



City of
Kelowna

Z24-0022
1508 Highland Dr N

Rezoning Application

Purpose

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

Development Process



May 9, 2024

Development Application Submitted

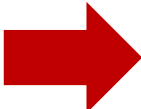


Staff Review & Circulation



Jun 5, 2024

Public Notification Received



Jul 8, 2024

Initial Consideration



Reading Consideration

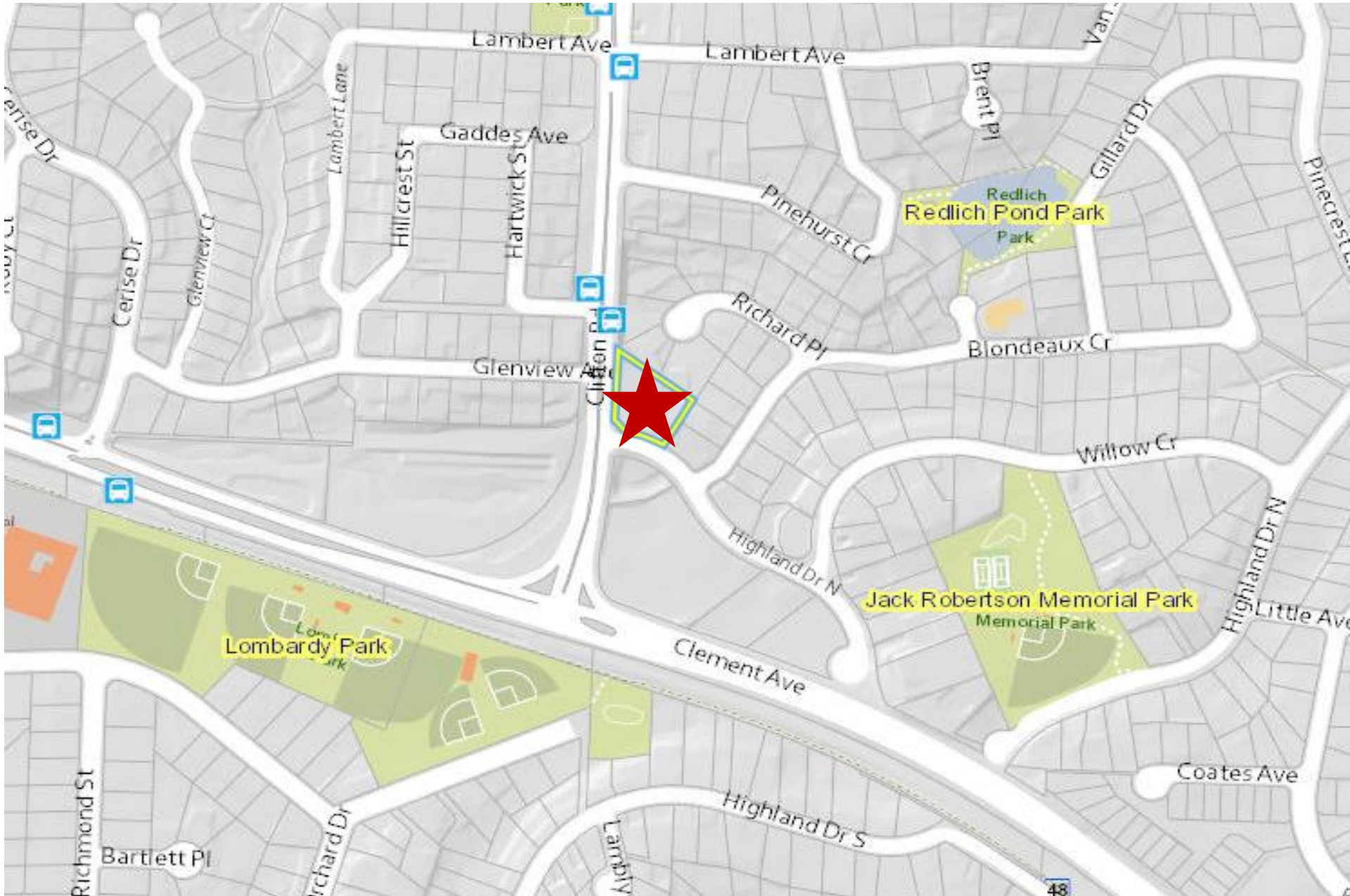


Final Reading

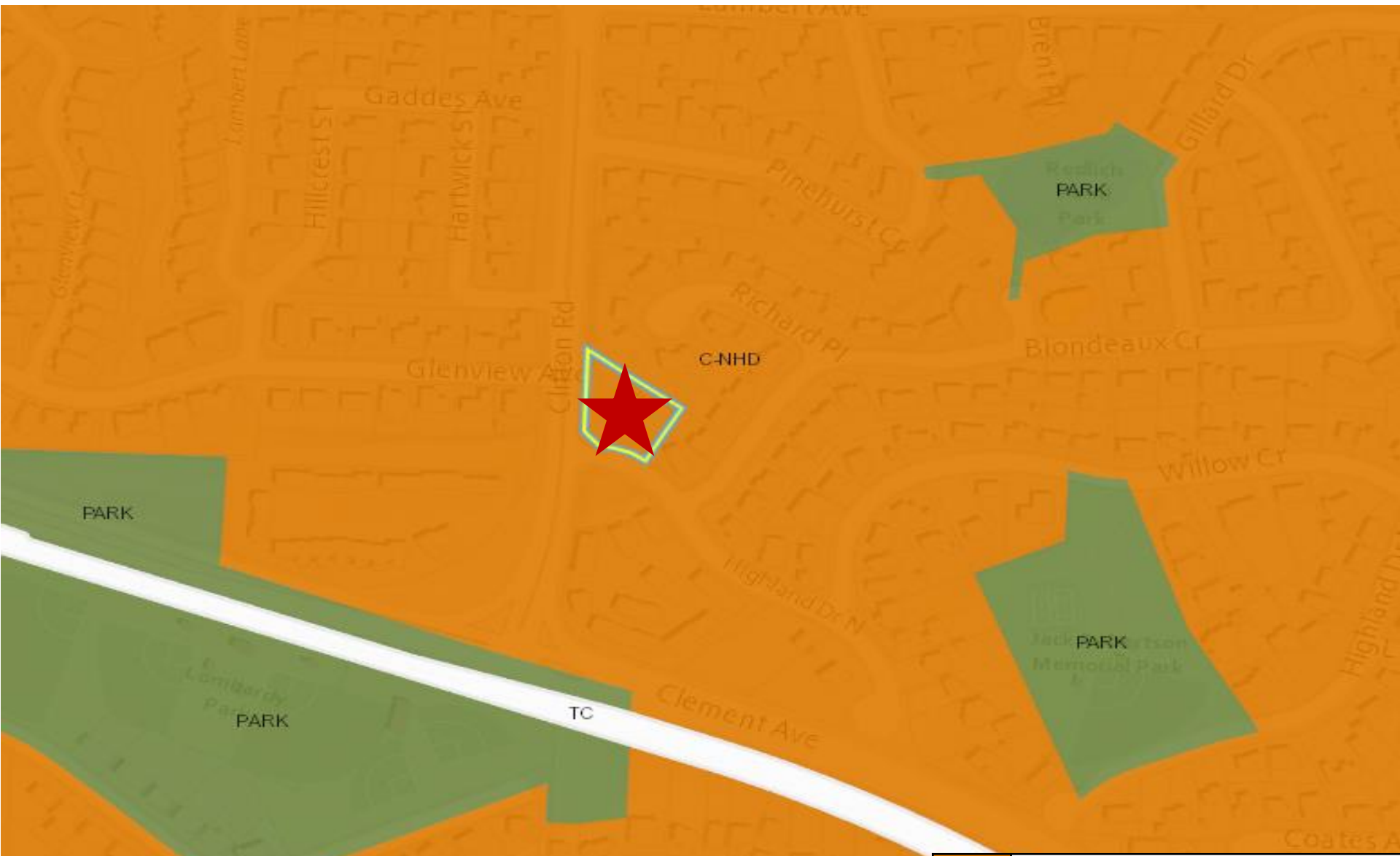




Council Approvals

Context Map

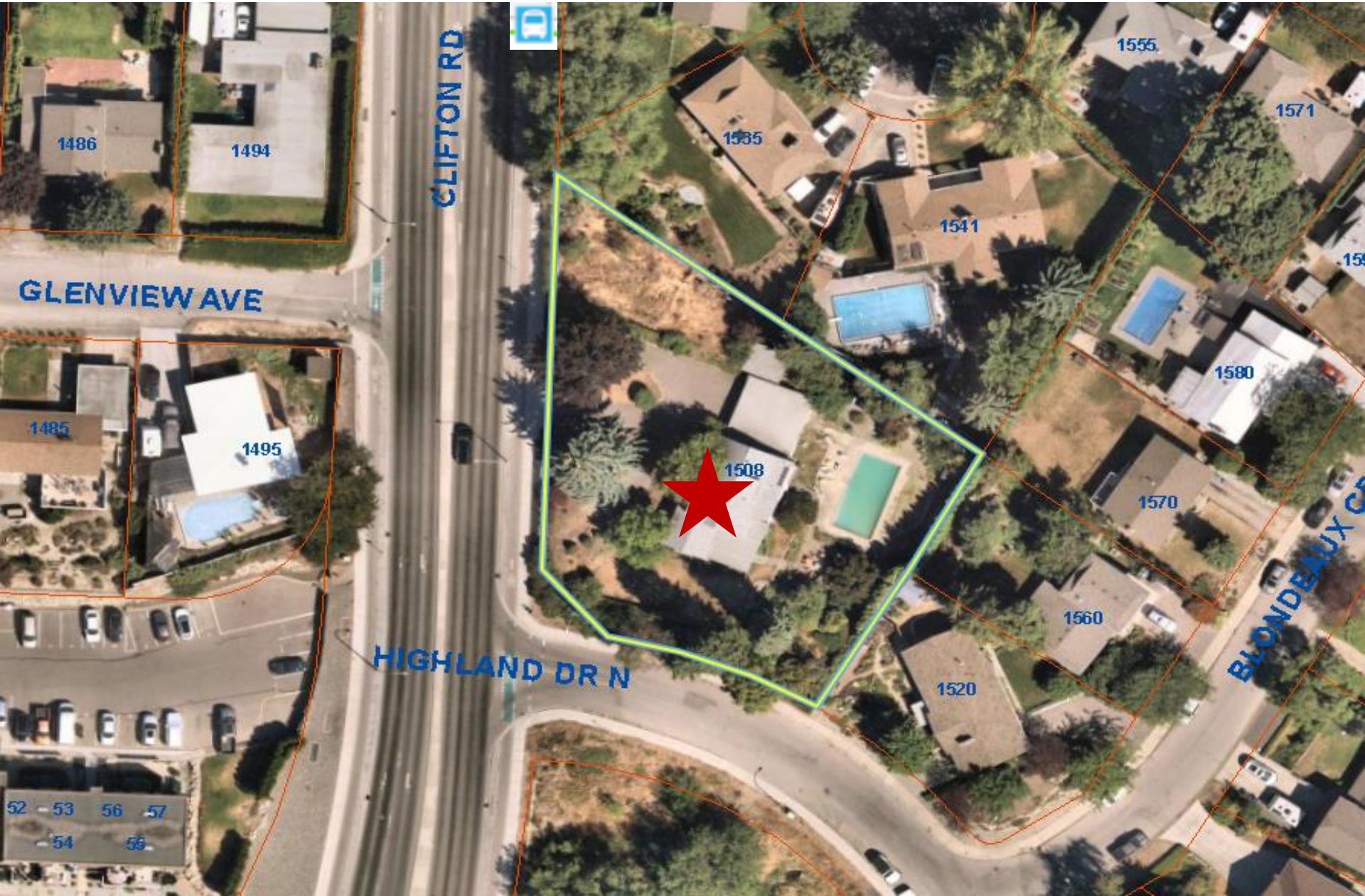


OCP Future Land Use



| | |
|---|---------------------------------|
|  | C-NHD – Core Area Neighbourhood |
|  | PARK – Park and Open Space |

Subject Property Map



MF2 – Townhouse Housing Zone

Purpose

- To provide a zone for ground-oriented multiple housing (typically townhouses) up to 3 storeys on serviced urban lots.

Summary of Uses

- Townhouses
- Stacked Townhouses
- Duplex Housing
- Semi-Detached Housing
- Home Based Businesses

MF2 – Townhouse Housing Zone

| Regulation | Maximum Permitted |
|-------------------------|---|
| Height | 11.0 m & 3 storeys |
| Base Floor Area Ratio | 1.0 |
| Bonus Floor Area Ratio | Underground Parking: 0.25 Public Amenity: 0.15 Rental/Affordable: 0.3 |
| Site Coverage Buildings | 55% |
| Site Coverage Total | 80% |

MF2 – Townhouse Housing Zone

| Regulation | Minimum Permitted |
|-----------------------|--|
| Total Number of Trees | 1 per 10 lineal metres of landscape area Approximately 17 Trees |
| Number of Large Trees | 50% Large Trees Min 9 of Large Trees |
| Amenity Space | 6.0 m ² per studio 10.0 m ² per 1-bed 15.0 m ² per unit with 2-bed+ |
| Potential Unit Count | Approximately 19 units |

OCP Objectives – Climate Resilience

Climate Criteria

Dark Green – Meets Climate Criteria

Light Green – Will Meet Criteria Soon

Yellow – Does not meet Climate Criteria

| | |
|--|------------|
| 10 min Walk to Retail/Restaurants | Yellow |
| 5 min Walk to Park | Dark Green |
| 10 min Bike to Public School | Dark Green |
| 20 min Bus to Urban Centre/Village Centre/Employment Hub | Dark Green |
| Retaining Trees and/or Adding Trees | Dark Green |
| OCP Climate Resilience Consistency | Dark Green |

OCP Objectives & Policies

- ▶ C-NHD – Core Area Neighbourhood
- ▶ MF2 – Townhouse Housing zone
 - ▶ Townhouses up to 3 storeys in height
 - ▶ Vehicle access from Highland Dr N
- ▶ Close proximity to parks, bike networks, and transit

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