

# REPORT TO COUNCIL REZONING



**Date:** November 25, 2024  
**To:** Council  
**From:** City Manager  
**Address:** 1028-1030 Houghton Road  
**File No.:** Z23-0008

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

### 1.0 Recommendation

THAT Rezoning Application No. Z23-0008 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of Lot 1 Section 27 Township 26 ODYD Plan 17089 located at 1028-1030 Houghton Road, 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 November 25, 2024;

AND FURTHER THAT final adoption of the Rezoning Bylaw be considered subsequent to the approval of the Ministry of Transportation and Infrastructure.

### 2.0 Purpose

To rezone the subject property from the MF1 – Infill Housing zone to the MF2 – Townhouse Housing zone to facilitate an affordable 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 an affordable 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. The applicant is proposing 20 affordable residential units at 25% below market value. Staff are tracking five variances; a development permit and a development variance permit application will be brought before Council in the near future.

A road dedication of 6.0 m radius at the corner of Houghton Rd and Fleming Rd is required to achieve adequate maneuverability to the site.

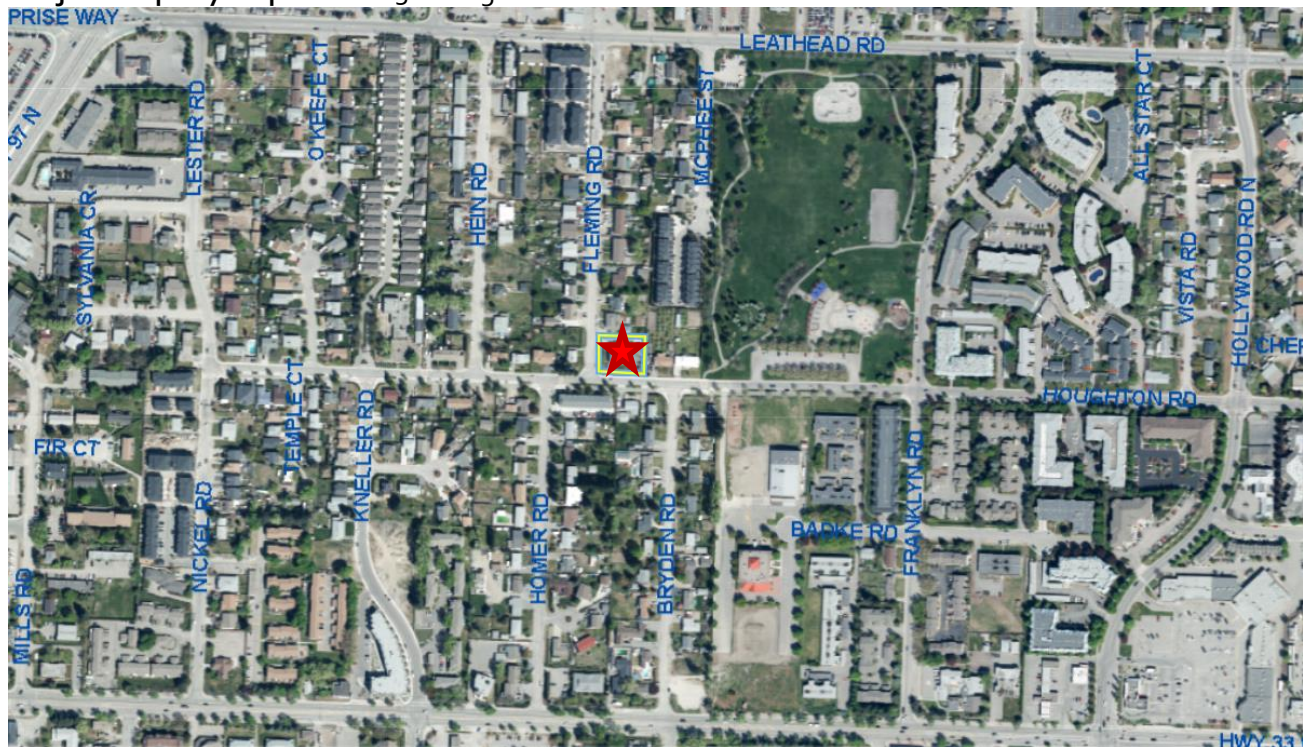
Lot Area	Proposed (m <sup>2</sup> )
Gross Site Area	1,740 m <sup>2</sup>

Road Dedication	Approx. 8 m2
Undevelopable Area	N/A
Net Site Area	Approx 1,732 m2

**4.0 Site Context & Background**

Orientation	Zoning	Land Use
North	MF1 – Infill Housing MF2 – Townhouse Housing	Single detached dwellings Townhouse housing
East	MF1 – Infill Housing P3 – Parks and Open Spaces	Single detached dwellings Ben Lee Park
South	MF1 – Infill Housing MF2 – Townhouse Housing	Houghton Rd Single detached dwelling Townhouse housing
West	MF1 – Infill Housing MF2 – Townhouse Housing MF3 – Apartment Housing	Single detached dwellings

**Subject Property Map: 1028-1030 Houghton Rd**



The surrounding neighbourhood context predominantly consists of MF1 – Infill Housing zone with single detached housing. MF2 – Townhouse Housing with ground-oriented townhouses are located to the north and south of the site.

The subject property is a corner lot located at Houghton Rd and Fleming Rd. It is north-east of Hollywood Rd and Highway 33 W intersection and is a short walking distance to public amenity space (Ben Lee Park), restaurants, and personal services. With the main arterial roadways of Highway 97 N and Highway 33 W

nearby, the property is located with access to schools and grocery shopping, is directly across from the Houghton Road Recreation Corridor, and a short distance from mass transit stops along Highway 33 W.

**5.0 Current Development Policies**

**5.1 Kelowna Official Community Plan (OCP)**

<b>Objective 5.11 Increase the diversity of housing forms and tenure to create an inclusive, affordable and complete Core Area</b>	
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 5.11.2 Diverse Housing Tenures	Encourage a range of rental and ownership tenures that support a variety of households, income levels and life stages. Promote underrepresented forms of tenure, including but not limited to co-housing, fee-simple row housing, co-ops, and rent-to-own. <i>The applicant is proposing residential units at 25% below market value.</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 Houghton Rd and Fleming Rd with access from Fleming Rd.</i>

**6.0 Application Chronology**

Application Accepted: January 5, 2023  
 Revised Site Plan Received: October 30, 2024  
 Neighbourhood Notification Received: November 11, 2024

**Report prepared by:** Barbara B. Crawford, Planer II  
**Reviewed by:** Dean Strachan, Development Planning Manager, South  
**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 Rationale Letter  
 Attachment D: Neighborhood Notification Summary

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