# REPORT TO COUNCIL REZONING

**Date:** May 6, 2024

To: Council

From: City Manager

Address: 394-396 Moubray Road

File No.: Z22-0043

	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. Z22-0043 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of Lot 7 Section 32 Township 26 ODYD Plan 14234, located at 394-396 Moubray Road, Kelowna, BC from the MF1 – Infill Housing zone to the MF2 – Townhouse 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 May 6, 2024;

AND FURTHER THAT final adoption of the Rezoning Bylaw be considered subsequent to the issuance of a Natural Environment Development Permit for the subject property.

#### 2.0 Purpose

To rezone the subject property from the MF1 – Infill Housing zone to the MF2 – Townhouse Housing zone to facilitate the construction of a townhouse project.

#### 3.0 Development Planning

Staff support the proposed rezoning from the MF1 – Infill Housing zone to the MF2 – Townhouse Housing zone to facilitate the construction of a townhouse development. The subject property has the Future Land Use Designation of Core Are Neighbourhood (C-NHD) and is larger than the typical single dwelling housing property, which is able to facilitate an increase in density.

The proposal meets the intent of the Core Area Neighbourhoods policies, which are intended to accommodate much of the City's growth through sensitive residential infill such as ground-oriented multi-unit housing. It aligns with the OCP Policy for the Core Area to encourage a diverse mix of low and medium density housing.

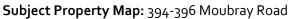
It is recommended that the issuance of a Natural Environment Development Permit be made a condition of final adoption of the zone. The Development Permit will require the registration of a covenant on the hillside to protect the vegetation, existing trail, and talus slope.



Lot Area	Proposed (m²)
Gross Site Area	2,207 m²
Road Dedication	n/a
Undevelopable Area	393.8 m²
Net Site Area	1,813.2 m²

## 4.0 Site Context & Background

Orientation	Zoning	Land Use
North	MF1 – Infill Housing	Single Detached Housing
East	P <sub>3</sub> – Parks and Open Space	Park (Knox Mountain Park)
South	P <sub>3</sub> – Parks and Open Space	Park (Ballou Park)
West	MF1 – Infill Housing	Single Detached Housing





The subject property is located on the corner of Ballou Road and Moubray Road in the Glenmore Neighbourhood. The surrounding area is primarily zoned MF1 – Infill Housing, MF2 – Townhouse Housing and P3 – Parks and Open Space. The subject property is in close proximity to Knox Mountain Park and Ballou Park. There are four BC Transit bus stops within 400 m on Glenmore Drive.

### 5.0 Current Development Policies

# 5.1 <u>Kelowna Official Community Plan (OCP)</u>

Objective 5.11. Increase the diversity of housing forms and tenure to create an inclusive,		
affordable and complete Core Area		
Policy 5.11.1.	Ensure a diverse mix of low and medium density forms in the Core Area that	
Diverse Housing	support a variety of household types and sizes, income levels and life stages.	
Forms.	The proposal adds increased density into the established single detached housing	
	neighbourhood.	

Policy 5.11.3.	Incorporate ground-oriented units in the design of multi-family developments in
Ground Oriented	the Core Area to support a variety of household types and sizes.
Housing	The proposal will include ground-oriented units onto Moubray Road, as well as direct
	access to Ballou Park.

## 6.0 Application Chronology

Application Accepted: July 19<sup>th</sup>, 2022 Neighbourhood Notification Summary Received: April 2<sup>nd</sup>, 2024

**Report prepared by:** Tyler Caswell, Planner II

**Reviewed by:** Jocelyn Black, Urban Planning Manager

Reviewed by: Nola Kilmartin, Development Planning Department Manager

**Approved for Inclusion:** Ryan Smith, Divisional Director, Planning, Climate Action & Development

Services

Attachments:

Attachment A: Development Engineering Memo

Attachment B: Site Plan

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