



City of  
**Kelowna**

Z23-0077

250, 270, 280 Homer Rd

Rezoning Application

# Purpose

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

# Development Process



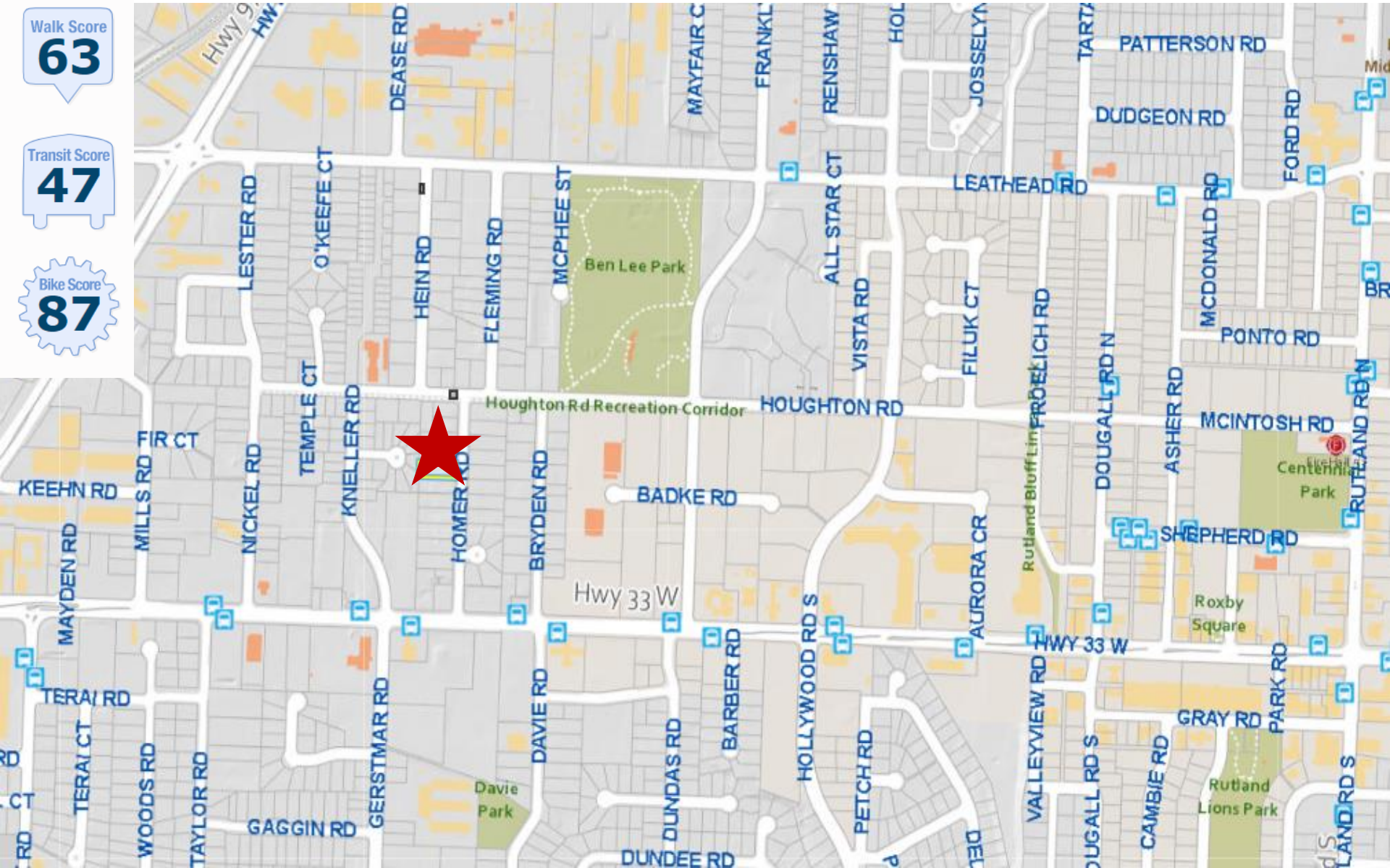
# Context Map



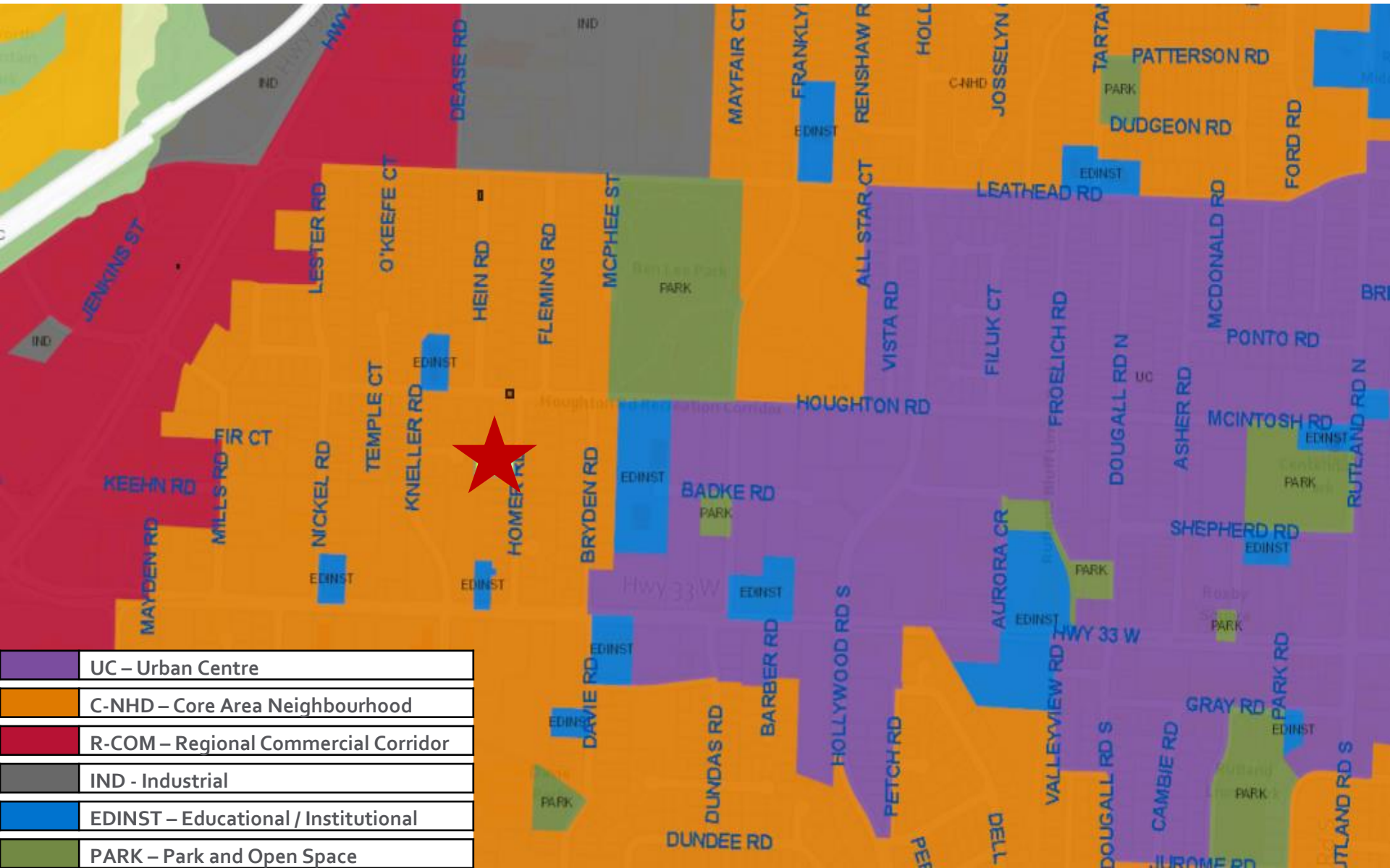
Walk Score  
**63**







Transit Score  
**47**

Bike Score  
**87**



# OCP Future Land Use



	UC – Urban Centre
	C-NHD – Core Area Neighbourhood
	R-COM – Regional Commercial Corridor
	IND - Industrial
	EDINST – Educational / Institutional
	PARK – Park and Open Space

# Subject Property Map



# Project Details

- ▶ C-NHD – Core Area Neighbourhood
- ▶ Three Lot Rezoning
  - ▶ RU1 – Large Lot Housing to MF2 – Townhouse Housing
  - ▶ Six Townhouses, 33 three-bedroom units
  - ▶ Lot consolidation
- ▶ Close to transit stops, Transit Supportive and Active Transportation Corridors, parks and Rutland Urban Centre.

# OCP Objectives & Policies

- ▶ 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 with setbacks that respect adjacent lower density residential areas



# 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 Neighbourhoods
    - ▶ Sensitive residential infill
    - ▶ Ground oriented townhouses
    - ▶ Transit Supportive and Active Transportation
    - ▶ Near Rutland Urban Centre