



City of  
**Kelowna**

# Z24-0006 Mills Rd 163-165

Rezoning Application

# Purpose

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

# Development Process

Feb 13, 2024

Development Application Submitted



Staff Review & Circulation



Apr 3, 2024

Public Notification Received



May 6, 2024

Initial Consideration



Reading Consideration



Final Reading



Development Permit

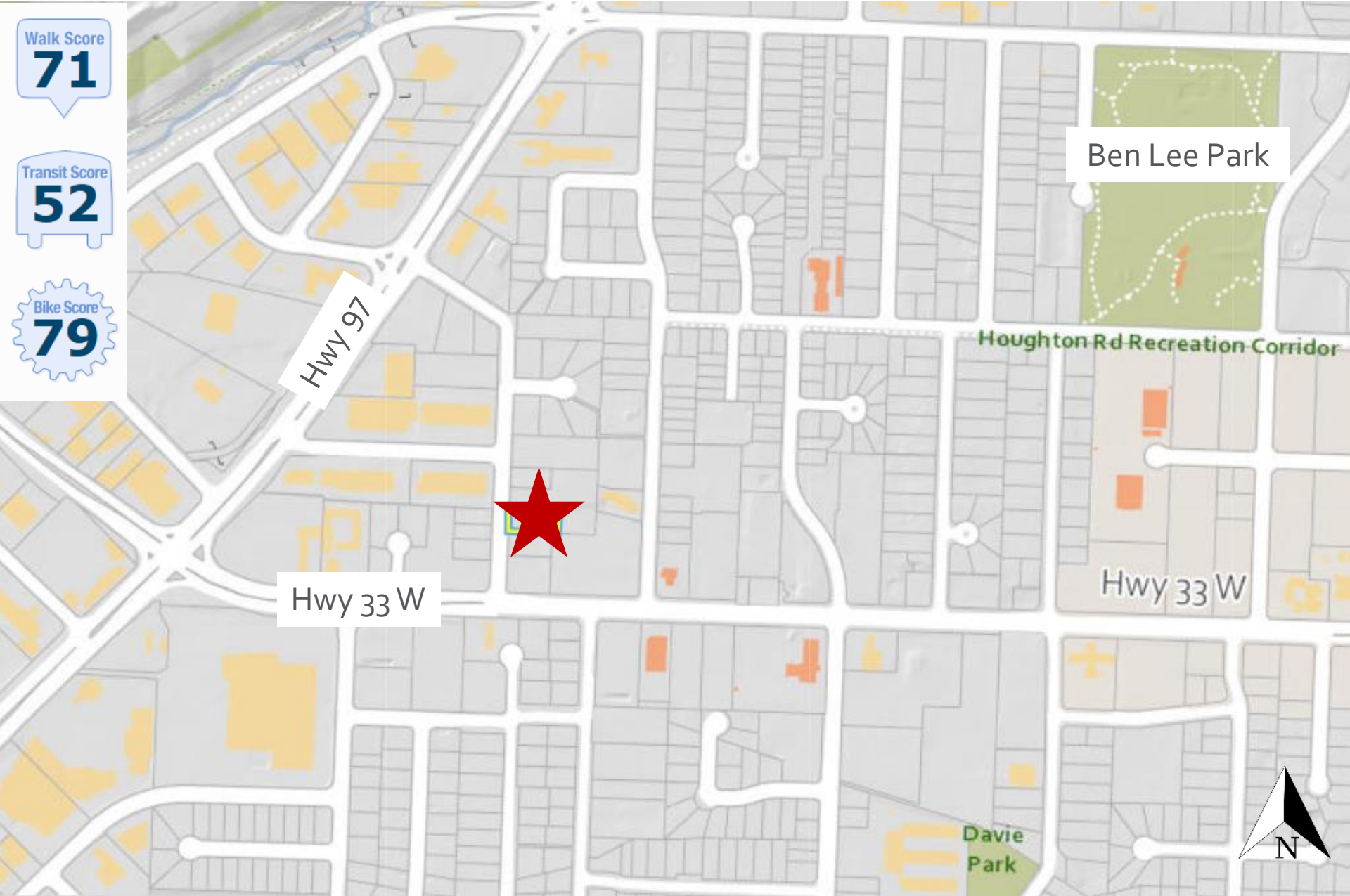
Council  
Approvals

# Context Map

Walk Score  
**71**

Transit Score  
**52**

Bike Score  
**79**



Ben Lee Park

Hwy 97

Hwy 33 W






Houghton Rd Recreation Corridor

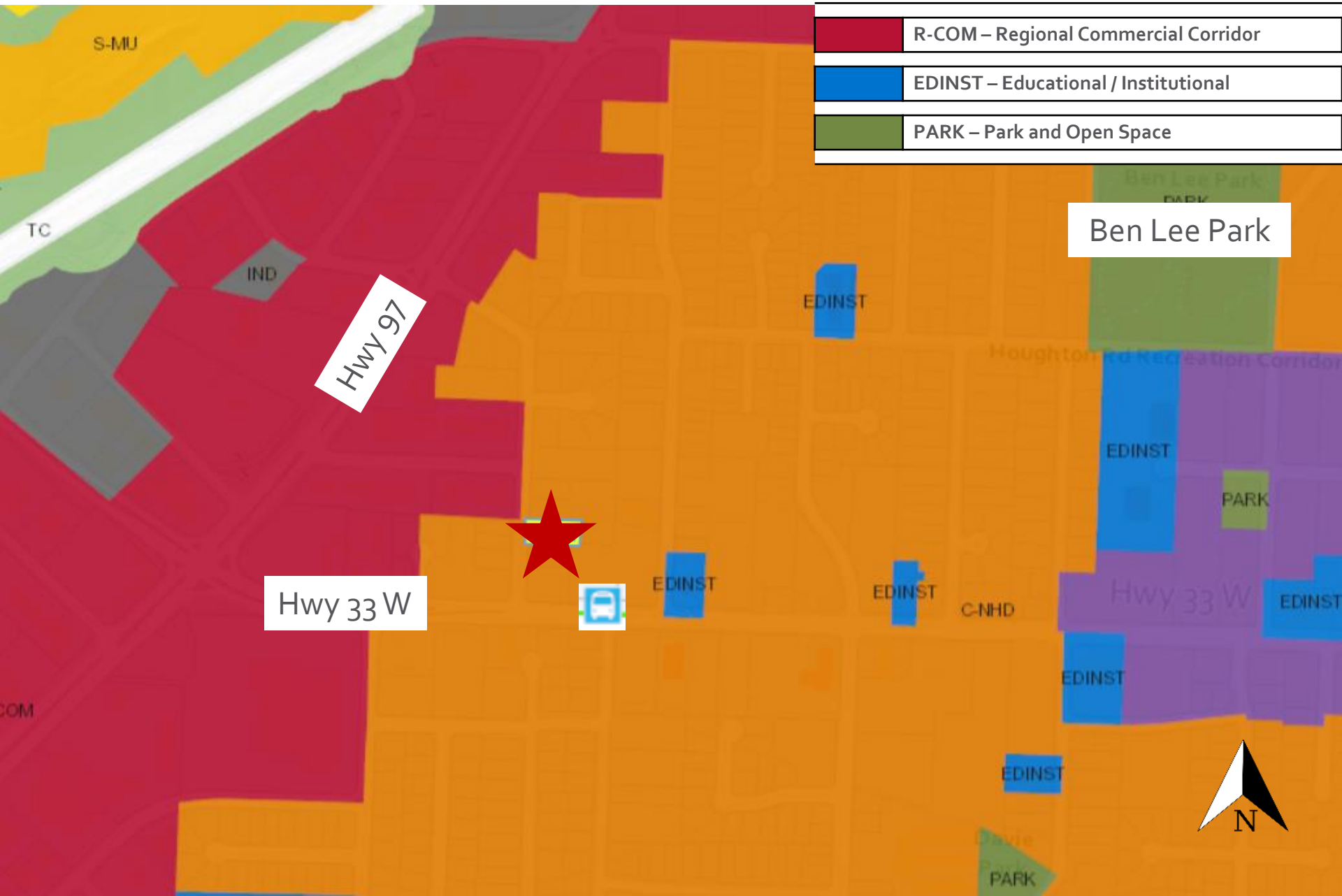
Hwy 33 W

Davie Park



# OCP Future Land Use

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



# Subject Property Map



# Project Details

- ▶ C-NHD – Core Area Neighbourhood
- ▶ MF2 – Townhouse Housing
  - ▶ Permits up to 3 storeys
  - ▶ Ground-oriented townhouses
  - ▶ Singular vehicle access from Mills Rd

# OCP Objectives & Policy

- ▶ C-NHD Future Land Use
  - ▶ Support a variety of ground-oriented housing types including townhomes
- ▶ Policy 5.3.1. Ground Oriented Infill
  - ▶ Encourage gentle densification such as townhouses



# 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
  - ▶ Development Permit to follow for Form & Character