

REPORT TO COUNCIL REZONING



Date: May 6, 2024
To: Council
From: City Manager
Address: 163-165 Mills Rd
File No.: Z24-0006

	Existing	Proposed
OCP Future Land Use:	C-NHD – Core Area Neighbourhood	C-NHD – Core Area Neighbourhood
Zone:	MF1 – Infill Housing	MF2 – Townhouse Housing

1.0 Recommendation

THAT Rezoning Application No. Z24-0006 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of LOT A SECTION 27 TOWNSHIP 26 ODYD PLAN 15106, located at 163-165 Mills Rd, Kelowna, BC, from the MF1 – Infill 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 approval of the Ministry of Transportation and Infrastructure.

2.0 Purpose

To rezone the subject property from the MF1 – Infill Housing zone to the MF2 – Townhouse Housing zone to facilitate a townhouse development.

3.0 Development Planning

Staff recommend support for the proposed rezoning of the subject property from MF1 – Infill Housing to MF2 – Townhouse Housing as it will facilitate a townhouse development and a lot consolidation with the two lots to the north that are already zoned MF2. The proposed zone is consistent with the Future Land Use Designation of C-NHD – Core Area Neighbourhood which supports ground-oriented multi-unit housing.

Lot Area	Proposed (m ²)
Gross Site Area	1,375.9 m ²
Road Dedication	22.9 m ²
Net Site Area	1,353.0 m ²

4.0 Site Context & Background

Orientation	Zoning	Land Use
North	MF2 – Townhouse Housing	Townhouse Housing
East	MF2 – Townhouse Housing	Townhouse Housing
South	MF2 – Townhouse Housing	Apartment Housing
West	MF1 – Infill Housing	Single Detached Housing

Subject Property Map: 163-165 Mills Rd



The subject property is located on the east side of Mills Rd, between Highway 33 and Highway 97 in Rutland. There is a mix of other uses in the nearby vicinity including single detached housing, townhouse housing, apartment housing, and service commercial. The road classification is Core Area Collector with a future Active Transportation Corridor, and the nearest bus stops are within 200 m on Hwy 33 W.

4.1 Background

The subject property as well as the two properties to the north are currently being used as rental housing, and the tenants were provided with tenant relocation information by the applicant (Attachment B).

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Chapter 3 – Future Land Use – Core Area Neighbourhood (C-NHD)	
Supported Uses and Typologies	Core Area Neighbourhoods should support a variety of ground-oriented housing types, including small lot single detached housing, two-dwelling housing, secondary suites, carriage houses, and ground-oriented multi-unit housing.
	<i>The proposed MF2 – Townhouse Housing Zone supports ground-oriented multi-unit housing in the form of townhouses, which aligns with the Future Land Use.</i>

6.0 Application Chronology

Application Accepted: February 13, 2024
Neighbourhood Notification Summary Received: April 3, 2024

Report prepared by: Trisa Atwood, Planner Specialist
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: Draft Site Plan (showing all three lots consolidated)
Attachment B: Tenant Transition Plan
Attachment C: List of Notified Neighbours

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