



City of  
**Kelowna**

Z24-0047  
2236 Stillingfleet Rd

Rezoning Application

# Purpose

- ▶ To rezone the subject property from the MF<sub>1</sub> – Infill Housing zone to the MF<sub>2</sub> – Townhouse Housing zone to facilitate a townhouse development.

# Development Process

Sep 19, 2024

Development Application Submitted



Staff Review & Circulation



Dec 9, 2024

Neighbour Notification Received



Feb 10, 2025

Initial Consideration



Reading Consideration



Final Reading



Building Permit

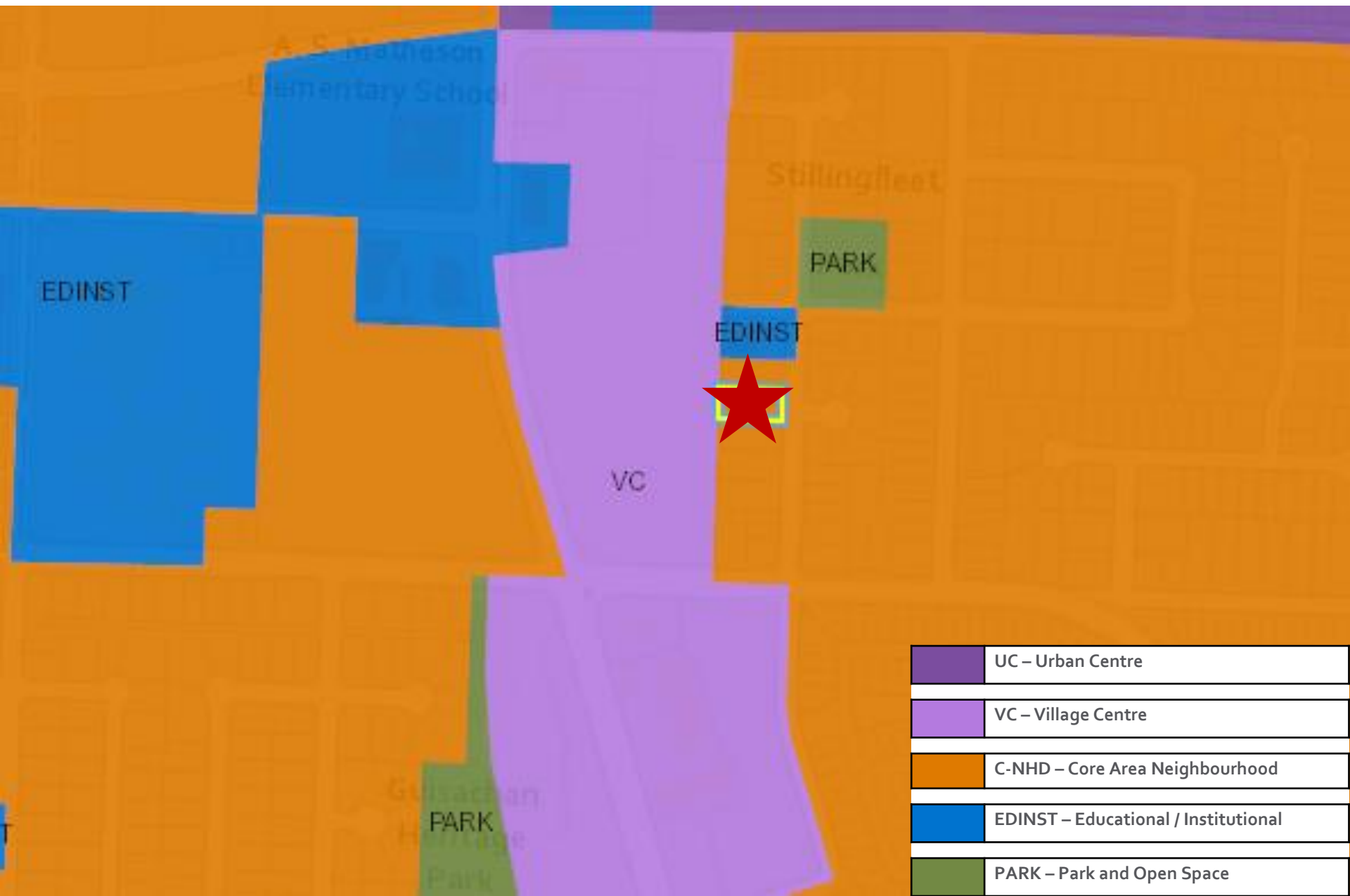







Council Approvals

# Context Map



# OCP Future Land Use



	UC – Urban Centre
	VC – Village Centre
	C-NHD – Core Area Neighbourhood
	EDINST – Educational / Institutional
	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	Permitted
Maximum Height	11.0 m & 3 storeys
Potential Number of Units	9 units
Maximum Site Coverage of Buildings	55%



# 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	Light Green
<b>OCP Climate Resilience Consistency</b>	Dark Green

# OCP Objectives & Policies

- ▶ Future Land Use: C-NHD: Core Area Neighbourhood
  - ▶ Objective 5.3: Design residential infill to be sensitive to neighbourhood context.
    - ▶ Encourage ground-oriented residential uses such as house-plexes, townhouses and narrow lot housing up to approximately 3 storeys to fit with the existing neighbourhood development pattern.
  - ▶ Objective 5.11: Increase the diversity of housing forms and tenure to create an inclusive, affordable and complete Core Area.
    - ▶ Ensure a diverse mix of low and medium density housing forms in the Core Area to support a variety of household types and sizes, income levels and life stages.

# Staff Recommendation

- ▶ Staff recommend **support** for the proposed rezoning as it is consistent with:
  - ▶ OCP Future Land Use: Core Area Neighbourhood
  - ▶ OCP Objectives in Chapter 5 Core Area
    - ▶ Core Area Neighbourhood Infill
    - ▶ Housing Diversity
  - ▶ Development Permit to follow for Council consideration