

# REPORT TO COUNCIL REZONING



**Date:** May 6, 2024  
**To:** Council  
**From:** City Manager  
**Address:** 394-396 Moubray Road  
**File No.:** Z22-0043

	Existing	Proposed
<b>OCP Future Land Use:</b>	C-NHD – Core Area Neighbourhood	C-NHD – Core Area Neighbourhood
<b>Zone:</b>	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 Area 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.



Policy 5.11.3. Ground Oriented Housing	Incorporate ground-oriented units in the design of multi-family developments in the Core Area to support a variety of household types and sizes. <i>The proposal will include ground-oriented units onto Moubray Road, as well as direct access to Ballou Park.</i>
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**6.o 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](http://www.kelowna.ca/currentdevelopments).