



City of
Kelowna

Z24-0002
St Amand Rd 3150 3210 3220 &
KLO Rd 1559

Rezoning Application

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.

Development Process



Jan 26, 2024

Development Application Accepted



Staff Review & Circulation



Jul 5, 2024

Public Notification Received



Aug 12, 2024

Initial Consideration



Reading Consideration



Final Reading & DP

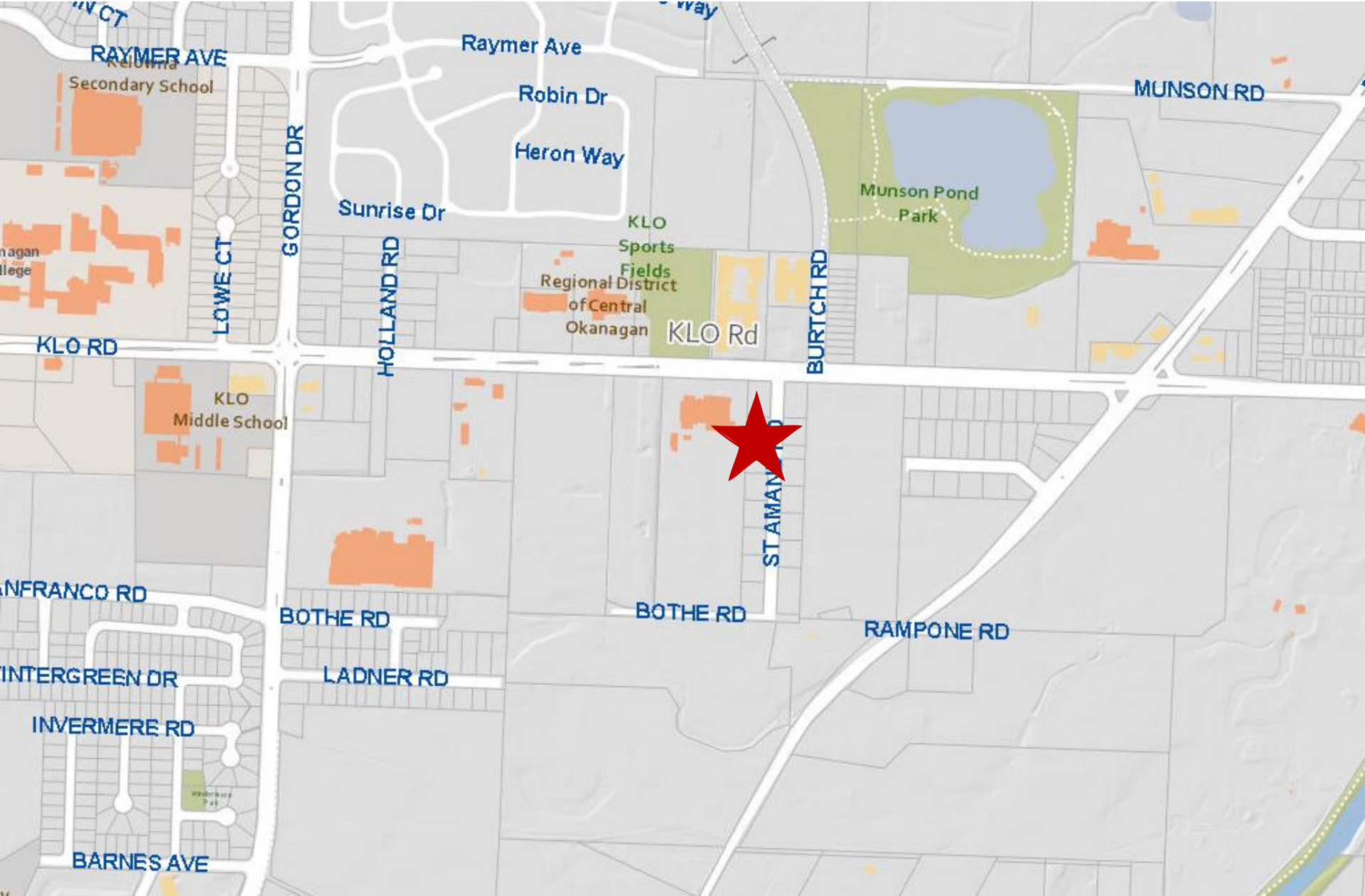


Building Permit

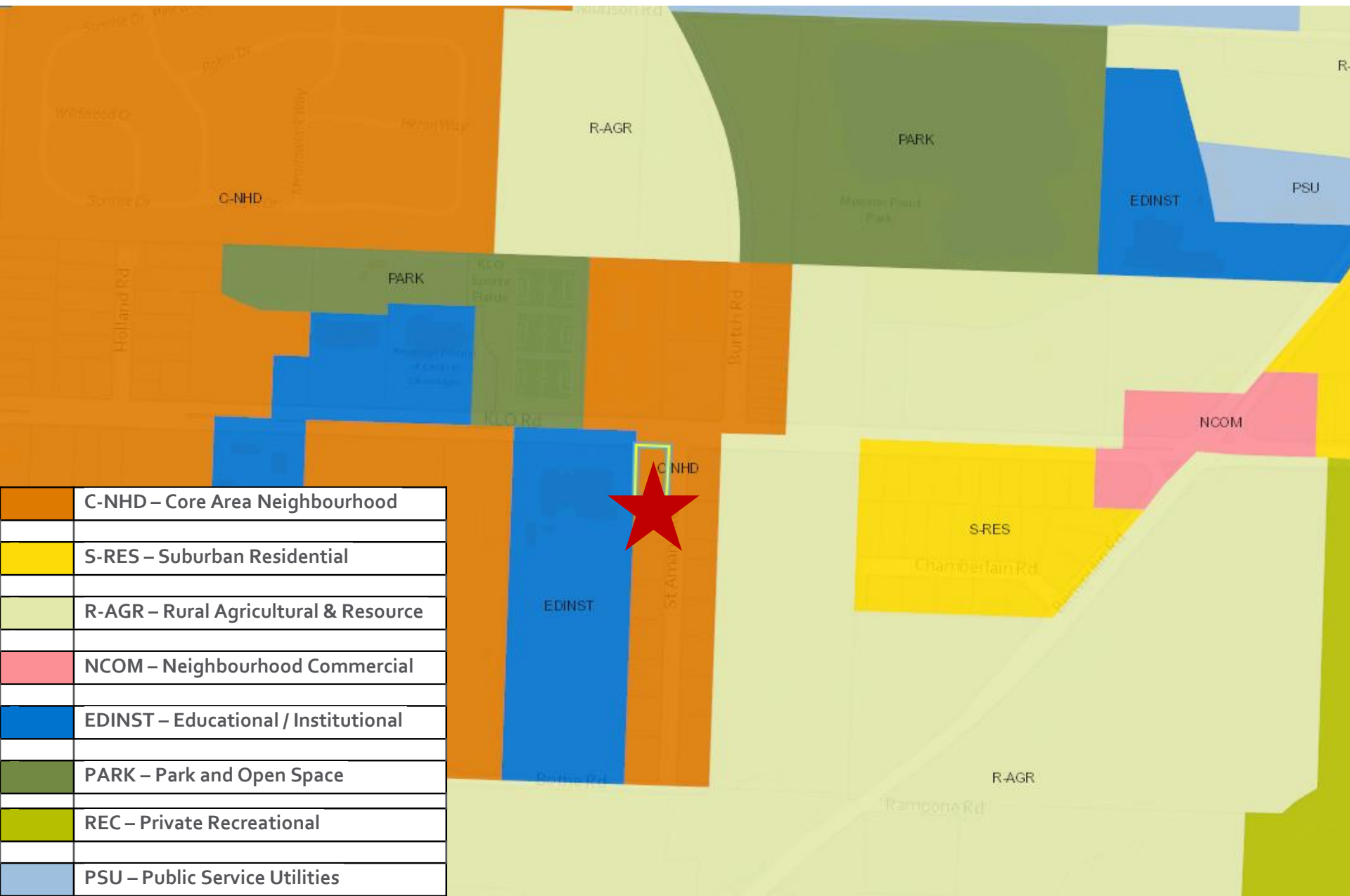




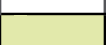





Council Approvals

Context Map



OCP Future Land Use



	C-NHD – Core Area Neighbourhood
	S-RES – Suburban Residential
	R-AGR – Rural Agricultural & Resource
	NCOM – Neighbourhood Commercial
	EDINST – Educational / Institutional
	PARK – Park and Open Space
	REC – Private Recreational
	PSU – Public Service Utilities

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 (min 25 trees)
Number of Large Trees	50% Large Trees (min 13 large trees)
Amenity Space	7.5 m ² per studio 15.0 m ² per 1-bed 25.0 m ² per unit with 2-bed+
Potential Unit Count	42 townhouse 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	Dark Green
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

- ▶ Future Land Use - Core Area Neighbourhood
- ▶ KLO Rd is a Transit Supportive Corridor
- ▶ Policy 5.2.5. Corridor Access and Consolidation
 - ▶ Encourage consolidation of properties to reduce number of accesses directly onto TSCs
- ▶ Policy 5.11.3. Ground Oriented Housing
 - ▶ Incorporate ground-oriented units to support a variety of household types and sizes.

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
 - ▶ Properties front a Transit Supportive Corridor
 - ▶ Corridor Access and Consolidation
 - ▶ Ground Oriented Housing
 - ▶ Development Permit to follow for Council consideration