



City of
Kelowna

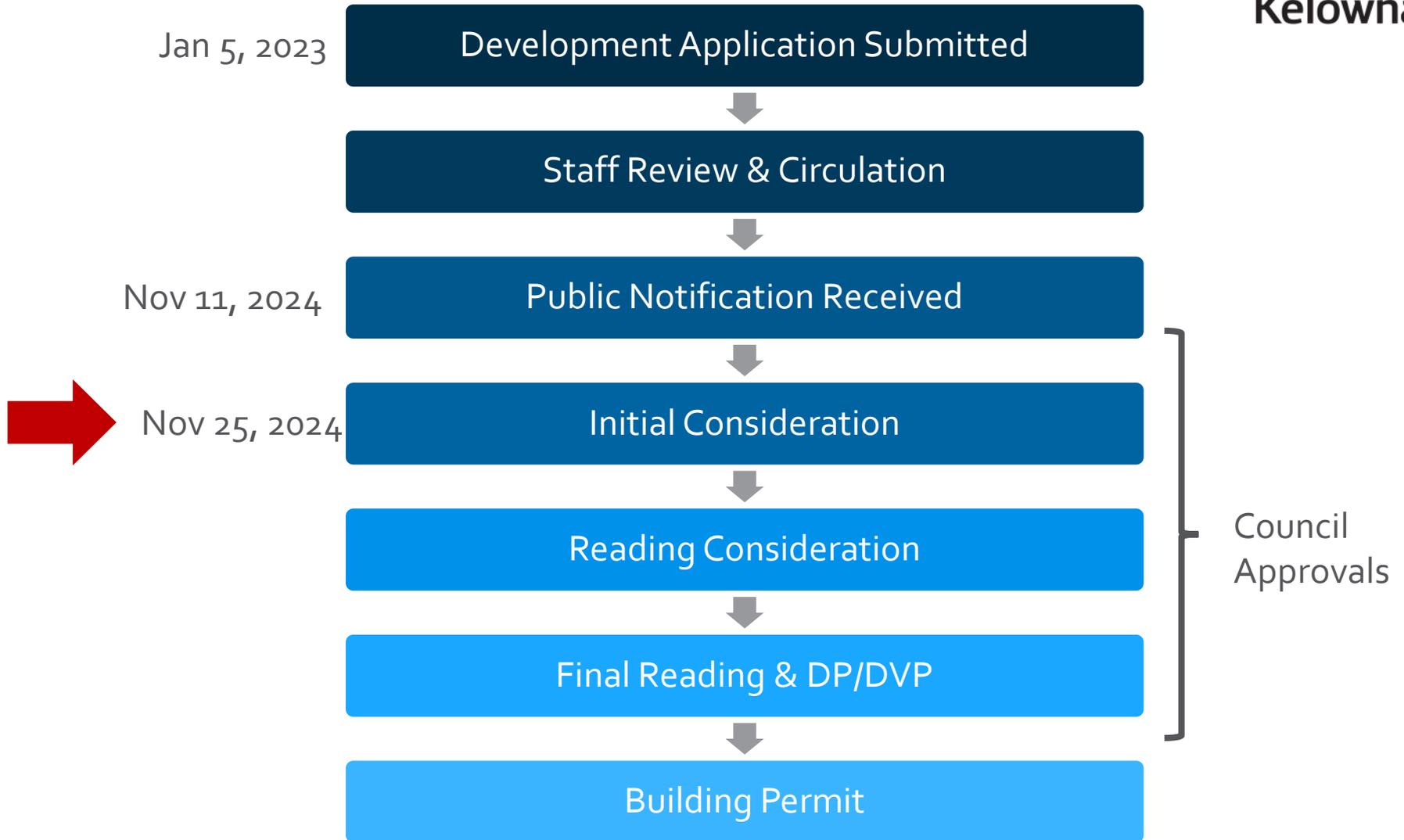
Z23-0008 1028-1030 Houghton Rd

Rezoning Application

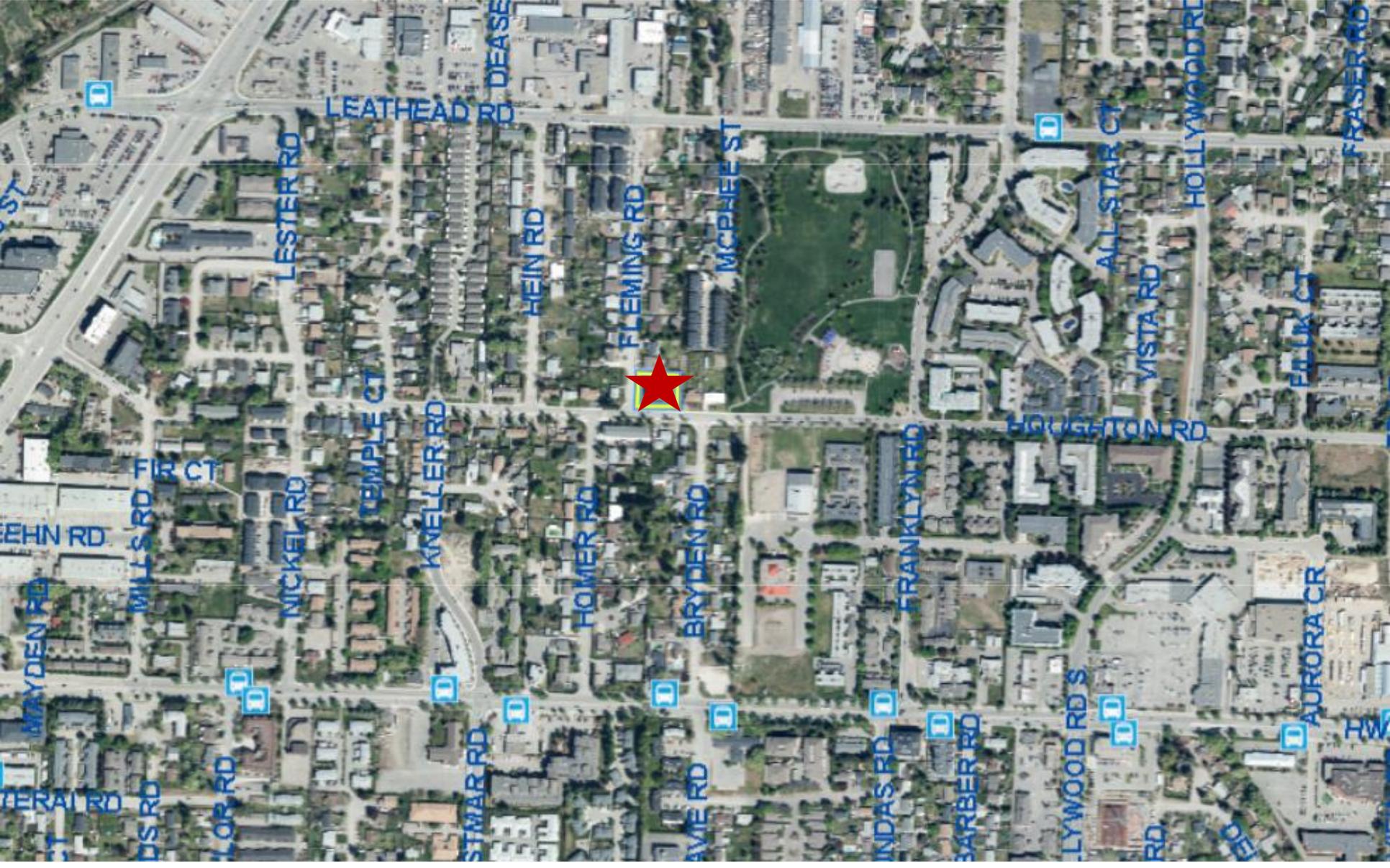
Purpose

- ▶ To rezone subject properties from the MF1 – Infill Housing zone to the MF2 – Townhouse Housing zone to facilitate an affordable townhouse development.

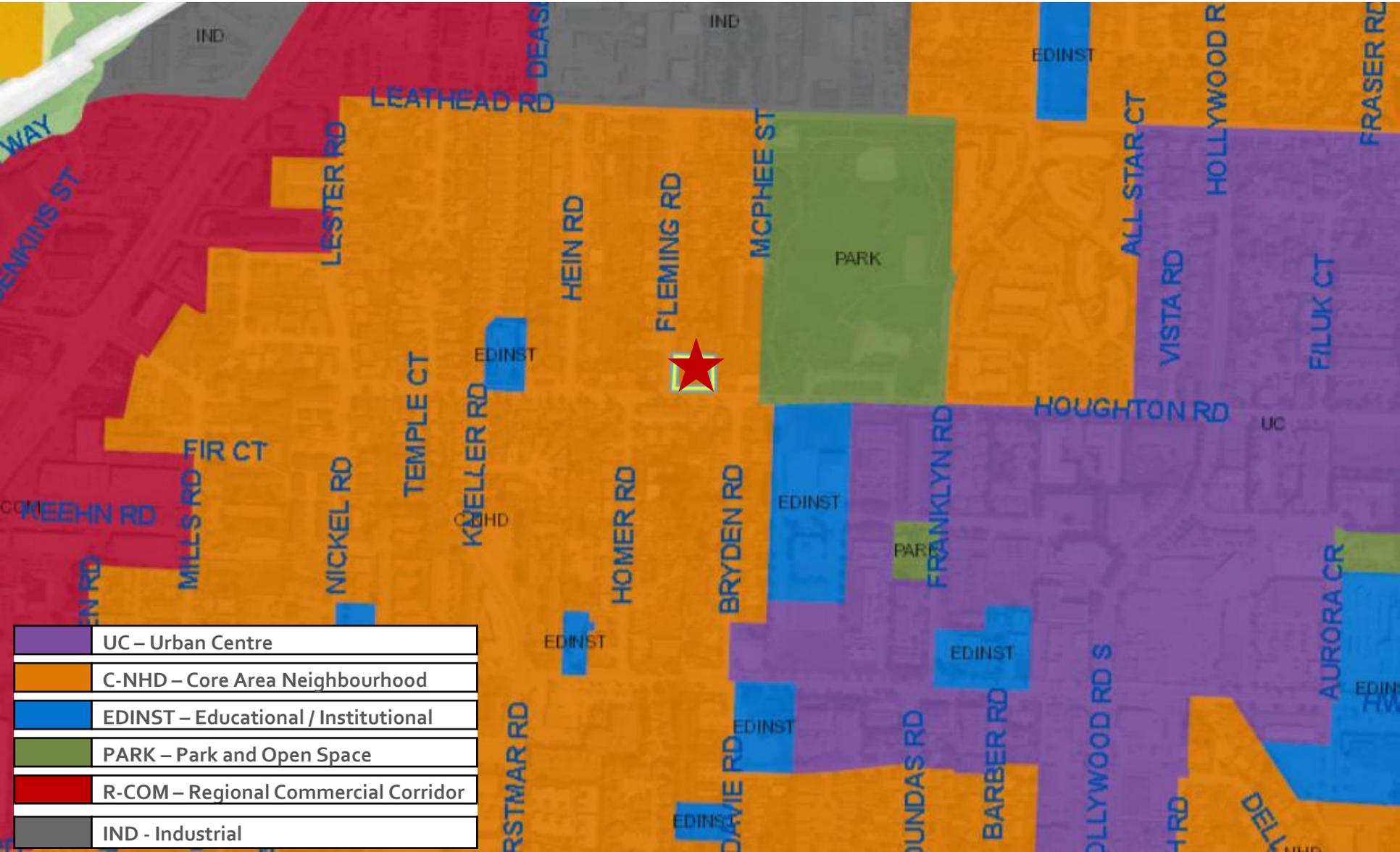
Development Process

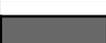


Context Map

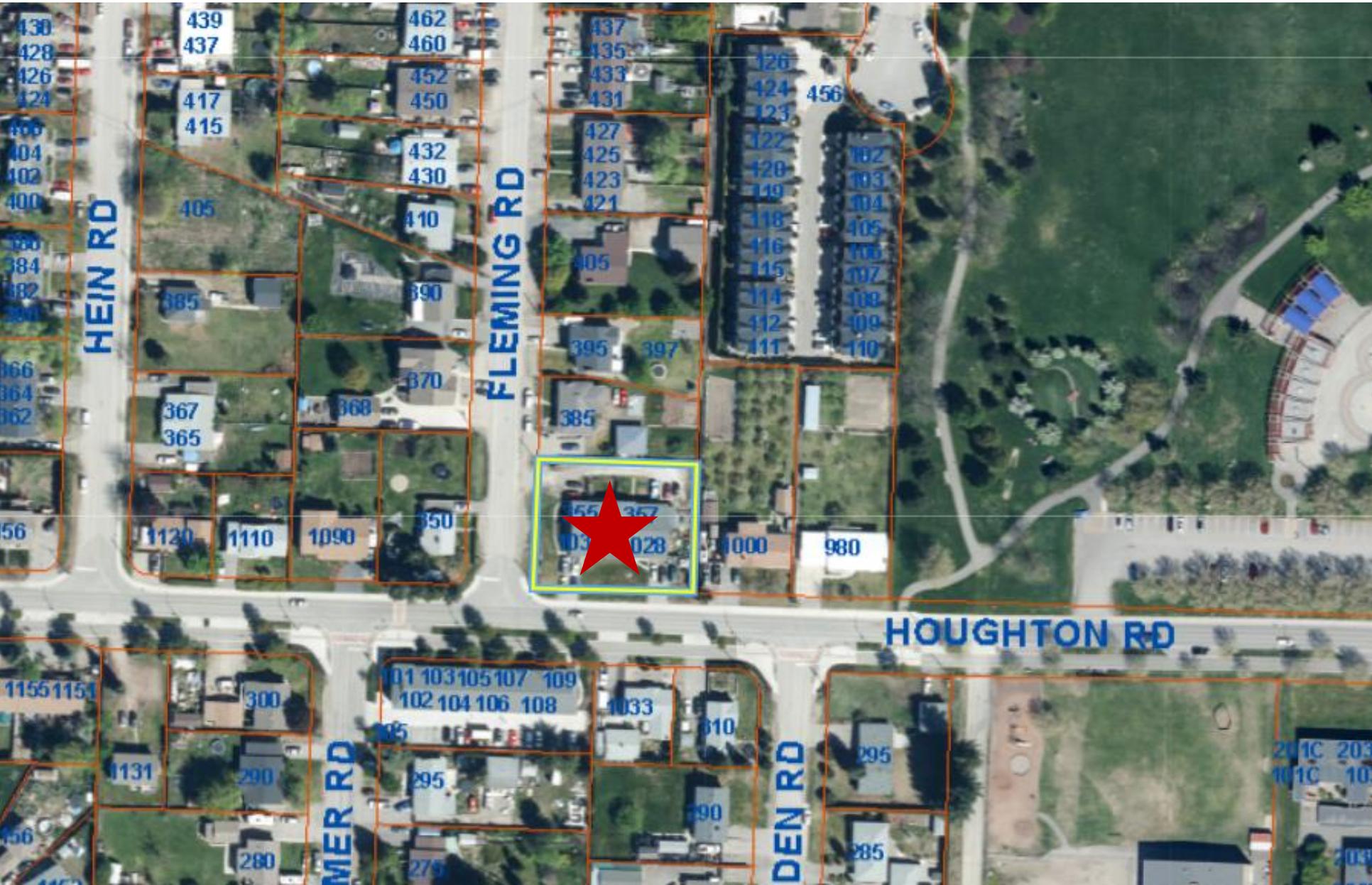


OCP Future Land Use



	UC – Urban Centre
	C-NHD – Core Area Neighbourhood
	EDINST – Educational / Institutional
	PARK – Park and Open Space
	R-COM – Regional Commercial Corridor
	IND - Industrial

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%

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	Light Green
20 min Bus to Urban Centre/Village Centre/Employment Hub	Dark Green
Retaining Trees and/or Adding Trees	Light Green
OCP Climate Resilience Consistency	Dark Green

OCP Objectives & Policies

- ▶ **Policy 5.11.1: Diverse Housing Forms**
 - ▶ Diverse mix of low & medium density forms in the Core Area that support a variety of household types and sizes, income levels and life stages
- ▶ **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
- ▶ **Policy 5.11.3: Ground Oriented Housing**
 - ▶ Ground-oriented units in the design of multi-family developments in the Core Area 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 Neighbourhoods
 - ▶ Townhouses
 - ▶ Diverse Housing Tenures
 - ▶ Near Rutland Urban Centre & Public Amenities