

REPORT TO COUNCIL REZONING



Date: March 4, 2024
To: Council
From: City Manager
Address: 250, 270, 280 Homer Road
File No.: Z23-0077

	Existing	Proposed
OCP Future Land Use:	C-NHD – Core Area Neighbourhood	C-NHD – Core Area Neighbourhood
Zone:	RU1 – Large Lot Housing	MF2 – Townhouse Housing

1.0 Recommendation

THAT Rezoning Application No. Z23-0077 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of Lot 3 Section 27 Township 26 ODYD Plan 14897 located at 280 Homer Rd, Kelowna, BC, of Lot 4 Section 27 Township 26 ODYD Plan 14897 located at 270 Homer Rd, Kelowna, BC, and of Lot 5 Section 27 Township 26 ODYD Plan 14897 located at 250 Homer Rd, Kelowna, BC, from the RU1 – Large Lot Housing zone to the MF2 - Townhouse 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 March 4, 2024;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the approval of the Ministry of Transportation and Infrastructure;

AND FURTHER THAT final adoption of the Rezoning Bylaw be considered in conjunction with Council’s consideration of a Development Permit for the subject property.

2.0 Purpose

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

3.0 Development Planning

Staff support the proposed rezoning from the RU1 - Large Lot Housing zone to the MF2 - Townhouse Housing zone to facilitate the construction of a townhouse development. The subject properties have an Official Community Plan (OCP) Future Land Use Designation of C-NHD - Core Area Neighbourhood. The intent of Core Area Neighbourhood is to accommodate much of the city's growth through sensitive residential infill and low-rise buildings. Core Area Neighbourhoods support a variety of ground-oriented residential uses such as townhouses. In order to facilitate the townhouse development, the applicant is required to consolidate the three subject lots.

Lot Area	Proposed (m ²)
Gross Site Area	4,344 m ²
Road Dedication	N/A
Undevelopable Area	N/A
Net Site Area	Approx. 4,264 m ²

4.0 Site Context & Background

Orientation	Zoning	Land Use
North	RU ₁ – Large Lot Housing MF ₂ – Townhouse Housing	Single Detached Housing and Townhouse Residential
East	RU ₁ – Large Lot Housing	Single Detached Housing
South	RU ₁ – Large Lot Housing RU _{1c} – Large Lot Housing with Carriage House MF ₁ – Infill Housing MF ₂ – Townhouse Housing	Single Detached Housing, Single Detached Housing with Carriage House, and Townhouse Residential
West	RU ₁ – Large Lot Housing RU ₂ – Medium Lot Housing MF ₁ – Infill Housing MF ₂ – Townhouse Housing	Single Detached Housing and Townhouse Residential

Subject Property Map: 250, 270 280 Homer Road



The surrounding neighbourhood context is a combination of RU₁ – Large Lot Housing, RU₂ – Medium Lot Housing, MF₁ – Infill Housing and MF₂ – Townhouse Housing zones.

The subject properties are located in the Rutland OCP Sector approximately one block west of the Rutland Urban Centre and approximately 200 meters north of Hwy 33 West, which is classified as Transit Supportive Corridor. There are two transit stops located near the intersection of Hwy 33 W and Homer Rd. Additionally, the proposed development site is near a number of parks, including Ben Lee Park, and the Houghton Road Recreation Corridor is located within short walking distance to the north of the site. The location of the proposed development aligns with the intent of the OCP, allowing residents of Core Area Neighbourhoods easier access to Urban Centres for many of their day-to-day shopping and employment needs while the Transit Supportive and Active Transportation Corridors would make it easier to reach other areas of the city without a car.

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. 2 Transition from Transit Supportive Corridors	Provide a transition area allowing for 3-4 storeys in height serving as a transition from the medium density development along the Transit Supportive Corridors and lower density residential areas in the Core Area. Encourage ground-oriented residential such as stacked townhouses and bungalow courts with setbacks that respect adjacent lower density residential areas. Discourage commercial uses in the transition zone.
	<i>The proposed development is ground-oriented townhouse form, close to Transit Supportive and Active Transportation Corridors allowing residents of Core Area Neighbourhoods easier access to Urban Centres for many of their day-to-day shopping and employment needs.</i>

6.0 Application Chronology

Application Accepted: August 8, 2023
 Neighbourhood Notification Summary Received: February 6, 2024

Report prepared by: Barbara B. Crawford, Planner II
Reviewed by: Jocelyn Black, Urban Planning Manager
Reviewed by: Nola Kilmartin, Development Planning Department Manager
Approved for Inclusion: Ryan Smith, Divisional Director, Planning, Climate Action & Development Services

Attachments:
 Attachment "A": Development Engineering Memo

For additional information, please visit our Current Developments online at www.kelowna.ca/currentdevelopments.