Z24-0048
2248 Stillingfleet Rd

Rezoning Application

City of
Kelowna

Purpose

▶ To rezone the subject property from the MF1 – Infill Housing zone to the MF2 – 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

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	
5 min Walk to Park	
10 min Bike to Public School	
20 min Bus to Urban Centre/Village Centre/Employment Hub	
Retaining Trees and/or Adding Trees	
OCP Climate Resilience Consistency	

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