

REPORT TO COUNCIL REZONING



Date: June 17th, 2024
To: Council
From: City Manager
Address: 1095-1097 Monterey Ct
File No.: Z23-0076

	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. Z23-0076 to amend the City of Kelowna No. 12375 by changing the zoning classification of Lot 4, Section 23 Township 26 ODYD Plan 25174, located at 1095-1097 Monterey Ct, 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 June 17th, 2024.

2.0 Purpose

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

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, allowing for an increase in density.

The proposal meets the intent of the 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. The proposal aligns with the OCP Policy for the Core Area to encourage a diverse mix of low and medium density housing.

Lot Area	Proposed (m ²)
Gross Site Area	1,665 m ²
Road Dedication	n/a
Undevelopable Area	n/a
Net Site Area	1,665 m ²

4.0 Site Context & Background

Orientation	Zoning	Land Use
North	MF1 – Infill Housing	Semi-Detached Housing
East	RU1 – Large Lot Housing	Single Detached Housing
South	MF1 – Infill Housing	Single Detached Housing
West	MF1 – Infill Housing	Semi-Detached Housing

Subject Property Map: 1095-1097 Monterey Court



The subject property is located at the end of the cul-de-sac on Monterey Ct and is near the intersection with Cactus Road. The surrounding area is zoned MF1 – Infill Housing, P4 – Utilities and RU1 – Large Lot Housing. The subject property is in close proximity to Mission Creek Regional Park and Hollywood Rd Educational Services Centre. There are two BC Transit bus stops within 400 m on Springfield Rd.

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

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

6.0 Application Chronology

Application Accepted: November 16th, 2023
Neighbourhood Notification Summary Received: May 23rd, 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 Sustainability and Development Services

Attachments:

Attachment A: Development Engineering Memorandum
Attachment B: Summary of Neighbourhood Consultation
Attachment C: Draft Site Plan

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