

REPORT TO COUNCIL REZONING



Date: August 12, 2024
To: Council
From: City Manager
Address: 3150, 3210, 3220 St Amand Rd and 1559 KLO Rd
File No.: Z24-0002

	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. Z24-0002 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of:

- LOT 1 DISTRICT LOT 131 ODYD PLAN 15011 EXCEPT PLAN KAP78065, located at 1559 KLO Rd, Kelowna, BC;
- LOT 1 DISTRICT LOT 131 ODYD PLAN 17156, located at 3150 St. Amand Rd, Kelowna, BC;
- LOT 2 DISTRICT LOT 131 ODYD PLAN 17156, located at 3210 St. Amand Rd, Kelowna, BC; and,
- LOT 3 DISTRICT LOT 131 ODYD PLAN 17156, located at 3220 St. Amand 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 August 12, 2024.

2.0 Purpose

To rezone the subject properties from the MF1 - Infill Housing zone to the MF2 – Townhouse Housing zone to facilitate the development of townhouse housing.

3.0 Development Planning

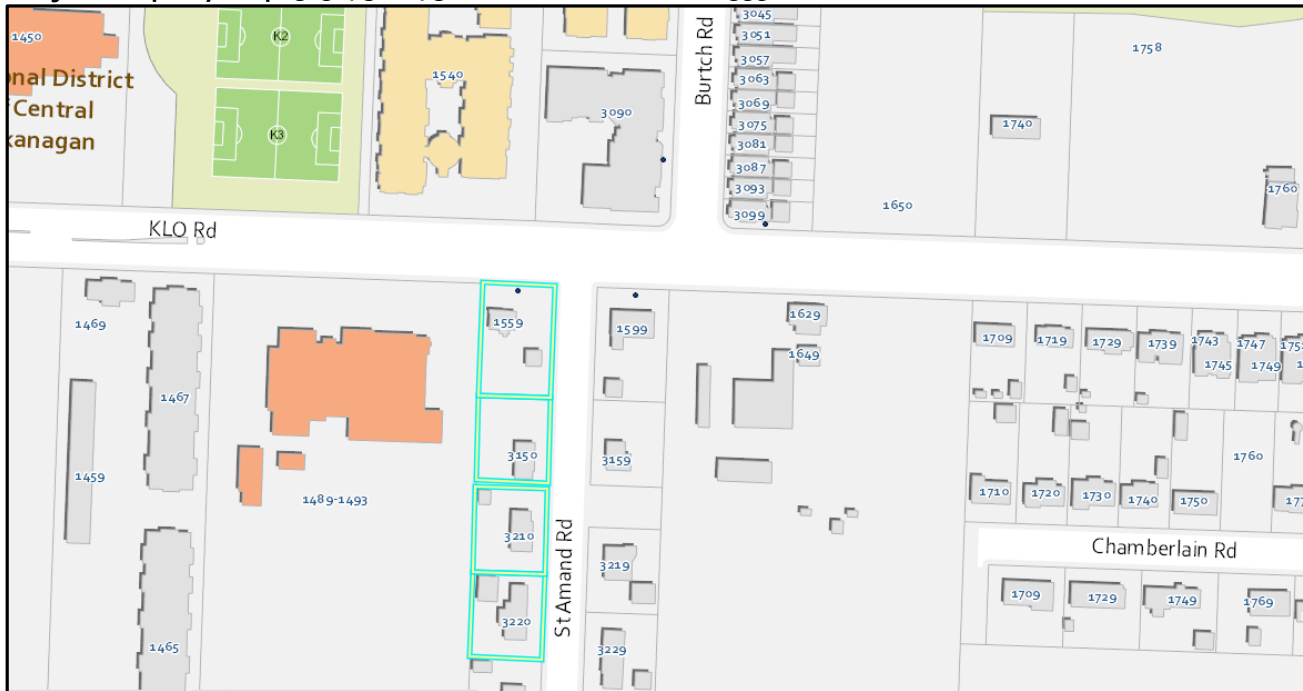
Staff recommend support for the proposed rezoning of the subject properties from the MF1 – Infill Housing zone to the MF2 – Townhouse Housing zone to facilitate the development of townhouse housing. The proposed zone is consistent with the Future Land Use Designation of C-NHD – Core Area Neighbourhood which supports ground-oriented multi-unit housing. KLO Rd is a Transit Supportive Corridor (TSC), and policies within the Official Community Plan (OCP) support housing forms up to six storeys in height on properties that front a TSC.

Lot Area	Proposed (m ²)
Gross Site Area	6,023.5 m ²
Road Dedication & Reserve	42.3 m ²
Undevelopable Area (easement)	101.3 m ²
Net Site Area	5,879.9 m ²

4.0 Site Context & Background

Orientation	Zoning	Land Use
North	MF3 – Apartment Housing	Apartment Housing
East	MF1 – Infill Housing	Single Detached Housing
South	MF1 – Infill Housing	Single Detached Housing
West	P2 – Education and Minor Institutional	Education Services

Subject Property Map: 3150, 3210, 3220 St Amand Rd and 1559 KLO Rd



The subject properties are located on the south side of KLO Rd, which is a Transit Supportive Corridor that ends at St. Amand Rd. It is directly adjacent to Immaculata Regional High School and near the KLO Sports Fields and Munson Pond Park. BC Transit stops are in close proximity on KLO Rd.

4.1 Background

The undeveloped road currently located between 3150 St. Amand Rd and 3210 St. Amand Rd was closed through Bylaw No. 7605 in 1995, with the intent to exchange the land with a portion of the adjacent property. This exchange did not happen and the title was not raised, nor was the bylaw repealed. As part of this application, this road will be relocated to the southern part of 3210 St. Amand Rd for potential future needs, and an access easement also provided in alignment with Bylaw No. 7605. There are no plans to construct the road at this time.

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Objective 5.2. Focus residential density along Transit Supportive Corridors.		
Policy Corridor and Consolidation.	5.2.5. Access	Encourage consolidation of properties and location of automobile accesses from lanes or side streets to reduce or eliminate the number of accesses directly onto Transit Supportive Corridors. <i>The proposal will see the consolidation of four lots, that front on to a Transit Supportive Corridor, and all vehicular access will be from St. Amand Rd.</i>
Objective 5.11. Increase the diversity of housing forms and tenure to create an inclusive, affordable and complete Core Area.		
Policy Ground Housing.	5.11.3. Oriented	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 proposed MF2 – Townhouse Housing zone allows townhouses as a permitted principal use, which are required to have a direct entrance at grade.</i>

6.0 Application Chronology

Application Accepted: January 26, 2024
 Neighbourhood Notification Summary Received: July 5, 2024

Report prepared by: Kimberly Brunet, 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: 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.