

REPORT TO COUNCIL REZONING



Date: June 3, 2024
To: Council
From: City Manager
Address: 1007 Lanfranco Rd
File No.: Z24-0008

	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. Z24-0008 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of Lot C District Lot 135 ODYD Plan 20294 located at 1007 Lanfranco 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 outstanding conditions of approval as set out in Attachment "A" attached to the Report from the Development Planning Department dated June 3, 2024.

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 support the proposed rezoning from the MF1 – Infill Housing zone to the MF2 - Townhouse Housing zone to facilitate the construction of a townhouse development. The subject properties have an Official Community Plan (OCP) Future Land Use Designation of C-NHD - Core Area Neighbourhood. The intent of Core Area Neighbourhood is to accommodate much of the City's growth through sensitive residential infill such as ground-oriented multi-unit housing and low-rise buildings. The proposal aligns with the OCP Policy for the Core Area to encourage a diverse mix of low and medium density housing.

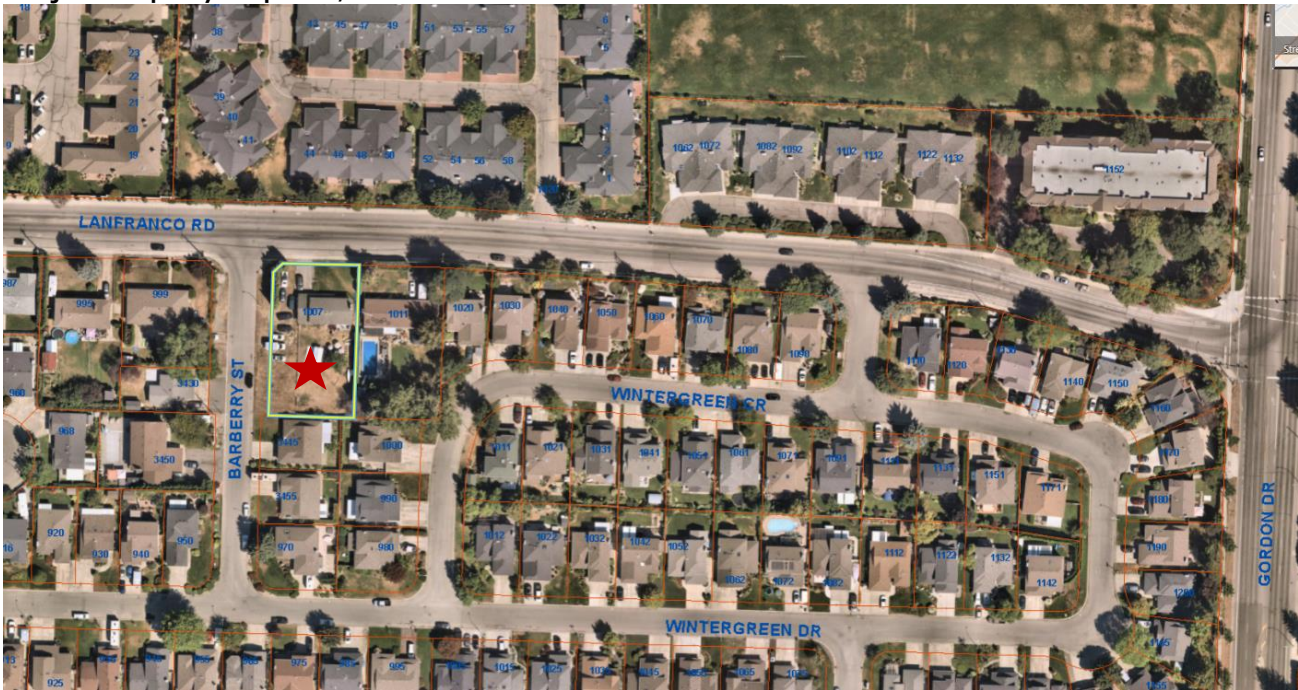
The applicant is required to dedicate 2.0 m of road along Lanfranco Rd and a 5.0m corner cut at the corner of Barberry St and Lanfranco Rd.

Lot Area	Proposed (m ²)
Gross Site Area	1,439.4
Road Dedication	Approx. 85
Undevelopable Area	N/A
Net Site Area	Approx. 1,364.4

4.0 Site Context

Orientation	Zoning	Land Use
North	UC5 – Pandosy Urban Centre	Townhouses
East	MF1 – Infill Housing	Single detached housing
South	MF1 – Infill Housing	Single detached housing
West	MF1 – Infill Housing MF4 - Transit Oriented Areas	Single detached housing

Subject Property Map: 1007 Lanfranco Rd



The surrounding neighbourhood context predominantly consists of MF1 – Infill Housing zone with single detached housing and UC5 – Pandosy Urban Centre zone to the north with townhouses.

The subject properties are located immediately south of the Pandosy Urban Centre, and approximately 300 m west of Gordon Dr Transit Supportive Corridor. There are transit stops located near the intersection of Lanfranco Rd and Gordon Dr to the east (approx. 300 m) and at Lanfranco Rd and Casorso Rd to the west (approx. 500 m). The proposed development site is within walking distance of Boyce-Gyro Beach Park, is near Casorso Rd and Lakeshore Rd Recreation Corridors, as well several educational institutions including Casorso Elementary and KLO Middle School, and Okanagan College.

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Objective 5.11 Increase the diversity of housing forms and tenure to create an inclusive, affordable and complete Core Area	
Policy 5.11.1. Diverse Housing Forms.	Ensure a diverse mix of low and medium density forms in the Core Area that support a variety of household types and sizes, income levels and life stages.

	<i>The proposal adds increased density into the established single detached housing neighbourhood.</i>
Policy 5.11.3. Ground Oriented Housing	Incorporate ground-oriented units in the design of multi-family developments in the Core Area to support a variety of household types and sizes.
	<i>The proposal will include ground-oriented units along Lanfranco Rd and Barberry St with direct access from Barberry St.</i>

6.o Application Chronology

Application Accepted: March 14, 2024
 Neighbourhood Notification Summary Received: May 14, 2024

Report prepared by: Barbara B. Crawford, Planer II
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 Memorandum
 Attachment B: Proposed Site Plan
 Attachment C: Applicant’s Summary of Neighbourhood Notification

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