

# REPORT TO COUNCIL REZONING



**Date:** March 4, 2024  
**To:** Council  
**From:** City Manager  
**Address:** 673 Hollywood Rd N & 595 McWilliams Rd  
**File No.:** Z23-0083

	Existing	Proposed
<b>OCP Future Land Use:</b>	C-NHD – Core Area Neighbourhood	C-NHD – Core Area Neighbourhood
<b>Zone:</b>	RU <sub>1</sub> – Large Lot Housing RU <sub>4</sub> – Duplex Housing	MF <sub>2</sub> – Townhouse Housing

## 1.0 Recommendation

THAT Rezoning Application No. Z23-0083 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of Lot A Section 26 Township 26 ODYD Plan KAP50019, located at 673 Hollywood Rd N, Kelowna, BC from the RU<sub>4</sub> – Duplex Housing zone to the MF<sub>2</sub> – Townhouse Housing zone and Lot 24 District Lot 143 ODYD Plan 29836, located at 595 McWilliams Rd, Kelowna, BC from the RU<sub>1</sub> – Large Lot Housing zone to the MF<sub>2</sub> – 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 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 RU<sub>1</sub> – Large Lot Housing zone and the RU<sub>4</sub> – Duplex Housing zone to the MF<sub>2</sub> – Townhouse Housing zone to facilitate a townhouse development.

## 3.0 Development Planning

Staff support the proposal to rezone the subject properties to the MF<sub>2</sub> – Townhouse Housing zone. The proposed rezoning will facilitate the development of a 14 unit townhouse development which aligns with the Official Community Plan (OCP) Future Land Use Designation of Core Area Neighbourhood. The proposed townhouse development use is consistent with OCP Policies which encourage medium density residential development and diverse housing tenures within the Core Area.

Lot Area	Proposed (m <sup>2</sup> )
Gross Site Area	2,281 m <sup>2</sup>
Road Dedication	19 m <sup>2</sup>
Net Site Area	2,262 m <sup>2</sup>

4.0 Site Context & Background

Orientation	Zoning	Land Use
North	RU1 – Large Lot Housing	Single Detached Housing
East	RU1 – Large Lot Housing	Single Detached Housing
South	RU4 – Duplex Housing	Duplex Housing
West	RU1 – Large Lot Housing	Single Detached Housing

Subject Property Map: 673 Hollywood Rd N & 595 McWilliams Rd



The subject properties are in close proximity to transit routes along Leathead Road and are walkable to Ben Lee Park to the south.

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	Encourage gentle densification in the form of ground-oriented residential uses such as house-plexes, townhouses and narrow lot housing to approximately 2 storeys, maintaining residential uses and setbacks that reflect the existing development pattern. Consider opportunities for greater height and massing at block ends and along Active Transportation Corridors as outlined in Figure 5.3.
Ground Oriented infill		<i>The application proposes gentle densification to an existing neighbourhood.</i>

Objective 11 Increase the diversity of housing forms and tenure to create an inclusive, affordable and complete Core Area		
Policy	5.11.1	Ensure a diverse mix of low and medium density housing forms in the Core Area to support a variety of household types and sizes, income levels and life stages. <i>The application proposes low to medium density creating more variety into the neighbourhood.</i>
Diverse Housing Forms		

### 6.o Application Chronology

Application Accepted: December 4, 2023  
 Neighbourhood Notification Summary Received: December 18, 2023

**Report prepared by:** Jason Issler, Planner I  
**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](http://www.kelowna.ca/currentdevelopments).