



City of  
**Kelowna**

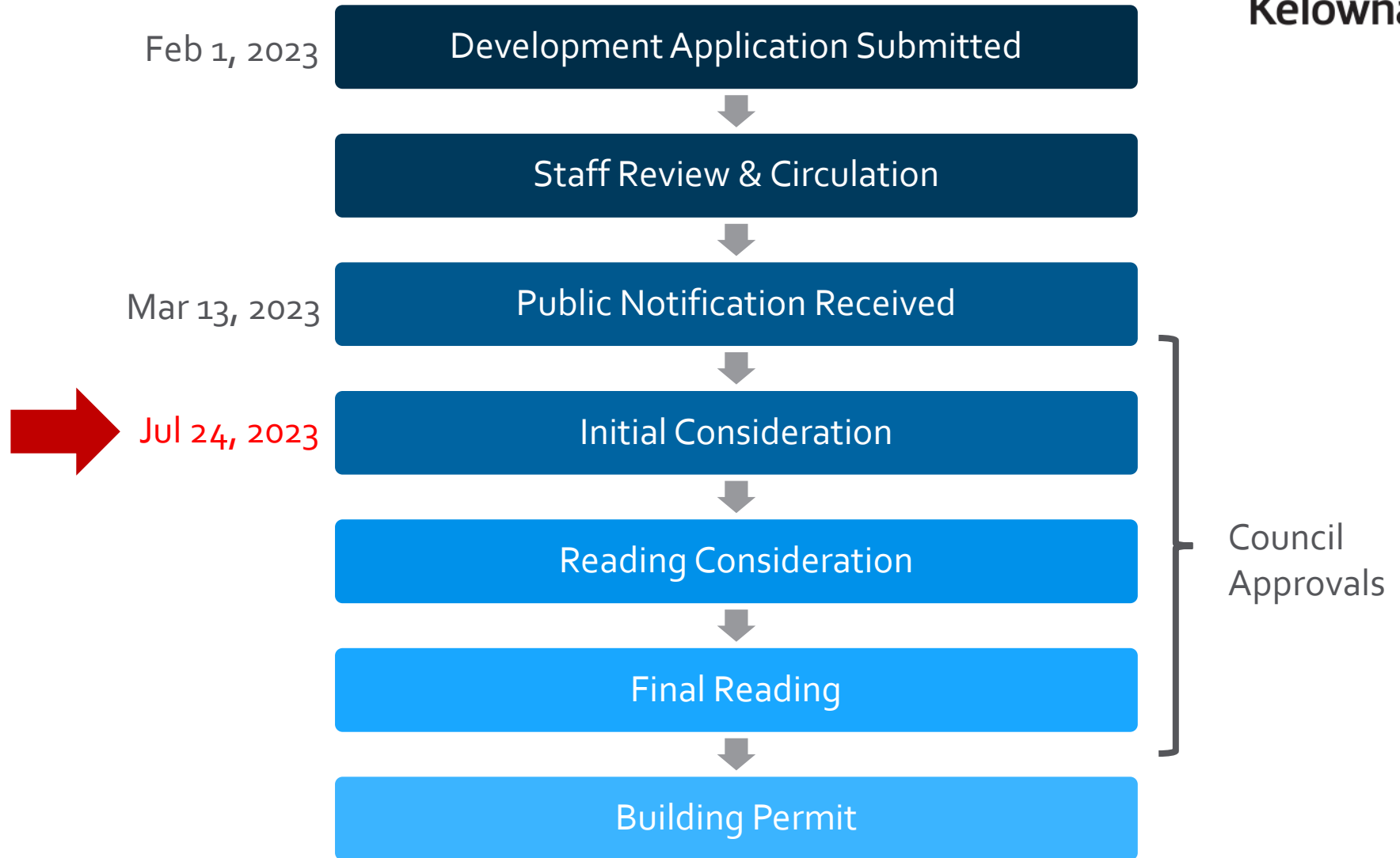
# Z23-0006 3010 Holland Road

Rezoning Application

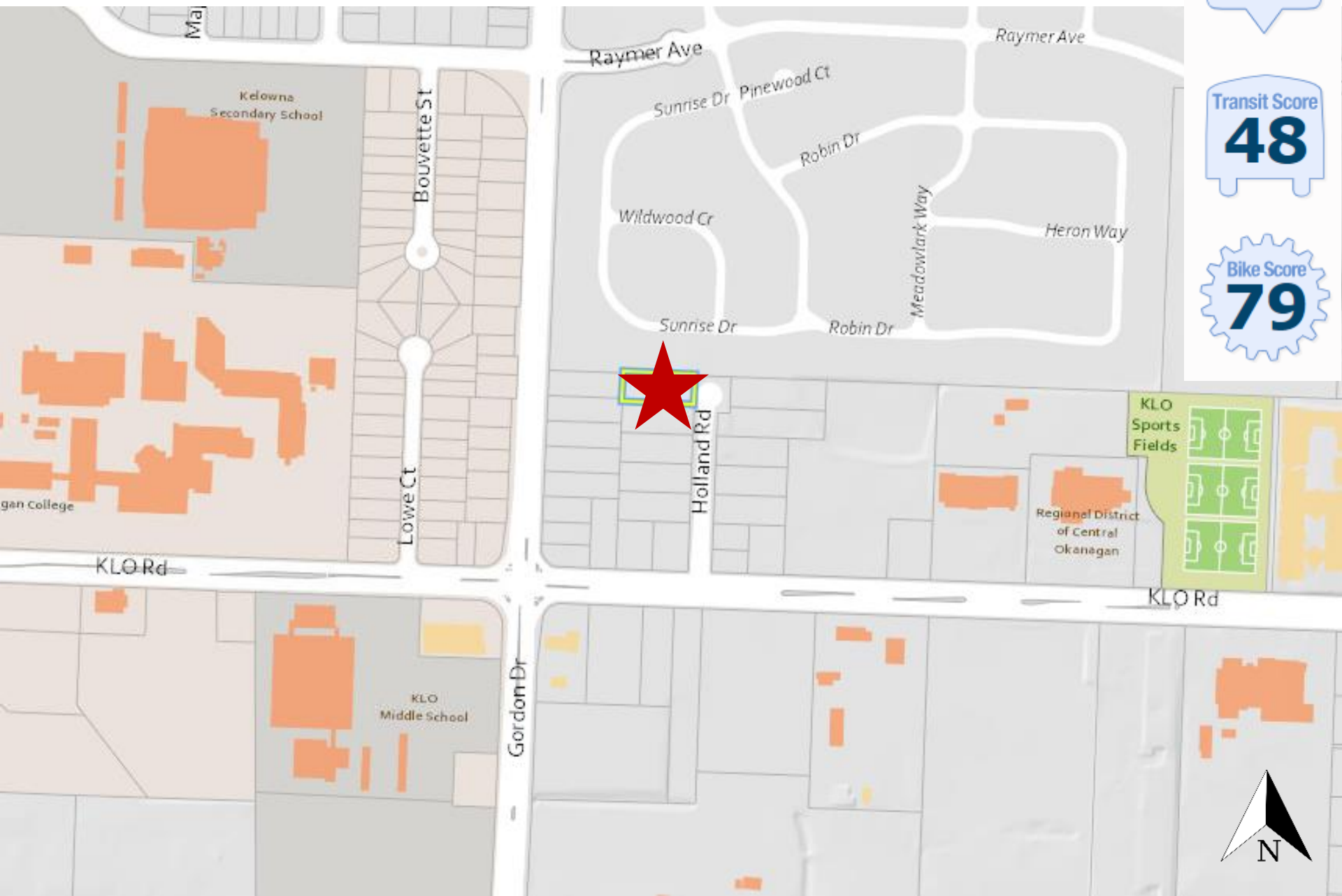
# Purpose

- ▶ To rezone the subject property from the RU<sub>4</sub> – Duplex Housing zone to the MF<sub>1</sub> – Infill Housing zone to facilitate a townhouse development.

# Development Process



# Context Map



Walk Score  
**58**

Transit Score  
**48**

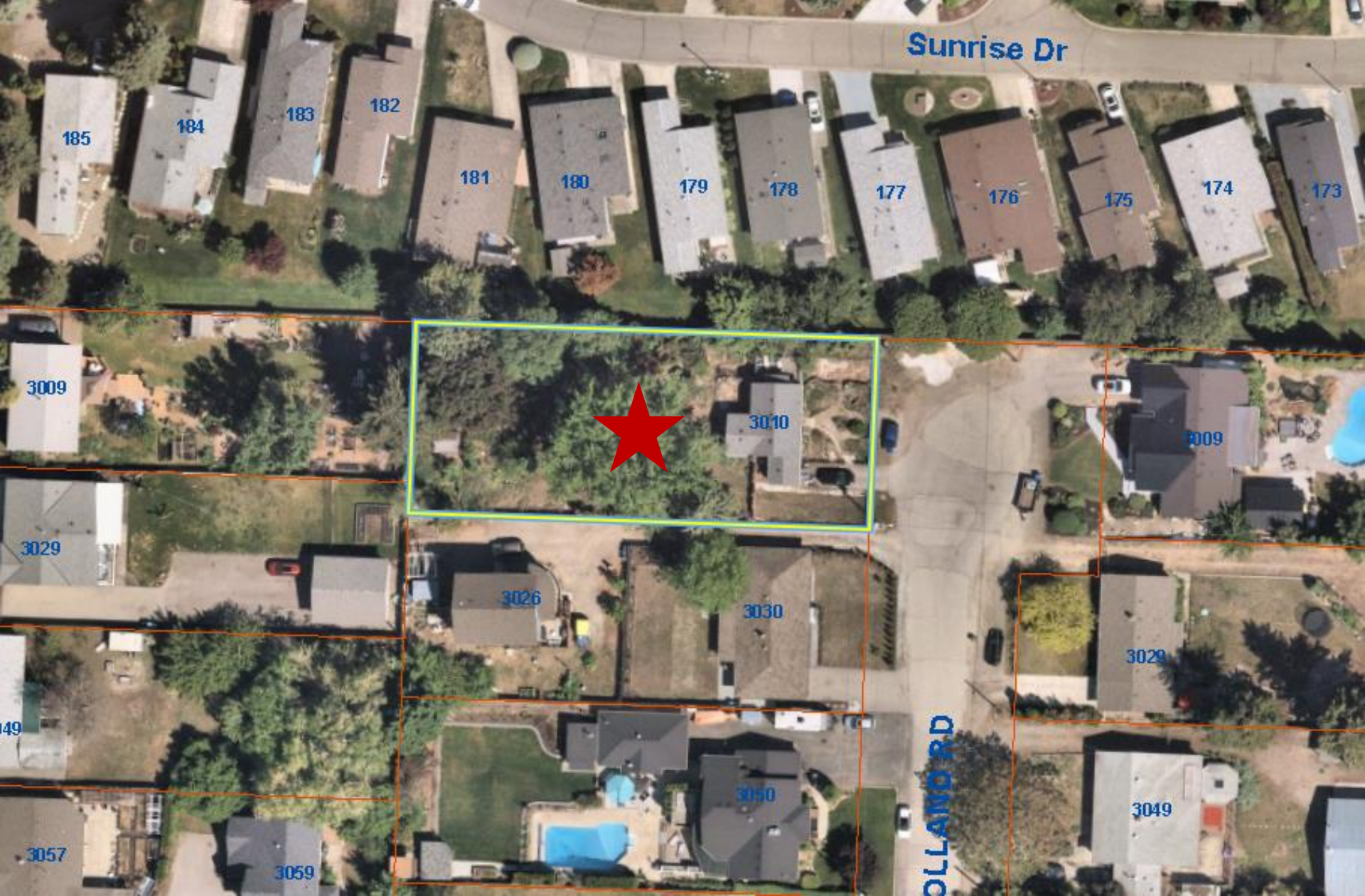
Bike Score  
**79**



# OCP Future Land Use



# Subject Property Map



# Project Details

- ▶ C-NHD – Core Area Neighbourhood
- ▶ MF<sub>1</sub> – Infill Housing
  - ▶ Townhouses up to 2 storeys in height
  - ▶ Vehicle access from Holland Rd

# 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
    - ▶ MF1 zone allows for 2 storeys in height / 8.0 m maximum.



# 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