



City of  
**Kelowna**

Z23-0032  
870-872 Mayfair Rd

Rezoning Application

# Purpose

- ▶ To rezone the subject property from the RU<sub>4</sub> – Duplex Housing zone to the MF<sub>1</sub> – Infill Housing zone to facilitate five townhouses.

# Development Process

May 15, 2023

Development Application Submitted



Staff Review & Circulation



July 14, 2023

Public Notification Received



Aug 14, 2023

Initial Consideration



Reading Consideration

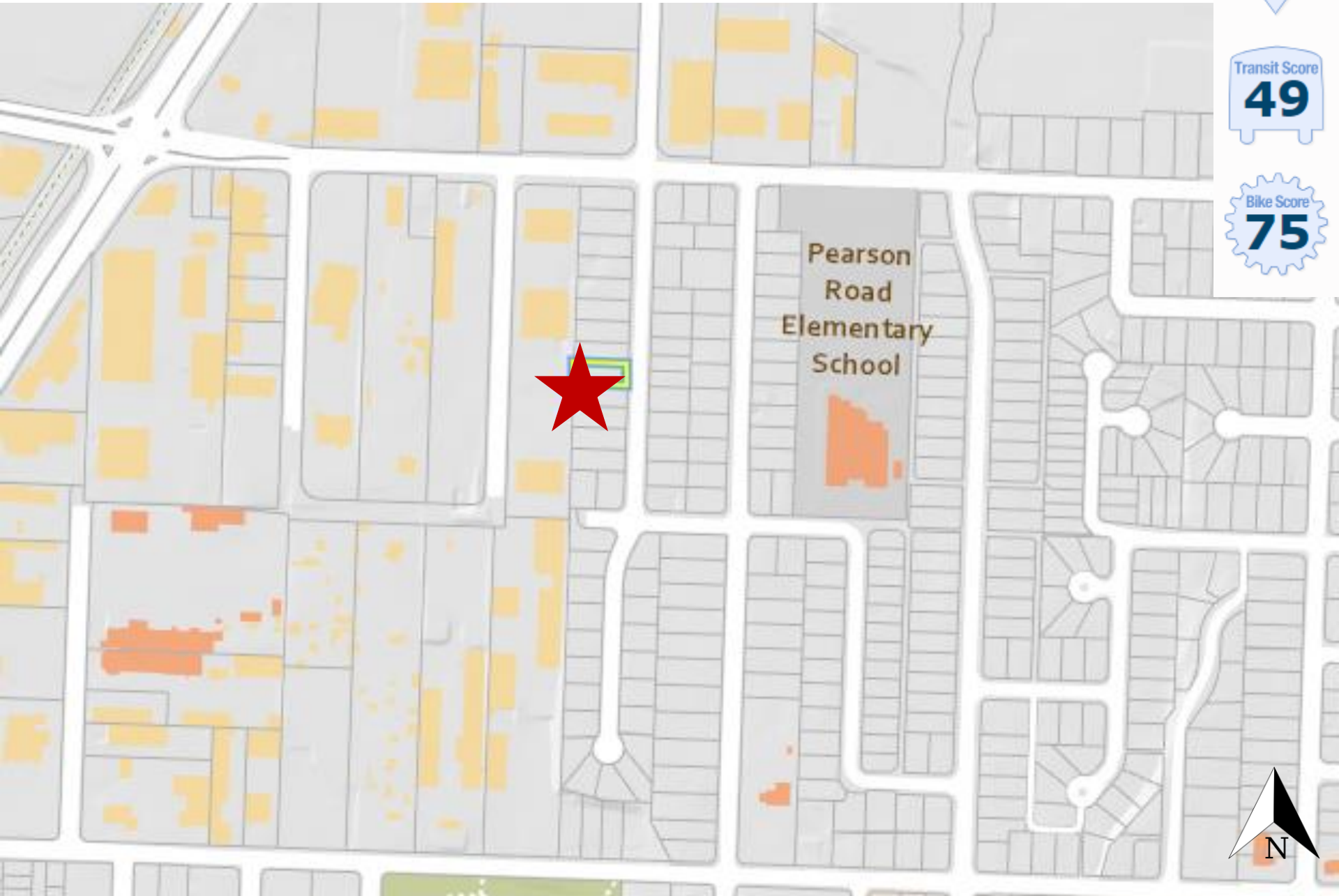


Final Reading

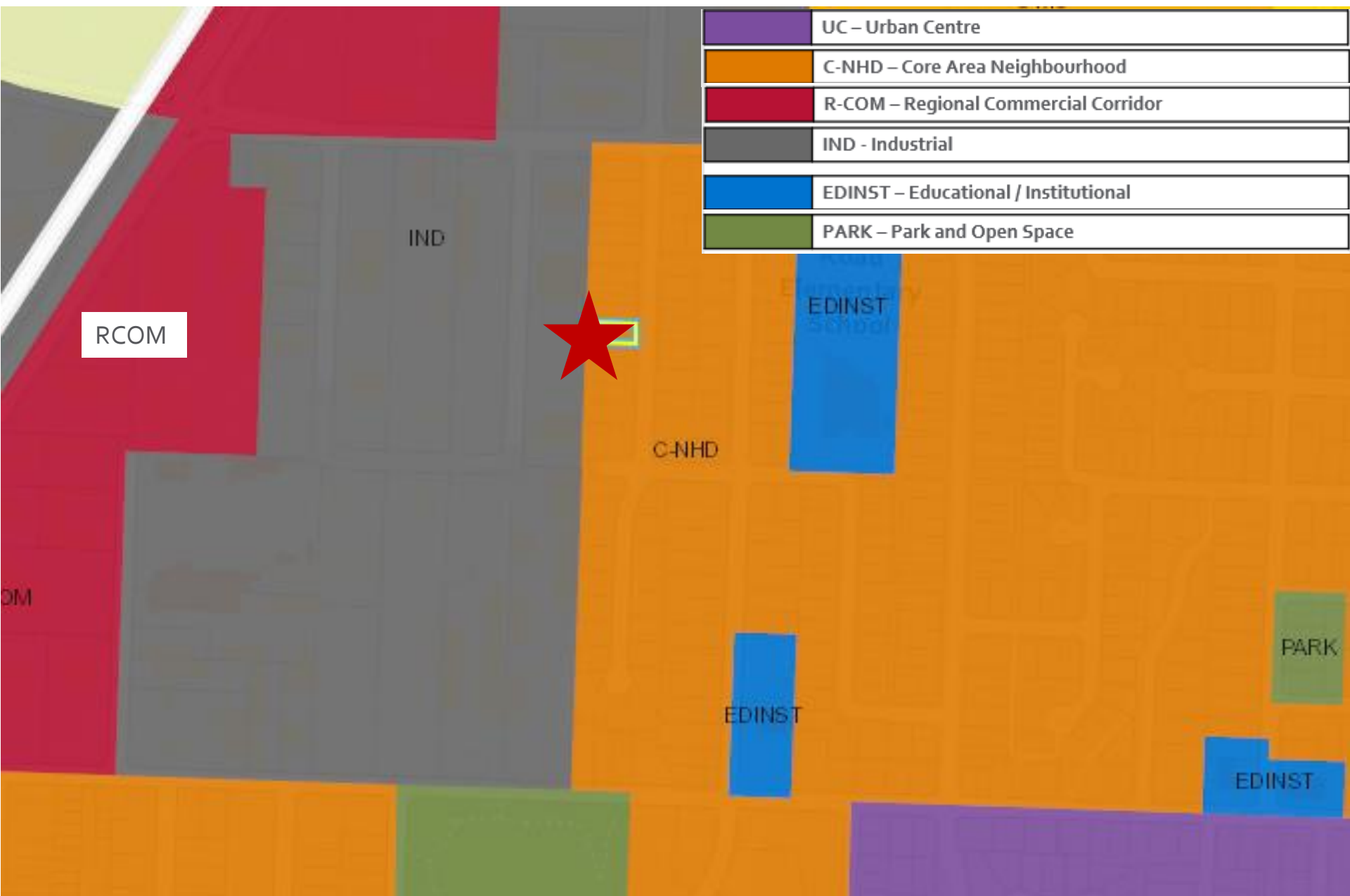
Council  
Approvals



# Context Map



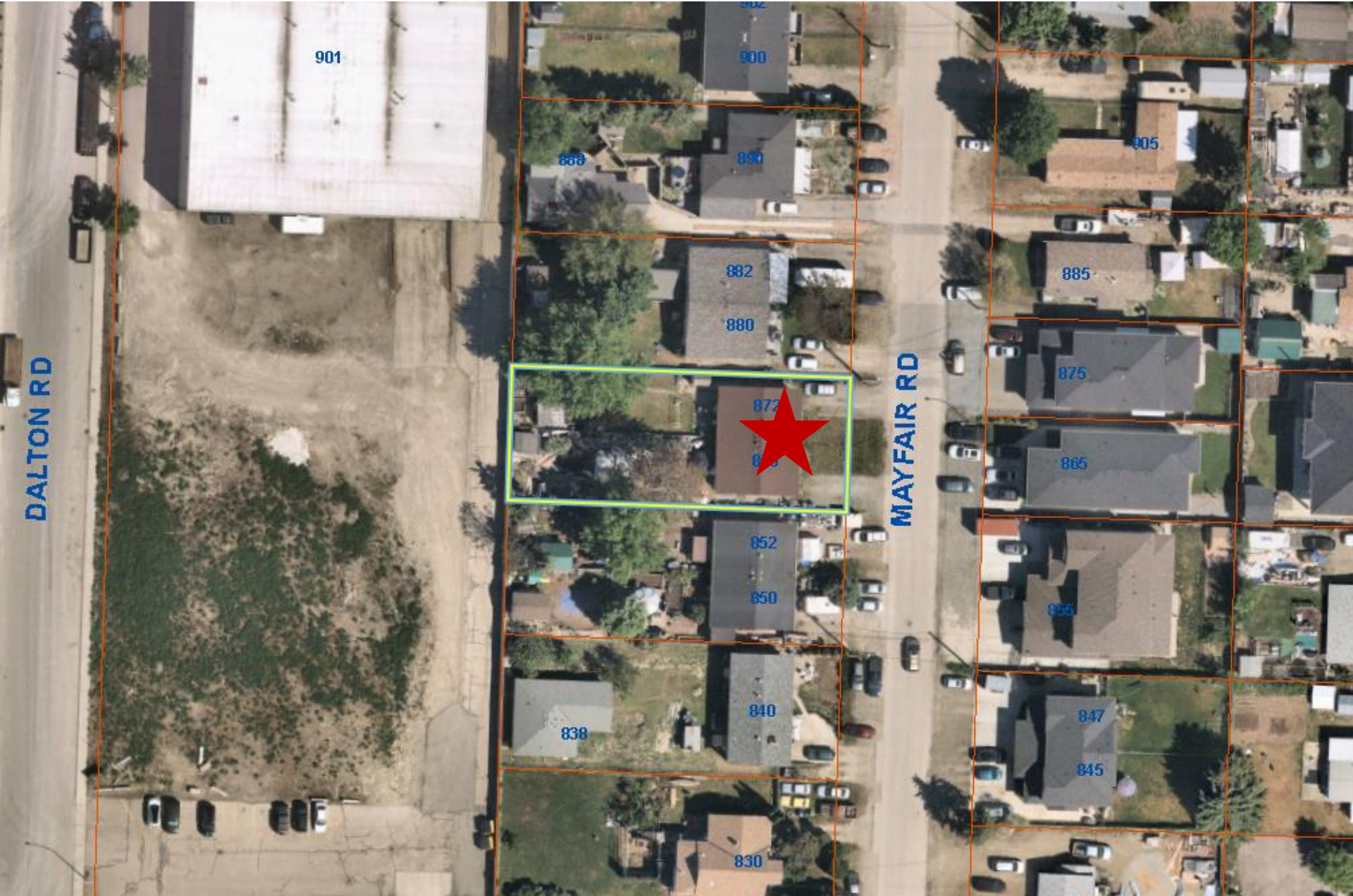
# OCP Future Land Use



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



# Subject Property Map



# Project Details

- ▶ C-NHD – Core Area Neighbourhood
- ▶ Ru<sub>4</sub> – Duplex Housing to MF<sub>1</sub> – Infill Housing
- ▶ Close proximity to Pearson Road Elementary School
- ▶ Transit stops along McCurdy Rd

# OCP Objectives & Policies

- ▶ **Policy 5.3.1: Ground Oriented Infill**
  - ▶ Encourages gentle densification of residential uses such as house-plexes and townhouses to approximately 2 storeys
- ▶ **Policy 5.11.1. Diverse housing forms**
  - ▶ Encourages low and medium density



# 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
    - ▶ Ground Oriented Infill
    - ▶ Diverse Housing Forms