



City of
Kelowna

Z22-0048 1281 Findlay Rd

Rezoning Application

Purpose

- ▶ To rezone the subject property from the RU₁ – Large Lot Housing zone to the MF₂ – Townhouse Housing zone to facilitate a townhouse development.

Development Process



Aug 11, 2022

Development Application Submitted



Staff Review & Circulation



Jan 4, 2023

Public Notification Received



June 5, 2023

Initial Consideration



Reading Consideration



Final Reading & DP/DVP

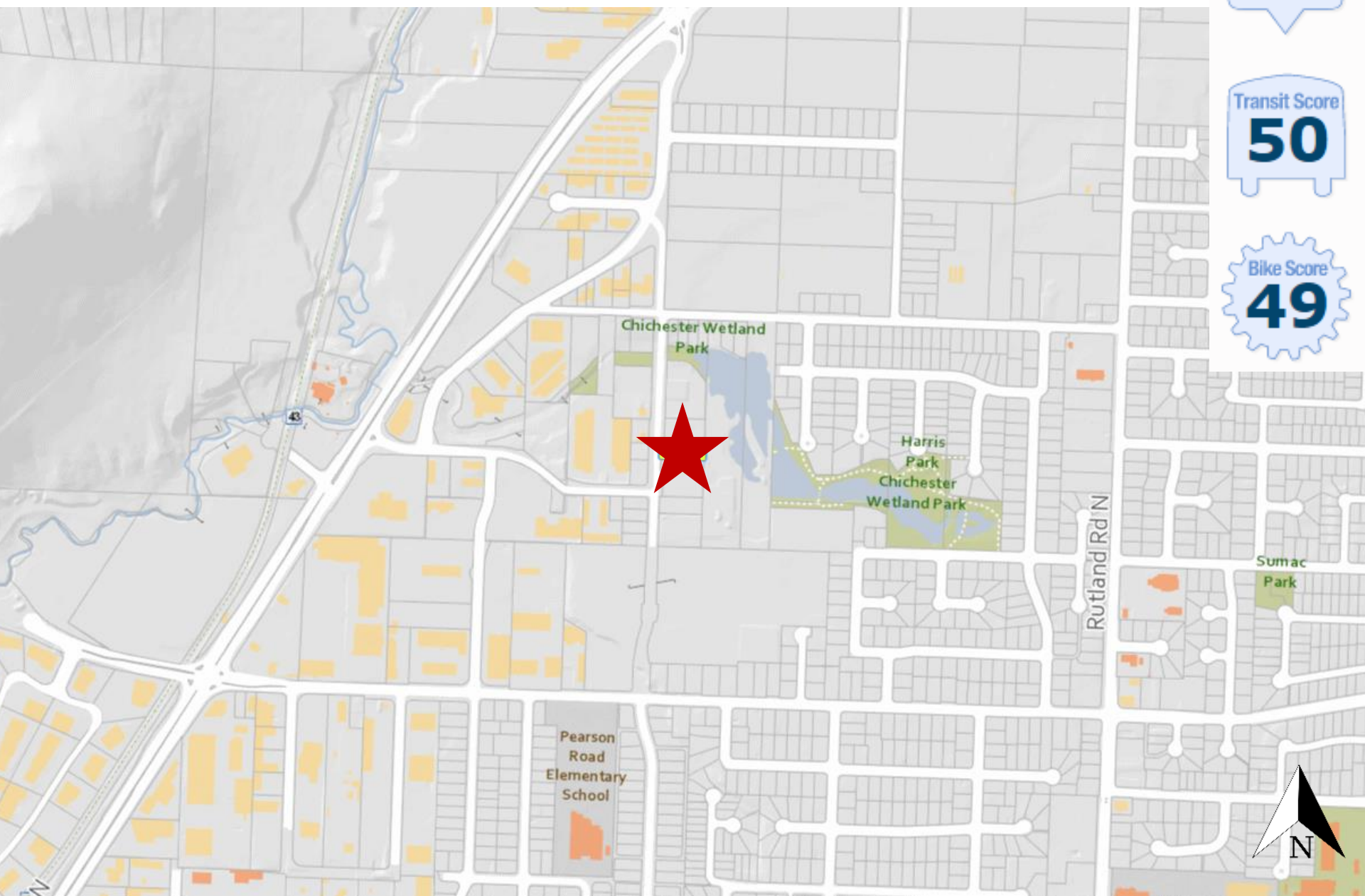


Building Permit



Council Approvals

Context Map



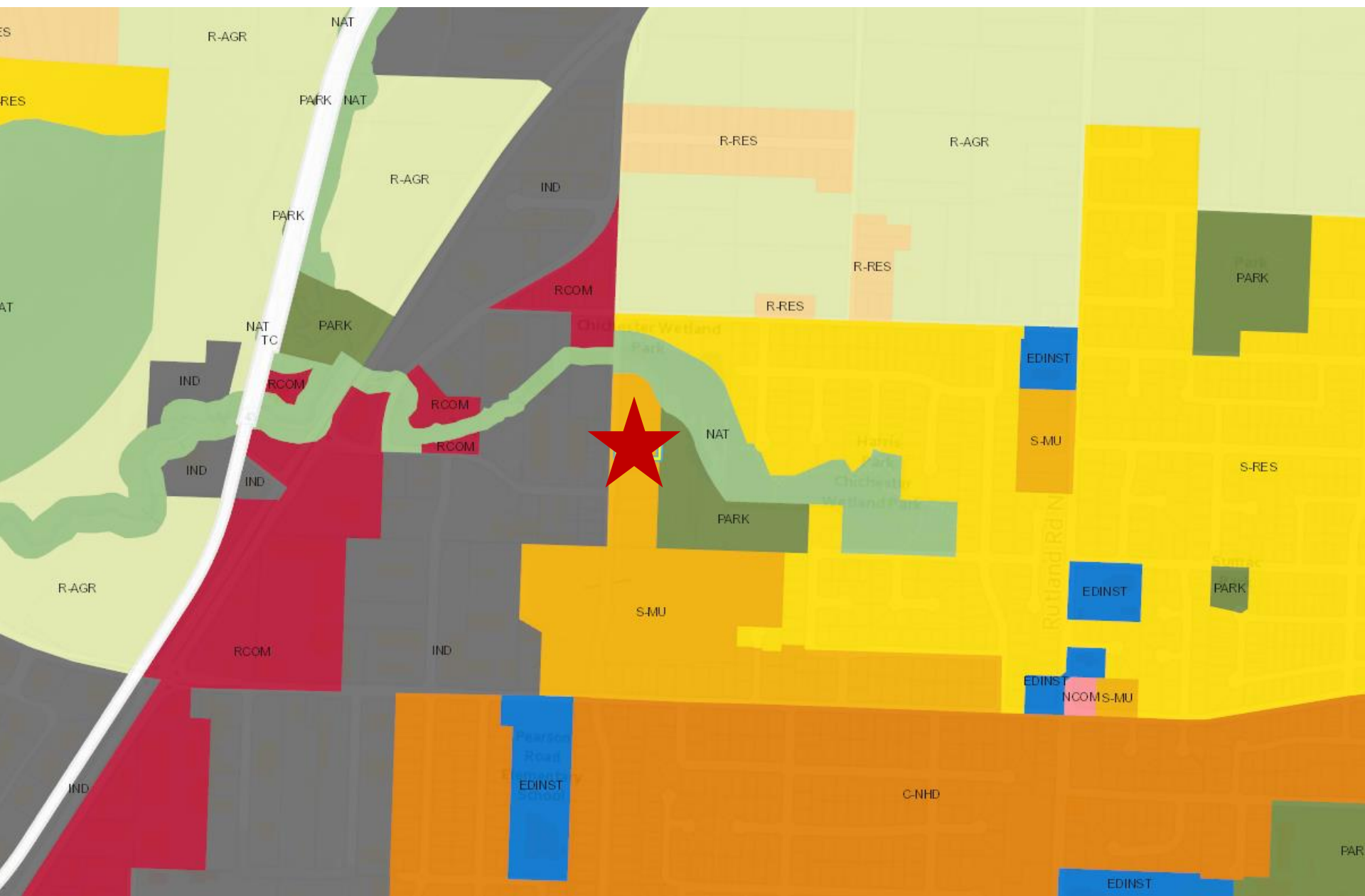
Walk Score
46

Transit Score
50

Bike Score
49



OCP Future Land Use



Subject Property Map



Project Details

- ▶ Parcel is located on Findlay Road near the intersection with Stremel Road
 - ▶ Access off Findlay Road
 - ▶ Backs onto Chichester wetland park
- ▶ S-MU – Suburban Multiple Residential
 - ▶ Supports a variety of multi-unit housing in suburban Neighbourhoods
- ▶ MF2 – Townhouse Housing
 - ▶ Purpose is to provide a zone for ground-oriented multiple housing

OCP Objectives & Policies

- ▶ Policy 7.2.1 Ground Oriented Housing
 - ▶ Consider a range of low density ground-oriented housing development to improve housing diversity and affordability and to reduce the overall urban footprint of Suburban Neighbourhoods.

Staff Recommendation

- ▶ Staff recommend **support** for the proposed rezoning as it is consistent with:
 - ▶ OCP Future Land Use S-MU
 - ▶ OCP Objectives in Chapter 7 Suburban Neighbourhoods
 - ▶ Housing Diversity
 - ▶ Development Permit and Development Variance Permit to follow