

REPORT TO COUNCIL REZONING



Date: July 24, 2023
To: Council
From: City Manager
Address: 3010 Holland Road
File No.: Z23-0006

	Existing	Proposed
OCP Future Land Use:	C-NHD – Core Area Neighbourhood	C-NHD – Core Area Neighbourhood
Zone:	RU ₄ – Duplex Housing	MF ₁ – Infill Housing

1.0 Recommendation

THAT Rezoning Application No. Z23-0006 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of Lot 14 District Lot 131 ODYD Plan 10710, located at 3010 Holland Road, Kelowna, BC from the RU₄ – Duplex Housing zone to the MF₁ – Infill 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 July 24, 2023.

2.0 Purpose

To rezone the subject property from the RU₄ – Duplex Housing zone to the MF₁ – Infill Housing zone to facilitate a townhouse development.

3.0 Development Planning

Staff support the proposed rezoning from the RU₄ – Duplex Housing zone to the MF₁ – Infill Housing zone. The subject property has an Official Community Plan (OCP) Future Land Use Designation of C-NHD – Core Area Neighbourhood. The intent of Core Area Neighborhood is to accommodate much of the city’s growth though sensitive infill to support a variety of ground-oriented multi-unit housing types such as townhouses.

OCP Policy specifically encourages gentle densification of approximately 2 storeys in height with the scale of development in keeping with the existing scale and development pattern of the neighbourhood. The subject property is located at the end of an existing neighbourhood block.

Lot Area	Proposed (m ²)
Gross Site Area	1,535.72 m ²
Road Dedication	n/a
Undevelopable Area	n/a
Net Site Area	1,535.72 m ²

4.0 Site Context & Background

Orientation	Zoning	Land Use
North	MH1 – Mobile Home and Camping	Residential - Mobile Home Park
East	RU1 – Large Lot Housing	Residential
South	RU4 – Duplex Housing	Residential
West	RU1 – Large Lot Housing	Residential

Subject Property Map: 3010 Holland Road



The surrounding neighbourhood context is comprised of existing single family zoned properties such as RU1 – Large Lot Housing, and MH1 – Mobile Home Park & Camping zone with an established mobile home park (Sunrise Village) situated directly to the north of the subject site. Other surrounding zoned include some RU4 – Duplex Housing and MF1 – Infill Housing located to the south and southwest of the subject property.

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Objective 5.3 Design residential infill to be sensitive to neighbourhood context	
Policy 5.3.1. Ground Oriented Infill	Encourage gentle densification in the form of ground-oriented residential uses such as houseplexes, townhouses and narrow lot housing to approximately 2 storeys, maintaining residential uses and setbacks that reflect the existing development pattern.
	<i>The proposed development is ground-oriented and 2 storeys in height.</i>

6.0 Application Chronology

Application Accepted: February 1, 2023
Neighbourhood Notification Summary Received: March 13, 2023

Report prepared by: Andrew Ferguson, Planner II
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.