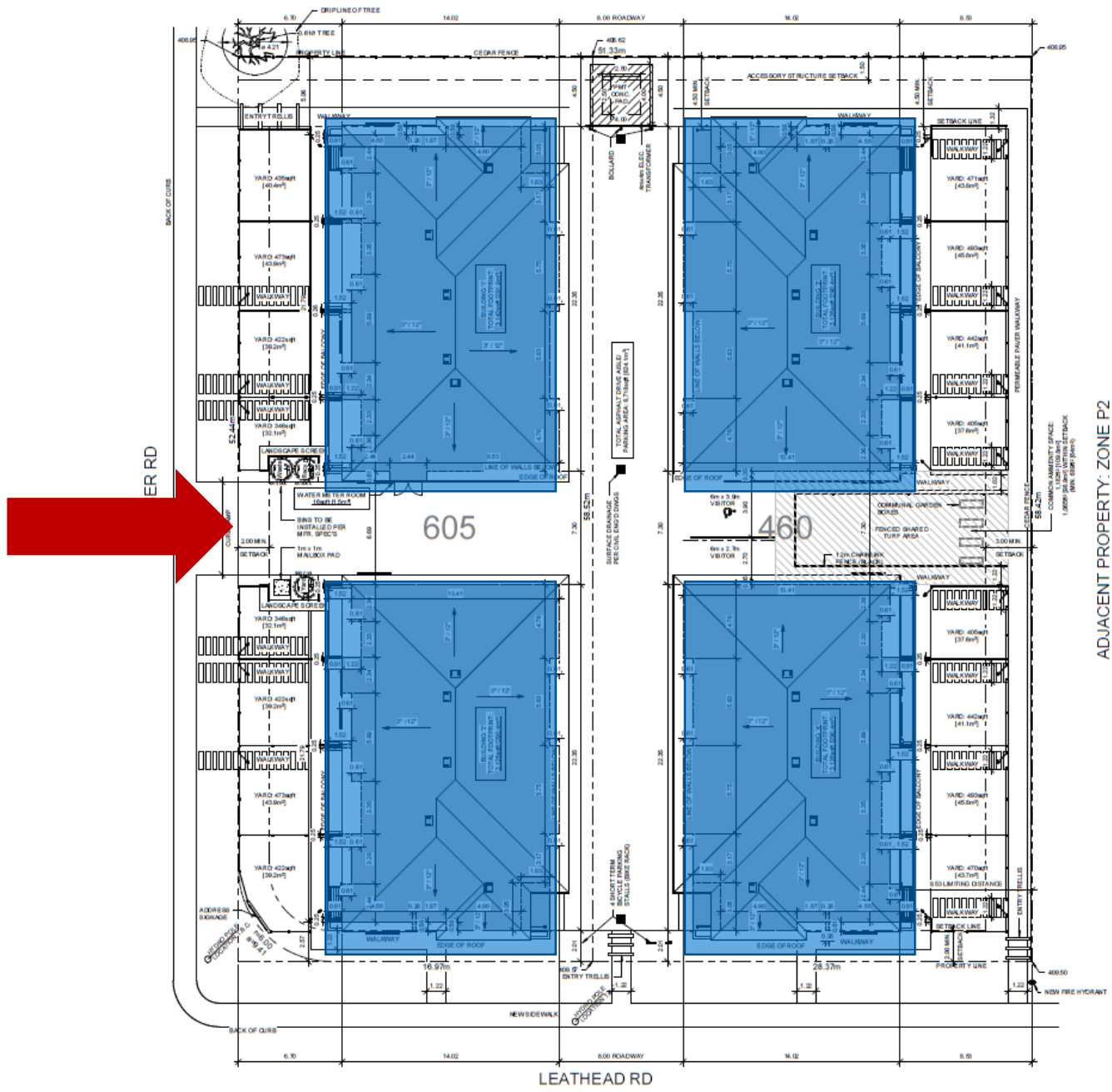


# MF2 – Townhouse Housing

- ▶ Aligned with Future Land Use designation C-NHD – Core Area Neighbourhood
- ▶ Ground-oriented multiple housing up to 3 storeys on serviced urban lots
- ▶ Promotes following forms:
  - ▶ Semi-Detached Housing/Duplex Housing
  - ▶ Townhouses
  - ▶ Stacked Townhouse

# Draft Site Plan

ADJACENT PROPERTY: ZONE RU1



ADJACENT PROPERTY: ZONE P2



# Draft Rendering



City of Kelowna

# Development Policy

- ▶ Meets the Intent of the Official Community Plan  
Core Area Neighbourhood Policies
  - ▶ Ground-Oriented Infill
  - ▶ Family-Friendly Housing
  - ▶ Diverse Housing Forms
- ▶ Location
  - ▶ Arterial Road (Leathead Road)
    - ▶ Public transit options
  - ▶ Near schools, parks and commercial areas

# Staff Recommendation

- ▶ Staff recommend **support** for the proposed rezoning
  - ▶ Meets the intent of OCP policies (Core Area Neighbourhood)
  - ▶ Appropriate area for adding residential density
    - ▶ Located on an arterial road
    - ▶ Near urban amenities



*Conclusion of Staff Remarks*