

# REPORT TO COUNCIL REZONING



, The Date: June 5, 2023  
 To: Council  
 From: City Manager  
 Address: 215 235 Nickel Rd  
 File No.: Z23-0007

	Existing	Proposed
<b>OCP Future Land Use:</b>	C-NHD – Core Area Neighbourhood	C-NHD – Core Area Neighbourhood
<b>Zone:</b>	RU1 – Large Lot Housing & RU2 – Medium Lot Housing	MF2 – Townhouse Housing

## 1.0 Recommendation

THAT Rezoning Application No. Z23-0007 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of Lot 2 Section 27 Township 26 ODYD Plan 18533, located at 215 Nickel Road, Kelowna, BC and Lot A Section 27 Township 26 ODYD Plan 39232, located at 235 Nickel Road, Kelowna, BC from the RU1 – Large Lot Housing zone and the RU2- Medium Lot Housing zone to the MF2 – Townhouse Housing zone, be considered by Council;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out in Attachment “A” attached to the Report from the Development Planning Department dated June 5, 2023;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the issuance of a Preliminary Layout Review Letter by the Approving Officer;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the approval of the Ministry of Transportation and Infrastructure;

AND FURTHER THAT final adoption of the Rezoning Bylaw be considered in conjunction with Council’s consideration of a Development Permit for the subject property.

## 2.0 Purpose

To rezone the subject property from the RU1 – Large Lot Housing zone and the RU2- Medium Lot Housing zone to the MF2 – Townhouse Housing zone to facilitate the development of townhouses.

## 3.0 Development Planning

Staff support the proposed rezoning to MF2 – Townhouse Housing zone for the subject properties. The 2040 Official Community Plan (OCP) the Future Land Use designation is Core Area Neighbourhood (C-NHD). This land use supports ground-oriented townhouse housing options. The purpose of the MF2 – Townhouse Housing zone is to provide for ground-oriented multiple housing up to three storeys on serviced urban lots. Therefore, the MF2 – Townhouse Housing zone is appropriate at this location. To facilitate the development the two properties will be consolidated into one parcel.

Lot Area	Proposed (m <sup>2</sup> )
Gross Site Area	1707.7 m <sup>2</sup>
Road Dedication	43.43 m <sup>2</sup>

**4.0 Site Context & Background**

Orientation	Zoning	Land Use
North	RU <sub>4</sub> – Duplex Housing	Single Family Dwelling
East	MF <sub>2</sub> – Townhouse Housing	Townhouses
South	MF <sub>2</sub> – Townhouse Housing	Townhouses
West	MF <sub>2</sub> – Townhouse Housing	Townhouses

**Subject Property Map: 215 235 Nickel Road**



The subject property is located on Nickel Road mid-block between Highway 33 and Houghton Road. Highway 33 is designated a Transit Supportive Corridor. The surrounding area is primarily zoned RU<sub>4</sub> – Duplex Housing, and MF<sub>2</sub> – Townhouse Housing. The property is located in close proximity to Ben Lee Park and commercial services off Highway 33 and Highway 97.

**5.0 Current Development Policies**

5.1 Kelowna Official Community Plan (OCP)

<b>Objective 5.3 Design residential infill to be sensitive to neighbourhood context.</b>	
Policy 5.3.1 Ground Oriented Infill	Encourage gentle densification in the form of ground-oriented residential uses such as house-plexes, townhouses and narrow lot housing to approximately 2 storeys, maintaining residential uses and setbacks that reflect the existing development pattern. Consider opportunities for greater height and massing at block ends and along Active Transportation Corridors as outlined in Figure 5.3. <i>The proposed rezoning would allow for ground-oriented townhouses.</i>
<b>Objective 5.11 Increase the diversity of housing forms and tenure to create an inclusive, affordable and complete Core Area.</b>	
Policy 5.11.1 Diverse Housing Forms	Ensure a diverse mix of low and medium density housing forms in the Core Area that support a variety of households, income levels and life stages. <i>The application proposes to add housing options to the neighbourhood.</i>

**6.0 Application Chronology**

Application Accepted: January 25, 2023  
 Neighbourhood Notification Summary Received: May 3, 2023

**Report prepared by:** Breanna Sartori, Planner I  
**Reviewed by:** Jocelyn Black, Urban Planning Manager  
**Reviewed by:** Terry Barton, Development Planning Department Manager  
**Approved for Inclusion:** Ryan Smith, Divisional Director, Planning & Development Services

**Attachments:**  
 Attachment A: Development Engineering Memo

For additional information, please visit our Current Developments online at [www.kelowna.ca/currentdevelopments](http://www.kelowna.ca/currentdevelopments).