

# REPORT TO COUNCIL REZONING



**Date:** August 14, 2023  
**To:** Council  
**From:** City Manager  
**Address:** 870-872 Mayfair Rd  
**File No.:** Z23-0032

	Existing	Proposed
<b>OCP Future Land Use:</b>	C-NHD – Core Area Neighbourhood	C-NHD – Core Area Neighbourhood
<b>Zone:</b>	RU4 – Duplex Housing	MF1 – Infill Housing

## 1.0 Recommendation

THAT Rezoning Application No. Z23-0032 to amend the City of Kelowna Bylaw No.12375 by changing the zoning classification of LOT 7 DISTRICT LOT 143 ODYD PLAN 24833, located at 870-872 Mayfair Rd, Kelowna, BC from the RU4 – Duplex Housing zone to the MF1 – Infill 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 August 14, 2023;

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 RU4 – Duplex Housing zone to the MF1 – Infill Housing zone to facilitate five townhouses.

## 3.0 Development Planning

Staff support the proposed Rezoning from the RU4 – Duplex Housing zone to the MF1 – Infill Housing zone to facilitate the development of five townhouses. The subject property has the Future Land Use Designation of C-NHD Core Area Neighbourhood.

The proposal meets the intent of the C-NHD Core Area Neighbourhood policies, which are intended to accommodate much of the City’s growth through sensitive residential infill such as ground-oriented multi-unit housing.

Lot Area	Proposed (m <sup>2</sup> )
Gross Site Area	990.3 m <sup>2</sup>
Road Dedication	N/A
Net Site Area	990.3 m <sup>2</sup>

**4.0 Site Context & Background**

Orientation	Zoning	Land Use
North	RU <sub>4</sub> – Duplex Housing	C-NHD – Core Area Neighbourhood
East	RU <sub>4</sub> – Duplex Housing	C-NHD – Core Area Neighbourhood
South	RU <sub>4</sub> – Duplex Housing	C-NHD – Core Area Neighbourhood
West	I <sub>2</sub> – General Industrial	IND - Industrial

**Subject Property Map: 870-872 Mayfair Rd**



The subject property is located near the intersection of Mayfair Rd and McCurdy Rd. The surrounding area is primarily a mix of RU<sub>1</sub> – Large Lot Housing, RU<sub>4</sub> – Duplex Housing, and I<sub>2</sub> – General Industrial. The subject property is in close proximity to Pearson Road Elementary School, and transit bus stops along McCurdy Road.

**5.0 Current Development Policies**

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

<b>Objective 5.3 Design residential infill to be sensitive to neighbourhood context.</b>	
Policy 5.3.1. Ground Oriented Infill	Encourage gentle densification in the form of ground-oriented residential uses such as house-plexes, townhouses and narrow lot housing to approximately 2 storeys, maintaining residential uses and setbacks that reflect the existing development pattern. Consider opportunities for greater height and massing at block ends and along Active Transportation Corridors as outlined in Figure 5.3. <i>The MF<sub>1</sub> zone allows for up to two storeys of ground-oriented housing.</i>
<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 housing forms in the Core Area that supports a variety of households, income levels and life stages. <i>The proposal adds density within the Core Area near Pearson Road Elementary</i>
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**6.o Application Chronology**

Application Accepted: May 15, 2023  
 Neighbourhood Notification Summary Received: July 14, 2023

**Report prepared by:** Alissa Cook, Planner I  
**Reviewed by:** Jocelyn Black, Urban Planning Manager  
**Reviewed by:** Terry Barton, Development Planning Department Manager  
**Approved for Inclusion:** Ryan Smith, Divisional Director, Planning & Development Services

**Attachments:**  
 Attachment A: Development Engineering Memo

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