



City of  
**Kelowna**

# Z23-0007 215 235 Nickel Rd

Rezoning Application

# Purpose

- ▶ To rezone the subject property from the RU<sub>1</sub> – Large Lot Housing and RU<sub>2</sub>- Medium Lot Housing zone to the MF<sub>2</sub> – Townhouse Housing zone to facilitate the development of townhouses.

# Development Process





# Context Map



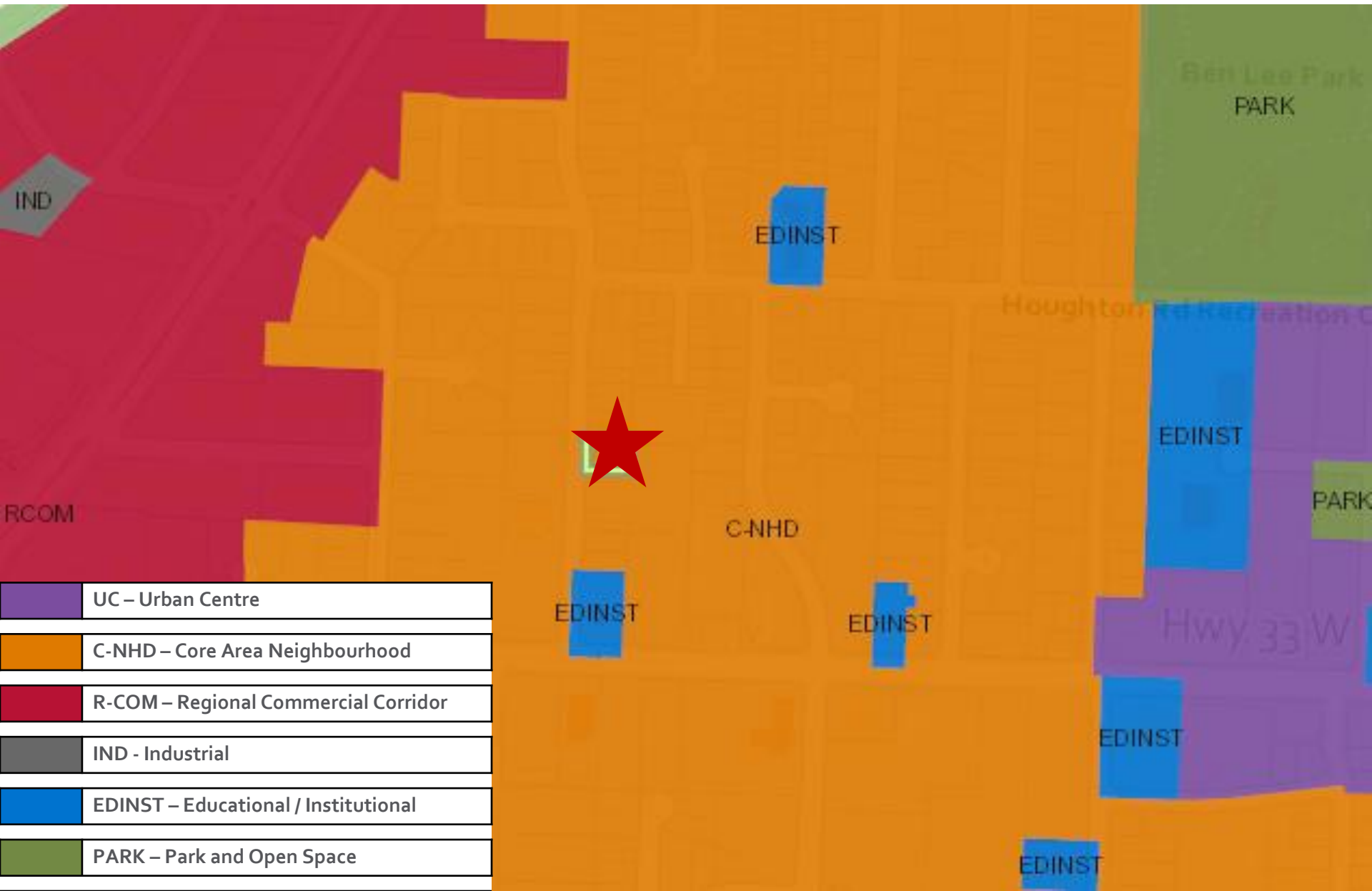
Walk Score  
**65**







Transit Score  
**52**

Bike Score  
**77**



# OCP Future Land Use



	UC – Urban Centre
	C-NHD – Core Area Neighbourhood
	R-COM – Regional Commercial Corridor
	IND - Industrial
	EDINST – Educational / Institutional
	PARK – Park and Open Space



# Subject Property Map



# Project Details

- ▶ C-NHD – Core Area Neighbourhood
- ▶ MF2 – Townhouse Housing
  - ▶ 3 storey height
  - ▶ Approx. 12 townhouse units
  - ▶ One vehicle access off Nickel Rd

# OCP Objectives & Policies

- ▶ Policy 5.3.1 Ground Oriented Infill
  - ▶ Encourage ground oriented residential uses
- ▶ Policy 5.11.1 Diverse Housing Forms
  - ▶ Encourage a diverse mix of low and medium density housing forms in the Core Area



# 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
    - ▶ Ground Oriented Infill
    - ▶ Diverse Housing Forms
  - ▶ Development Permit to follow