

REPORT TO COUNCIL REZONING



Date: February 10, 2025
To: Council
From: City Manager
Address: 2248 Stillingfleet Rd
File No.: Z24-0048

	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. Z24-0048 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of Lot 4 District Lot 136 ODYD Plan 10841, located at 2248 Stillingfleet Rd, Kelowna, BC from the MF1 – Infill Housing zone to the MF2 – Townhouse Housing zone, be considered by Council.

2.0 Purpose

To rezone the subject property from the MF1 – Infill Housing zone to the MF2 – Townhouse Housing zone to facilitate a 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 a townhouse development. The subject property has an Official Community Plan (OCP) Future Land Use Designation of C-NHD – Core Area Neighbourhood. The intent of the 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 subject property is a larger lot relative to other lot sizes in the existing neighbourhood at approximately 25.0 m wide, 55.0 m deep and with nearly 1,400 m² of lot area. The existing parcel is large enough to accommodate more than the six (6) dwelling unit maximum permitted in the MF1 zone.

Lot Area	Proposed (m ²)
Gross Site Area	1,398 m ²
Road Dedication	n/a
Undevelopable Area	n/a
Net Site Area	1,398 m ²

4.0 Site Context & Background

Orientation	Zoning	Land Use
North	MF1 – Infill Housing	Duplex Housing
East	MF1 – Infill Housing	Single Detached Housing
South	MF1 – Infill Housing	Single Detached Housing
West	MF2 – Townhouse Housing	Townhouse Development

Subject Property Map: 2248 Stillingfleet Rd



The subject property is located mid-block on the west side of the street nearest to the intersection of Stillingfleet Road and Guisachan Road. The site is located adjacent to the Guisachan Village Centre and is within a 5-minute walk to Stillingfleet Park. Transit stops are located within walking distance of the site along both sides of Gordon Drive which is a Transit Supportive Corridor.

The surrounding neighbourhood context largely consists of properties that are zoned MF1 – Infill Housing and MF2 – Townhouse Housing with some P2 – Education and Minor Institutional and P3 – Parks and Open Space zoned sites within the area.

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Objective 5.3 Design residential infill to be sensitive to neighbourhood context	
Policy 5.3.1 Core Area Neighbourhood Infill	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. Consider larger infill projects, including those where lot consolidation is required, where they are in a Transit Supportive Corridor transition area, on a block end or near community amenities including, but not limited to, parks and schools. <i>The subject site is a large lot located in close proximity to transit, parks and schools.</i>
Objective 5.11 Increase the diversity of housing forms and tenure to create an inclusive, affordable and complete Core Area.	
Policy 5.11.1 Diverse Housing Forms	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. <i>The proposal adds increased density into the established single detached housing neighbourhood.</i>

6.0 Application Chronology

Application Accepted: September 19, 2024
 Neighbourhood Notification Summary Received: December 9, 2024

Report prepared by: Andrew Ferguson, Planner II
Reviewed by: Adam Cseke, Development Planning Manager
Reviewed by: Nola Kilmartin, Development Planning Department Manager
Approved for Inclusion: Ryan Smith, Divisional Director, Planning, Climate Sustainability and Development Services

Attachments:
 Attachment A: Draft Site Plan
 Attachment B: Neighbourhood Notification Summary
 Attachment C: Applicant’s Letter of Rationale

For additional information, please visit our Current Developments online at www.kelowna.ca/currentdevelopments.