



City of  
**Kelowna**

# Z22-0043 394-396 Moubray Rd

Rezoning Application

# Purpose

- ▶ To rezone the subject property from the MF<sub>1</sub> – Infill Housing zone to the MF<sub>2</sub> – Townhouse Housing zone to facilitate the construction of a townhouse project.

# Development Process



Jul 19, 2022

Development Application Submitted

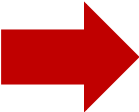


Staff Review & Circulation



Apr 2, 2024

Public Notification Received



May 6, 2024

Initial Consideration



Reading Consideration



Final Reading



Building Permit



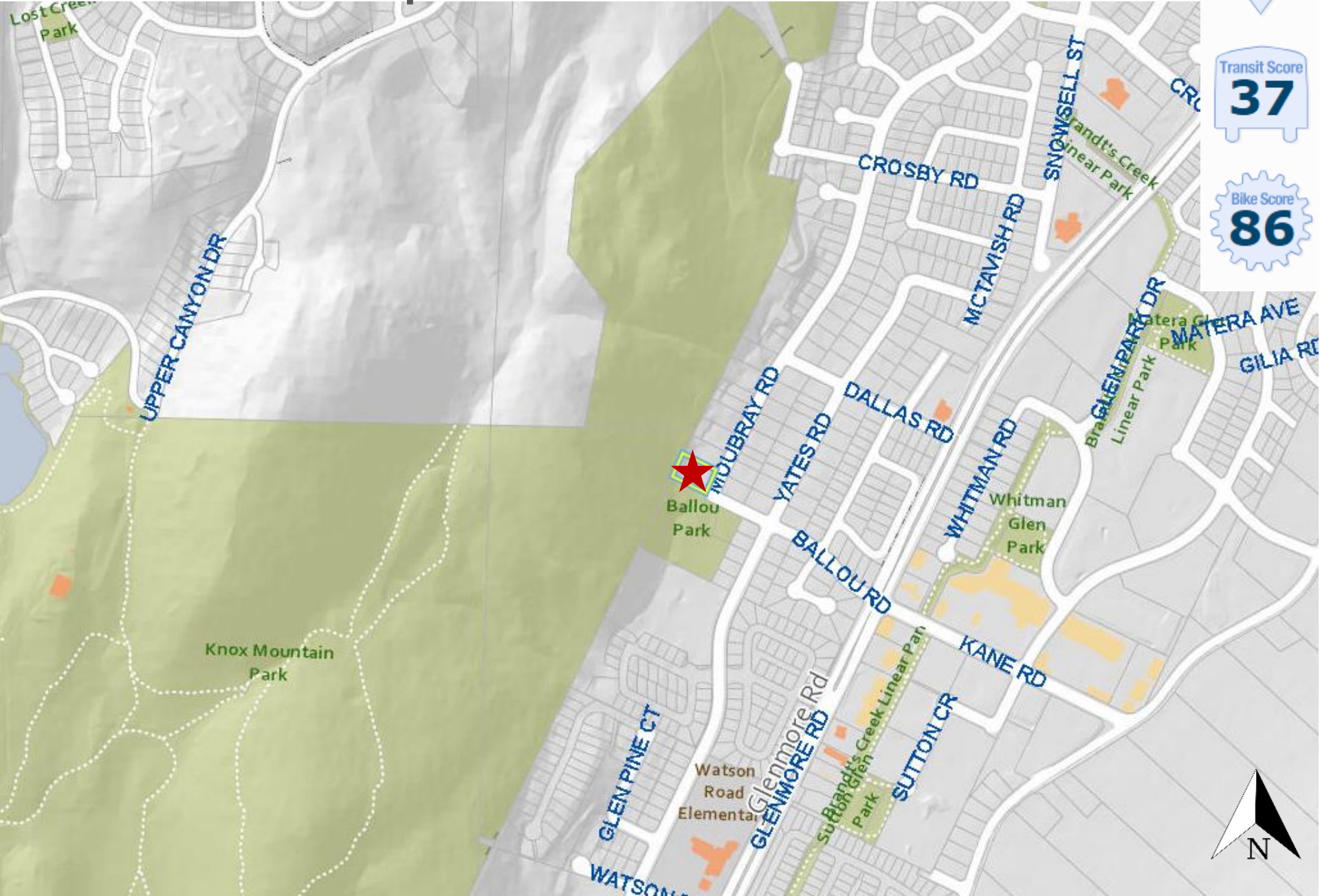
Council Approvals

# Context Map

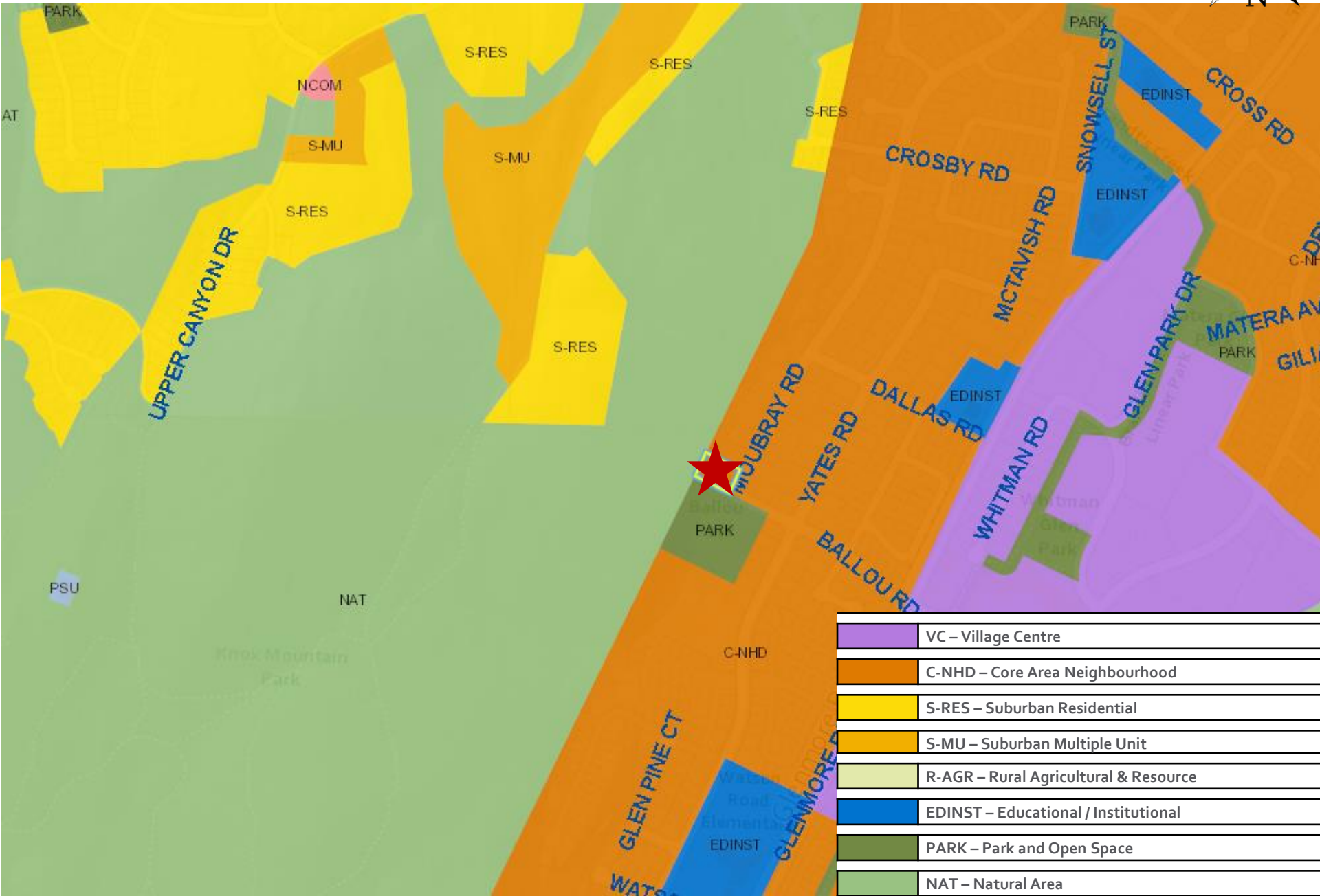
Walk Score  
**66**

Transit Score  
**37**

Bike Score  
**86**



# OCP Future Land Use



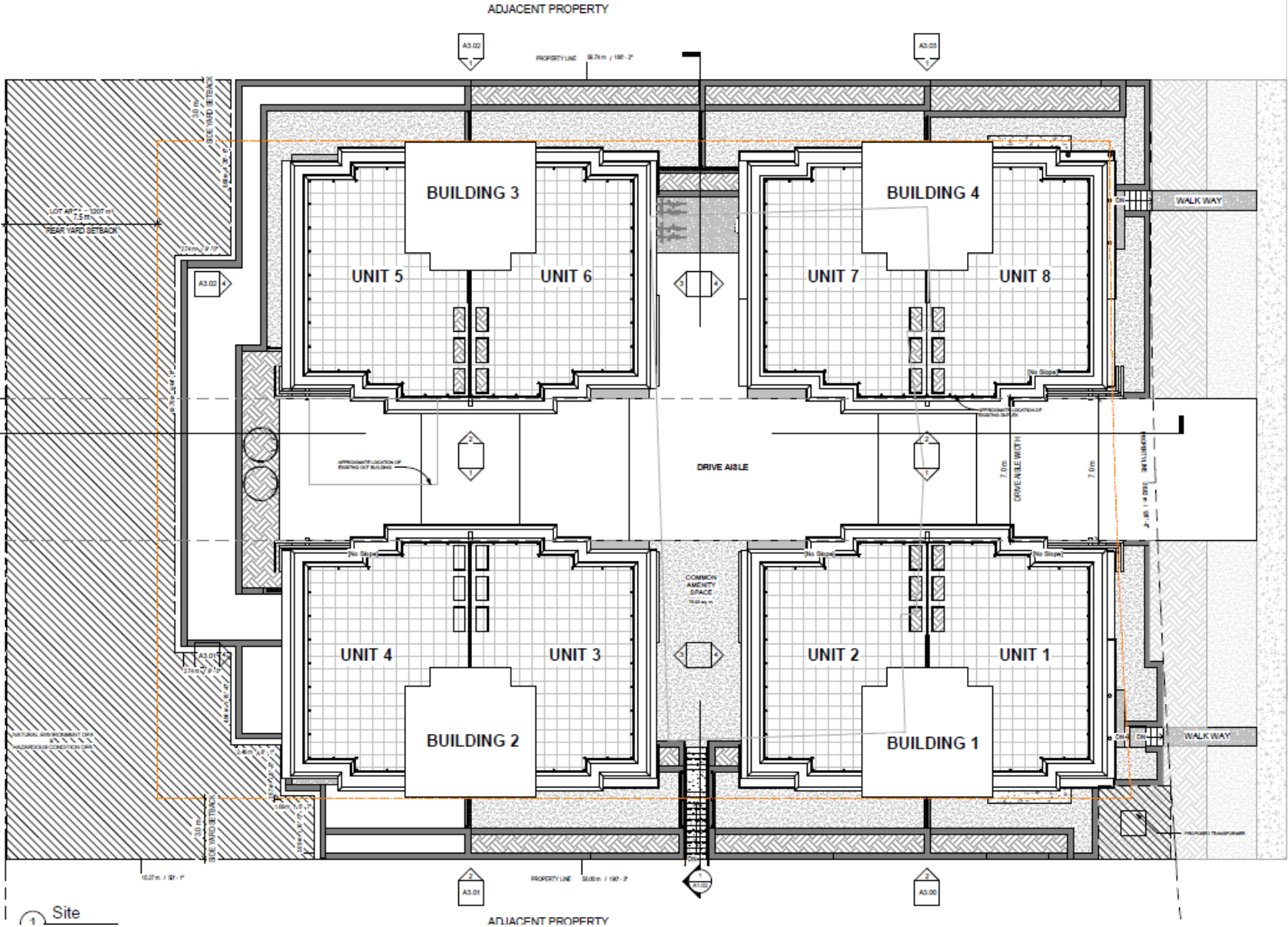
# Subject Property Map



# Project Details

- ▶ The property has the Future Land Use Designation of C-NHD – Core Area Neighbourhood.
- ▶ The property is larger than the typical lot within the City.
- ▶ MF2 – Townhouse Housing zone
  - ▶ 8 units
  - ▶ 16 parking stalls + 1 visitor stall

# Site Plan





# OCP Objectives & Policies

- ▶ Policy 5.11.1. Diverse Housing Forms
  - ▶ The proposal adds increased density into the established single detached housing neighbourhood.
- ▶ Policy 5.11.3. Ground Oriented Housing
  - ▶ The proposal will include ground-oriented units onto Moubray Road, as well as direct access to Ballou Park.

# 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 Tenures
  - ▶ Development Permit is required.