



City of  
**Kelowna**

Z23-0023  
675-685 Ziprick Rd & 2560  
Springfield Rd

Rezoning Application

# Purpose

- ▶ To rezone the subject properties from RU<sub>1</sub> – Large Lot Housing and RU<sub>4</sub> – Duplex Housing to MF<sub>2</sub> – Townhouse Housing to facilitate a townhome development.

# Development Process

Apr 19, 2023

Development Application Submitted



Staff Review & Circulation



May 11, 2023

Public Notification Received



Jun 19, 2023

Initial Consideration



Reading Consideration



Final Reading & DP

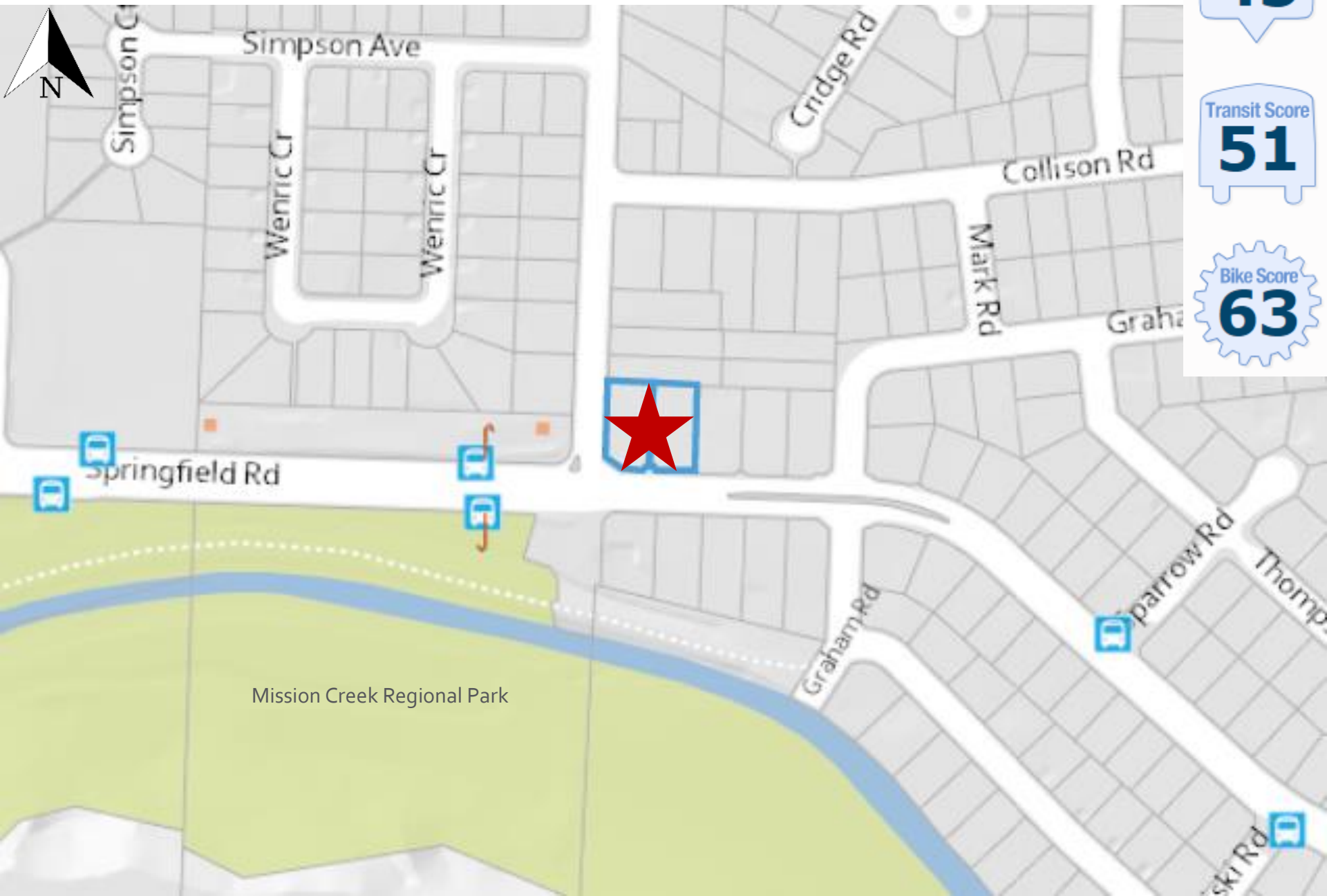


Building Permit

Council  
Approvals



# Context Map








Walk Score  
**45**

Transit Score  
**51**

Bike Score  
**63**

# OCP Future Land Use



	C-NHD – Core Area Neighbourhood
	S-RES – Suburban Residential
	PARK – Park and Open Space
	NAT – Natural Area
	PSU – Public Service Utilities



# Subject Property Map





# Project Details

- ▶ C-NHD – Core Area Neighbourhood
- ▶ MF2 – Townhouse Housing
  - ▶ Townhouses up to 3 storeys in height
  - ▶ Vehicle access required from Ziprick Rd
  - ▶ Road dedication required on Ziprick Rd and Springfield Rd
    - ▶ Road reserve required for future Active Transportation Corridor on Springfield

# OCP Objectives & Policies

- ▶ **Policy 5.3.1: Ground Oriented Infill**
  - ▶ Encourage gentle densification in the form of ground-oriented residential uses such as townhouses to approximately 2 storeys
    - ▶ Consider opportunities for greater height and massing at block ends and along Active Transportation Corridors.



# Staff Recommendation

- ▶ Staff recommend **support** for the proposed rezoning as it is consistent with:
  - ▶ OCP Future Land Use C-NHD
  - ▶ OCP Policy 5.3.1: Ground Oriented Infill
    - ▶ Greater height and massing for block ends
    - ▶ Future Active Transportation Corridor on Springfield Rd