



City of  
**Kelowna**

# Application No. Z22-0045

## 252 Temple Crt

Rezoning Application

# Purpose

- ▶ To rezone the subject property from the RU2 – Medium Lot Housing zone to the MF2 – Townhouse Housing zone.

# Development Process



Aug 15, 2022

Development Application Submitted



Staff Review & Circulation



Feb 1, 2023

Public Notification Received



Initial Consideration



Feb 27, 2023

Notice of First Reading



Final Reading & Development Permit



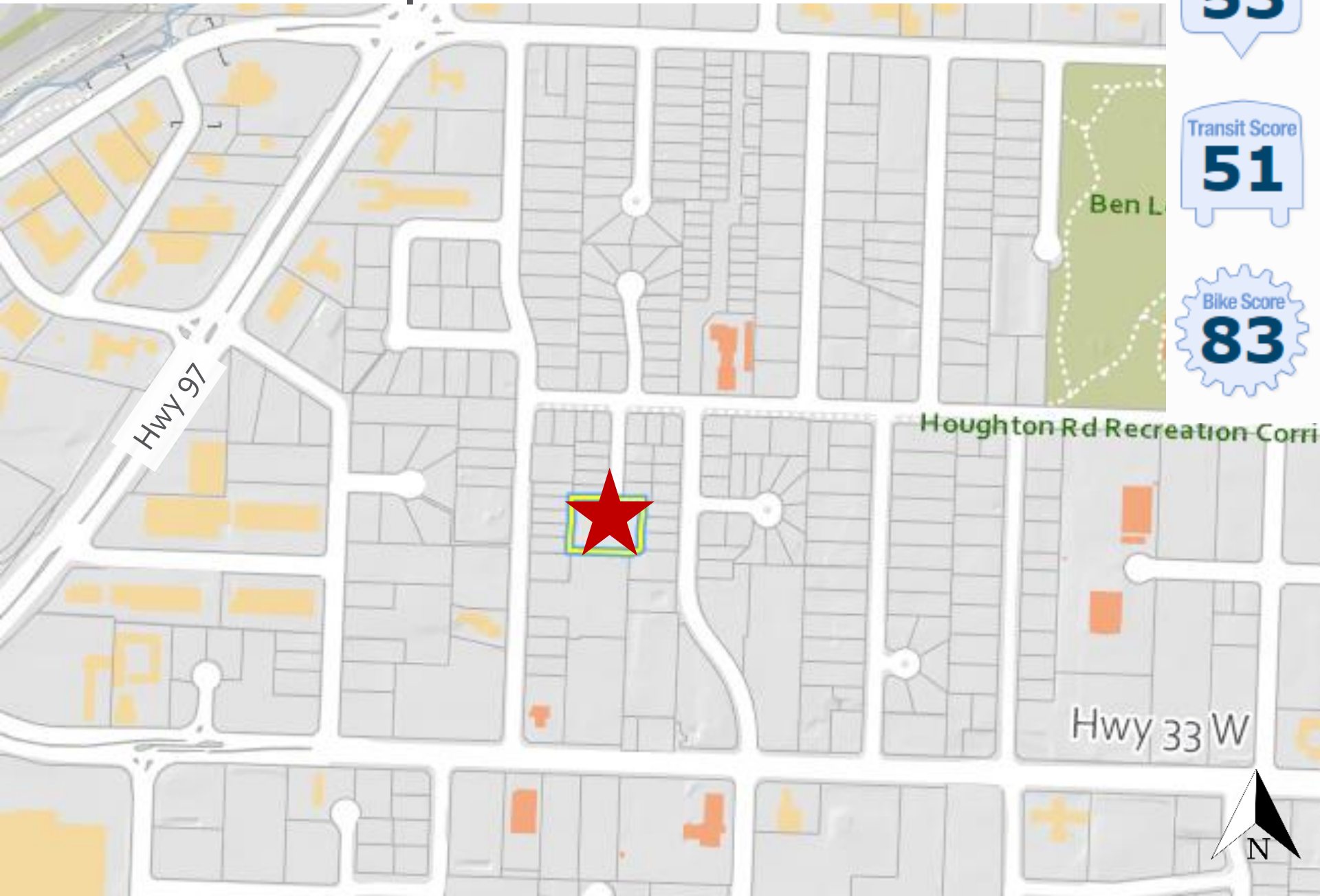
Building Permit



Council Approvals



# Context Map



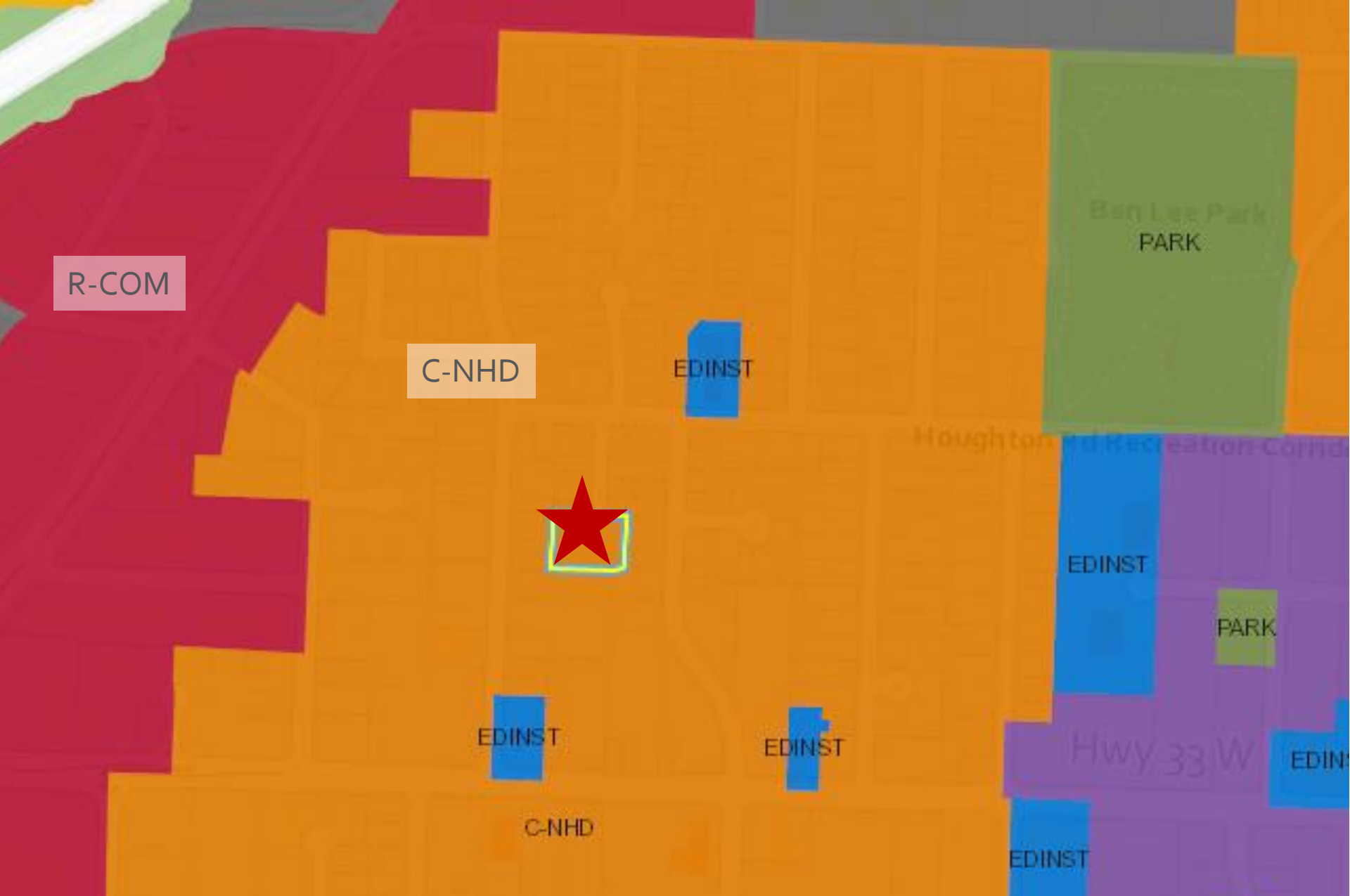
Walk Score  
**53**

Transit Score  
**51**

Bike Score  
**83**



# OCP Future Land Use



R-COM

C-NHD

EDINST

Ban Lee Park  
PARK

Houghton Rd Recreation Corridor

EDINST

PARK

Hwy 33 W

EDINST

EDINST

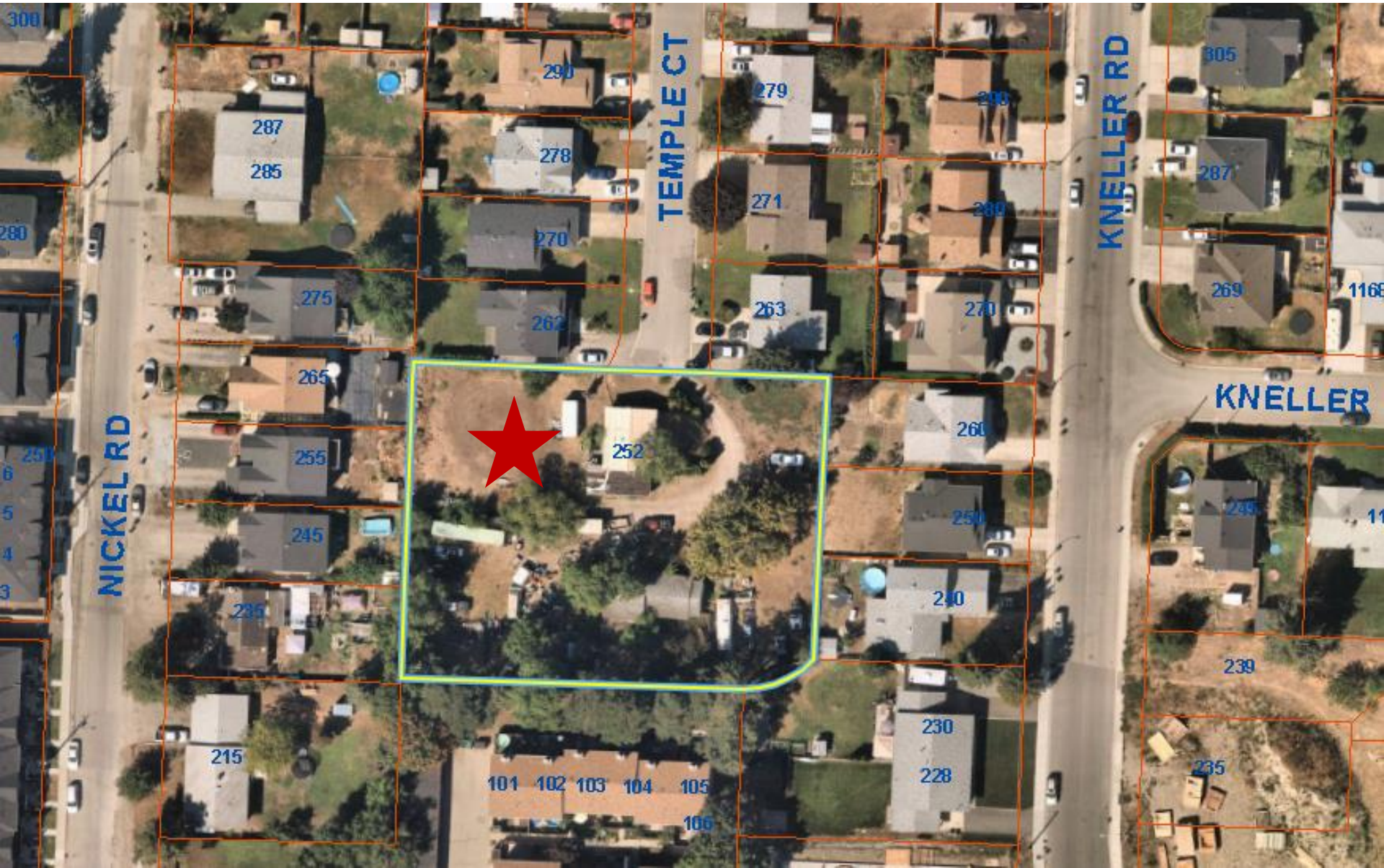
EDINST

C-NHD

EDINST



# Subject Property Map



# Land Use Details

- ▶ **C-NHD – Core Area Neighbourhood**
  - ▶ supports a variety of ground-oriented housing types, including small lot single detached housing, two-dwelling housing, secondary suites, carriage houses and ground-oriented multi-unit housing.
- ▶ **MF2 – Townhouse Housing**
  - ▶ a zone for ground-oriented multiple housing (typically townhouse developments) up to 3 storeys on serviced urban lots

# OCP Objectives & Policies

- ▶ Policy 5.3.6 Small Lot Development
  - ▶ Encourage residential infill
- ▶ Policy 5.11.3 Family-Friendly Housing
  - ▶ Ground-oriented to support family-friendly housing



# 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
    - ▶ Housing Diversity
    - ▶ 3-bedroom units
  - ▶ Development Permit to follow