



City of  
**Kelowna**

# Z23-0011 1910 Cross Road

Rezoning Application

# Purpose

- ▶ To rezone the subject properties from the RU<sub>1</sub> – Large Lot Housing zone to the MF<sub>2</sub> – Townhouse Housing zone to facilitate the construction of a townhouse development.

# Development Process

Feb 28, 2023

Development Application Submitted



Staff Review & Circulation



Oct 30, 2023

Public Notification Received



Feb 5, 2024

Initial Consideration



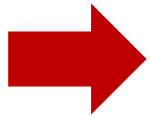
Reading Consideration



Final Reading & DP/DVP

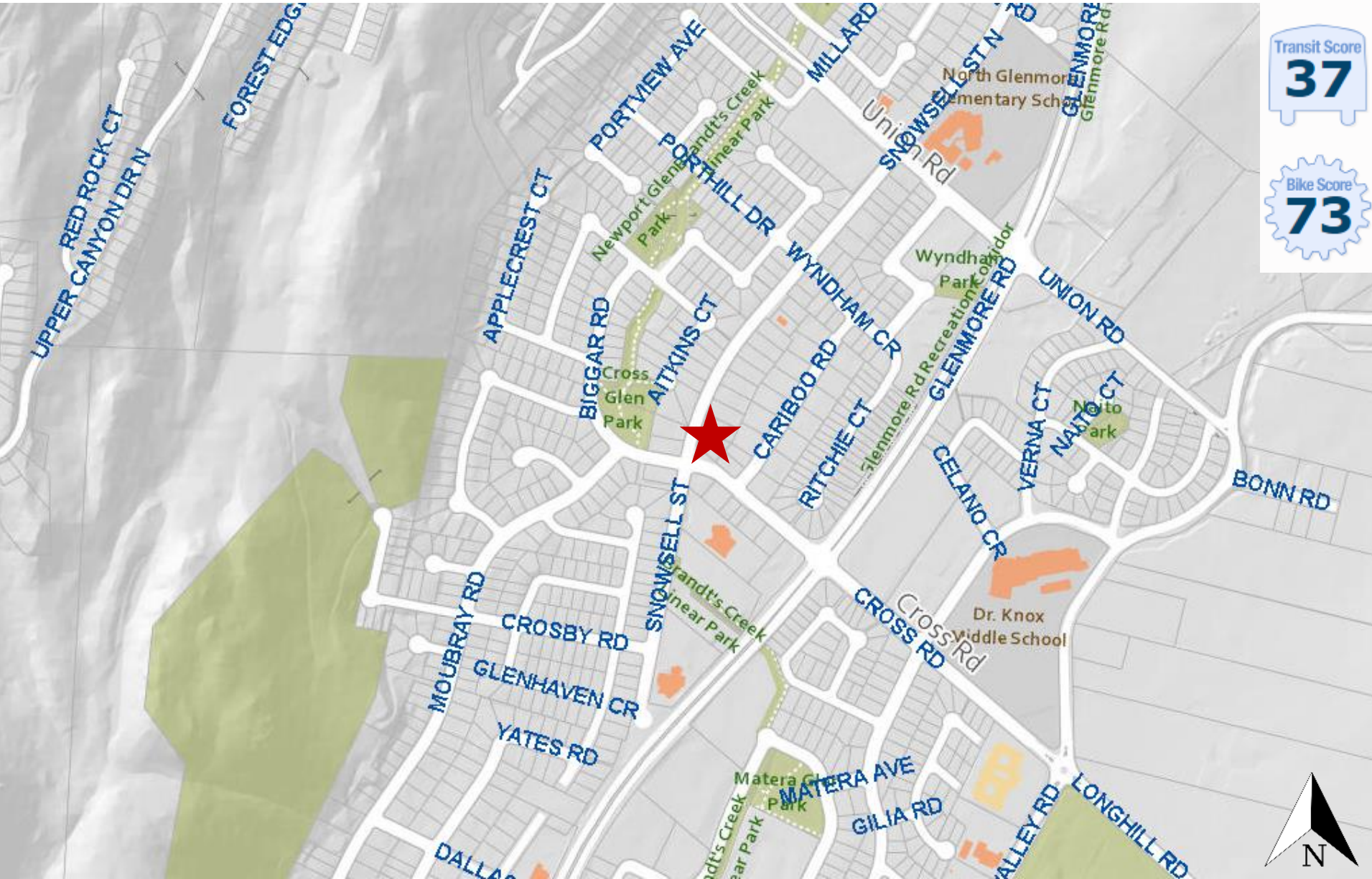


Building Permit



Council  
Approvals

# Context Map



Walk Score  
**54**







Transit Score  
**37**

Bike Score  
**73**



# OCP Future Land Use



	VC – Village Centre
	C-NHD – Core Area Neighbourhood
	S-RES – Suburban Residential
	R-AGR – Rural Agricultural & Resource
	EDINST – Educational / Institutional
	PARK – Park and Open Space

# Subject Property Map



# Project Details

- ▶ The properties have the Future Land Use Designation of Core-Area Neighbourhood.
- ▶ The properties are in close proximity to North Glenmore Elementary School and Dr. Knox Middle School
- ▶ The Rezoning to the MF2 zone is to facilitate the construction of a townhouse development.
  - ▶ 18-units are proposed
    - ▶ 17 3-bedroom unit
    - ▶ 1 4-bedroom unit
  - ▶ 36 parking stalls
  - ▶ If successful Development Permit and Development Variance Permit Applications will follow.

# OCP Objectives & Policies

- ▶ Policy 5.3.1. Ground Oriented Infill.
  - ▶ The subject property is on the block end, which allows for greater height and massing.
- ▶ Policy 5.11.1. Diverse Housing Tenures.
  - ▶ The proposal adds meaningful density on a block end in the Core Area near an elementary school and a middle school.
- ▶ Policy 5.14.1. Walkability
  - ▶ The proposal is near a recreation corridor and parks and will add streets trees and offsite improvements in a walkable neighbourhood.



# 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
    - ▶ Walkability
  - ▶ Development Permit to follow.