

# REPORT TO COUNCIL REZONING



**Date:** July 8, 2024  
**To:** Council  
**From:** City Manager  
**Address:** 1508 Highland Dr N  
**File No.:** Z24-0022

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

### 1.0 Recommendation

THAT Rezoning Application No. Z24-0022 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of Lot 1 Section 29 Township 26 ODYD Plan 21281 Except Plan KAP85729, located at 1508 Highland Dr N, Kelowna, BC from the MF1 – Infill Housing zone to the MF2 – Townhouse Housing zone, be considered by Council.

### 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 property has 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.

Lot Area	Proposed (m <sup>2</sup> )
Gross Site Area	2,525 m <sup>2</sup>
Road Dedication	NA
Undevelopable Area	NA
Net Site Area	2,525 m <sup>2</sup>

**4.0 Site Context & Background**

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

**Subject Property Map: 1508 Highland Dr N**



The surrounding neighbourhood context predominantly consists of the MF1 – Infill Housing zone with single detached housing and MF2 – Townhouse Housing zone to the south with townhouses.

The subject property is located one block north of Clement Ave at the intersection of Highland Dr N and Clifton Rd. There are transit stops located less than 30 meters away along Clifton Rd. Additionally, approximately 180 meters to the south of the subject property is the Okanagan Rail Trail multi-use corridor. The proposed development site is within walking distance of Jack Robertson Memorial Park to the east and Lombardy Park to the south.

**Current Development Policies**

4.1 Kelowna Official Community Plan (OCP)

<b>Objective 5.11.1 Increase the diversity of housing forms and tenure to create an inclusive, affordable and complete Core Area.</b>		
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.
Diverse Housing Forms		<i>The proposal includes medium density housing in an established neighbourhood creating a greater differentiation of housing types.</i>

**5.0 Application Chronology**

Application Accepted: May 9, 2024  
 Neighbourhood Notification Summary Received: June 5, 2024

**Report prepared by:** Jason Issler, Planner II  
**Reviewed by:** Jocelyn Black, Urban Planning Manager  
**Reviewed by:** Nola Kilmartin, Development Planning Department Manager  
**Approved for Inclusion:** Ryan Smith, Divisional Director, Planning & Development Services

**Attachments:**  
 Attachment A: Development Engineering Memo  
 Attachment B: DRAFT Site Plan  
 Attachment C: Summary of Neighbourhood Notification

For additional information, please visit our Current Developments online at [www.kelowna.ca/currentdevelopments](http://www.kelowna.ca/currentdevelopments).