



City of
Kelowna

Z23-0083

673 Hollywood Rd N & 595

McWilliams Rd

Rezoning Application

Purpose

- ▶ To rezone the subject property from the RU₁ – Large Lot Housing zone and the RU₄ - Duplex Housing zone to the MF₂ – Townhouse Housing zone to facilitate a townhouse development.

Development Process

Dec 4, 2023

Development Application Submitted



Staff Review & Circulation



Dec 18, 2023

Public Notification Received



Mar 4, 2024

Initial Consideration



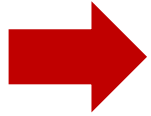
Reading Consideration



Final Reading & DP

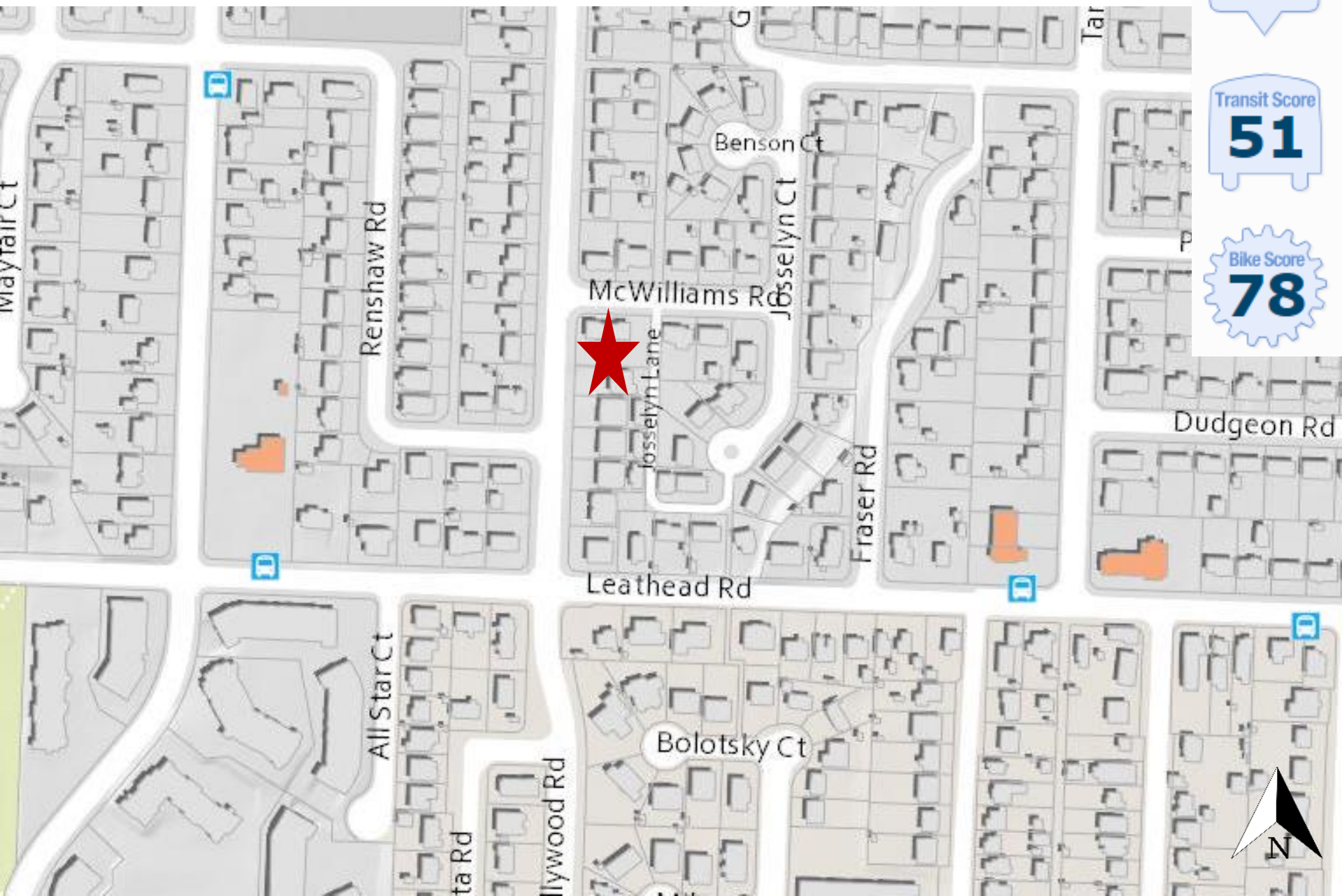


Building Permit



Council
Approvals

Context Map



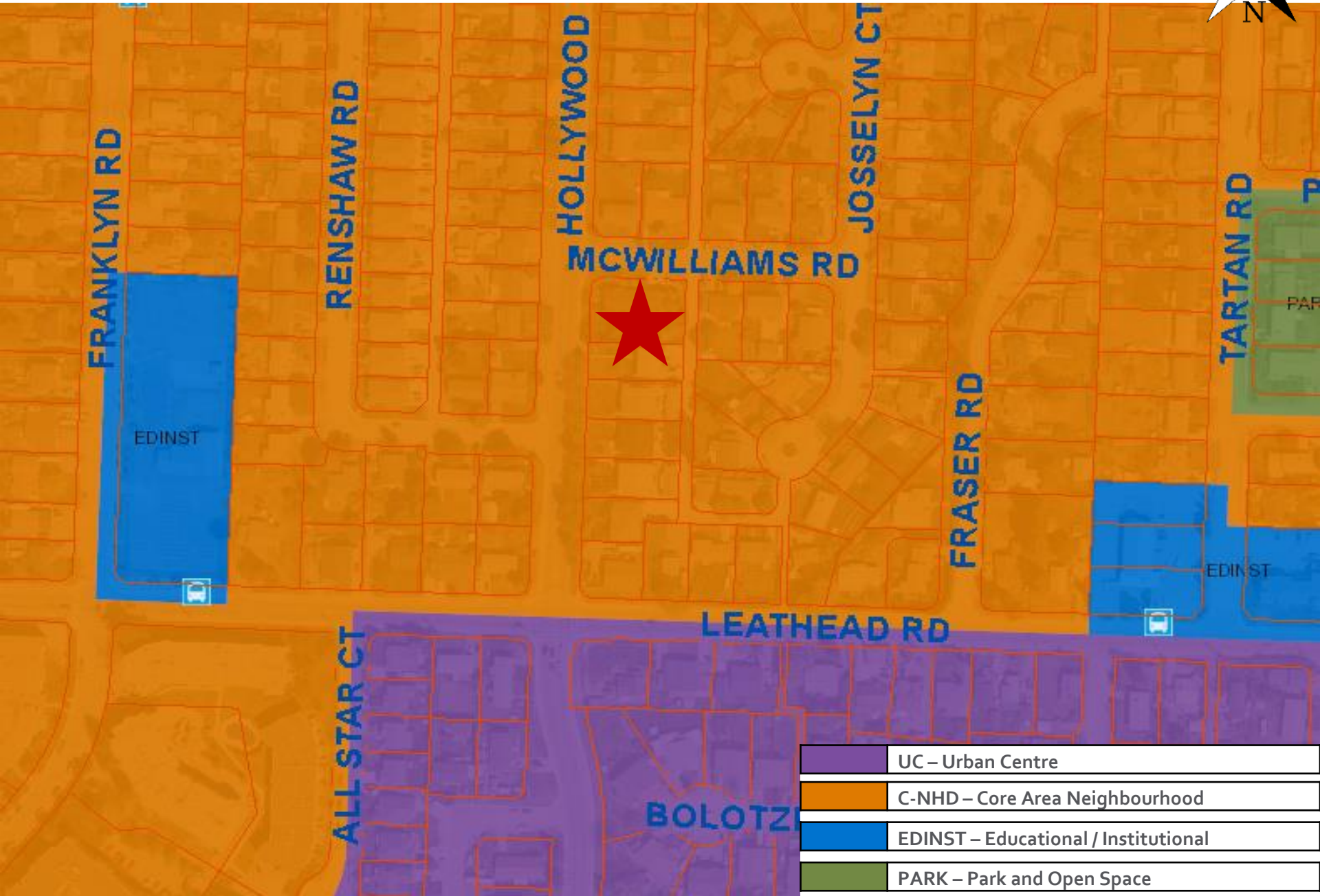
Walk Score
62

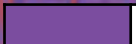



Transit Score
51

Bike Score
78



OCP Future Land Use



	UC - Urban Centre
	C-NHD - Core Area Neighbourhood
	EDINST - Educational / Institutional
	PARK - Park and Open Space

Subject Property Map



Project Details

- ▶ C-NHD – Core Area Neighbourhood
- ▶ MF2 – Townhouse Housing
 - ▶ Close to transit and parks
- ▶ 14 Townhouse units proposed

OCP Objectives & Policies

- ▶ Policy 5.3.1: Encourage gentle densification in the form of ground-oriented residential units.
 - ▶ Gentle Densification into an existing neighbourhood.
- ▶ Policy 5.11.1: Ensure diverse mix of low and medium density housing forms in the Core Area.

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
 - ▶ Housing Diversity
 - ▶ Ground Oriented Infill