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**CITY OF KELOWNA**

**MEMORANDUM**

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**Date:** December 11, 2023  
**File No.:** Z23-0076  
**To:** Urban Planning Manager (JB)  
**From:** Development Engineering Manager (NC)  
**Subject:** 1095-1097 Monterey Ct MF1 to MF2

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The Development Engineering Department has the following comments associated with this application to rezone the subject property from MF1 - Infill Housing to MF2 - Townhouse Housing.

Works and Services attributable at the time of Building Permit are contained in the Development Engineering memo under file DP23-0210.

The Development Engineering Technician for this file is Chris Pedersen (cpedersen@kelowna.ca).

**1. GENERAL**

- a. The following comments and requirements are valid for a period of two (2) years from the reference date of this memo, or until the application has been closed, whichever occurs first. The City of Kelowna reserves the rights to modify some or all items in this memo if an application for Building Permit is not made within this time.

**2. DOMESTIC WATER AND FIRE PROTECTION**

- a. The subject property is located within the Rutland Waterworks District (RWD) Water Supply Area. All fire flow calculations are to be provided to the City's Development Engineering Department, with confirmation of adequate fire flow to the subject property (at least 150 L/s) from RWD being provided to the City Engineering prior to adoption of the zone amending bylaw.

  
\_\_\_\_\_  
Nelson Chapman, P.Eng.  
Development Engineering Manager  
CP

<b>ATTACHMENT</b>	A
This forms part of application # Z23-0076	
Planner Initials	TC
 City of <b>Kelowna</b> DEVELOPMENT PLANNING	



**ATTACHMENT** B

This forms part of application

# Z23-0076



City of  
**Kelowna**  
DEVELOPMENT PLANNING

Planner  
Initials

TC

May 23, 2024

File #: Z23-0076 / DP23-0210

City of Kelowna  
Attn: Tyler Caswell, Planner II  
1435 Water Street  
Kelowna BC V1Y 1J4

**Re: Proposed Townhouse Development at 1095 Monterey Court, Kelowna  
Summary of Neighbour Notification**

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Dear Mr. Caswell ,

At this time, we are writing to provide a summary of neighbour consultation completed in accordance with Council Policy no. 367.

Mailouts (attachment #1) were delivered to all 10 residences within 50 meters of the site on May 7<sup>th</sup> 2024, as noted in the attached consultation form. *Please see attachment 2 for all addresses.*

Summary of Feedback.

We received no inquiries via phone, emails, letters, etc. Based on the lack of response, we consider this evidence that this sensitive increase to density is consistent with the existing building typologies in the area, while still improving and modernizing the design on the property.

Please feel free to contact me with any questions or matters requiring clarification at 778-829-6641 or email [kyle@empowered-development.com](mailto:kyle@empowered-development.com).

Regards,  
Empowered Development Ltd.

Kyle Stewart, Principal.  
Director of 1208331 BC Ltd.

**Attachments:**

1. Neighbour Mail-out.
2. CoK - Neighbourhood Consultation Form.

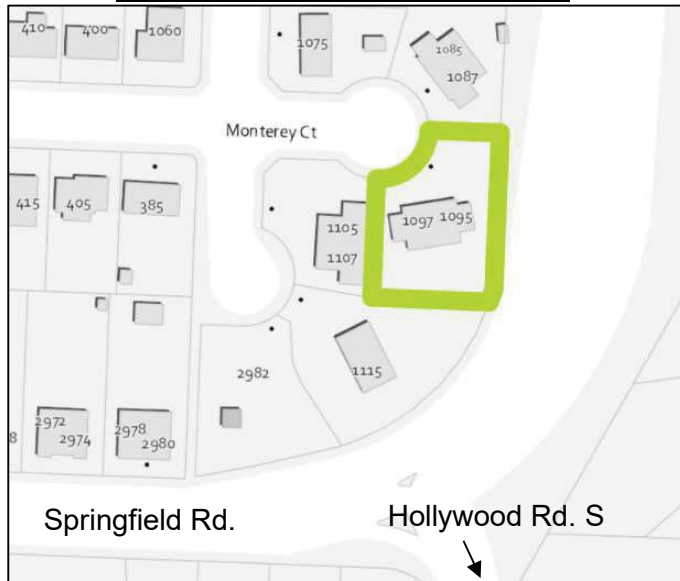
**DEVELOPMENT NOTICE**

A rezoning development application has been submitted to the CITY OF KELOWNA for property located at:

**1095 & 1097 Monterey Court,**

We are seeking neighbour input in accordance with Kelowna's Public Consultation Policies.

**Location of the Subject Property:**

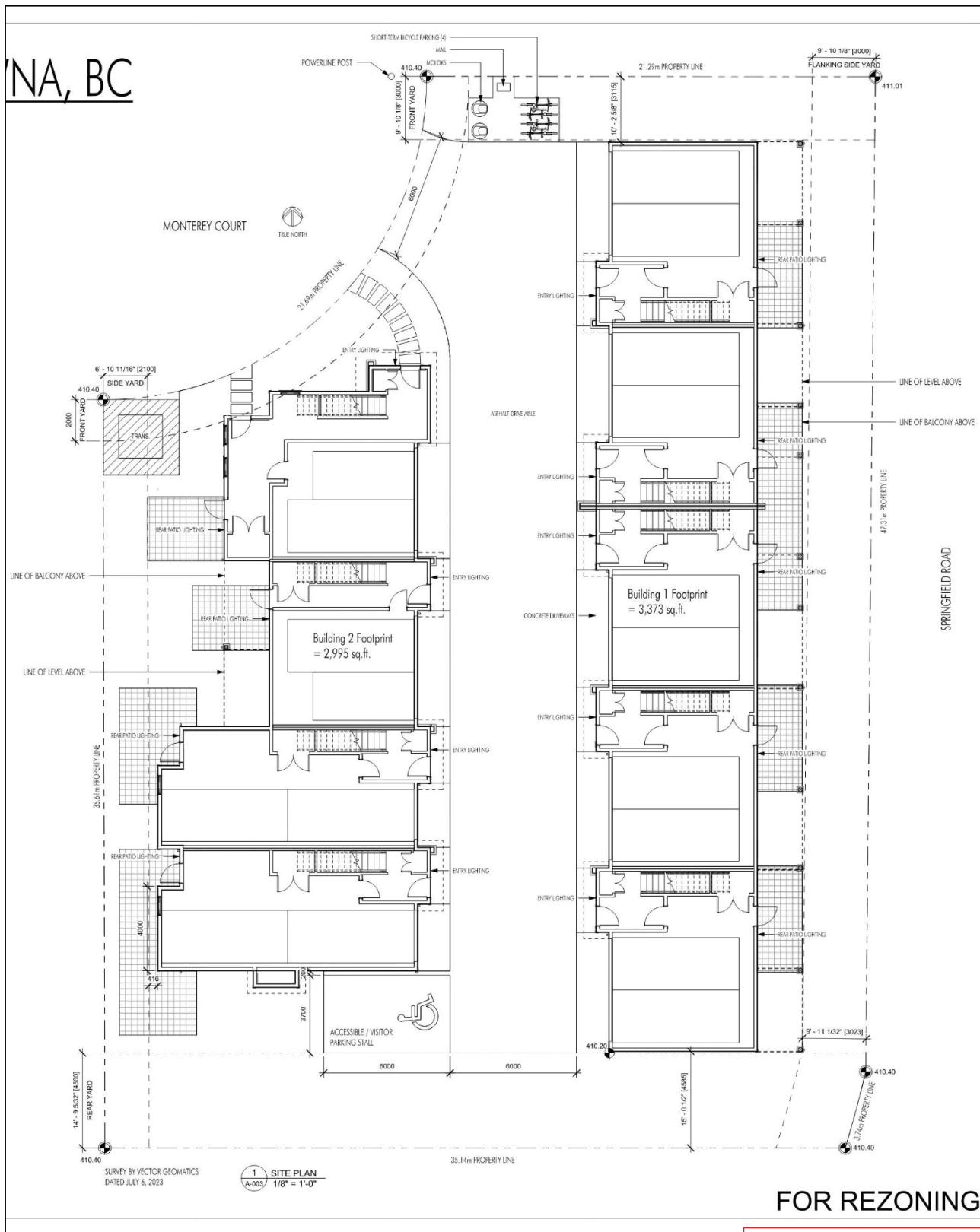


*View from Monterey Court*



*View from Springfield Rd.*

## Proposed Site Plan



**ATTACHMENT B**

This forms part of application  
# Z23-0076

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City of  
**Kelowna**  
DEVELOPMENT PLANNING

### **Proposed Development Background:**

The proposed project consists of 9 townhouse units, 3 storeys in height, in two buildings (4-plex and 5-plex). Each townhouse unit will have 3 bedrooms.

To facilitate this project, the applicant is proposing to amend the zoning from MF1 to MF2. The proposal requires no variances and is fully compliant with the proposed MF2 zone.

The proposed MF2 zone allows for small-scale townhouses that are strategically incorporated into the area, providing a sensitive increase in density from the existing duplex buildings in the neighbourhood.

The proposed building form and style serves to maintain consistency with existing building typologies in the area, while still improving and modernizing the design on the property. The form and material selection are sensitive to the neighbourhood to ensure that the development will fit into its context both before and after surrounding lots get developed. Simplified massing is utilized to ensure both energy efficiency in the exterior wall layout, as well as cost effective construction.

In summary, the rationale for this project is as follows:


- I. Provide a sensitive increase in density to a neighbourhood where this density is desired.
- II. Provide 3-bedroom units to accommodate the need for family-oriented housing.
- III. Provide a building typology that fits into the context and allows for a cost-effective and energy-efficient built-form.

### **Neighbourhood Consultation purpose**

We are seeking the input of the neighbourhood in accordance with Kelowna's Public Consultation Policies. Notices are being distributed to residents within **50m** of the subject property. If you have any questions or feedback you wish to provide in regard to this notice, please contact **Kyle Stewart** by telephone **778-829-6641** or email @ [kyle@empowered-development.com](mailto:kyle@empowered-development.com)

### **City Contact:**

To discuss the proposal with the City of Kelowna, please reach out to Tyler Caswell, Planner II by email, to [tcaswell@kelowna.ca](mailto:tcaswell@kelowna.ca)

<b>ATTACHMENT</b>		<b>B</b>
This forms part of application		
# Z23-0076		
Planner Initials	<b>TC</b>	 <b>City of Kelowna</b> DEVELOPMENT PLANNING

Neighbour Consultation Form  
(Council Policy No.367)



*A summary of neighborhood consultation efforts, feedback and response must be provided to City staff, identifying how the efforts meet the objectives of this Policy. This form must be filled out and submitted to the File Manager a minimum of 20 days prior to initial consideration by Council.*

I, Kyle Stewart, the applicant for Application No. Z23-0076/DP23-0210

for New Construction, 9 Three-Storey Townhomes in two buildings (4-plex and 5-plex), 3 bedrooms  
(brief description of proposal)

at 1095 Monterey Court have conducted the required neighbour  
(address)  
consultation in accordance with Council Policy No. 367.

- My parcel is located **outside** of the Permanent Growth Boundary and I have consulted all owners & occupants within a 300m radius
- My parcel is located **inside** of the Permanent Growth Boundary and I have consulted all owners & occupants within a 50m radius

I have consulted property owners and occupants by doing the following: \_\_\_\_\_

Preparing an information package describing the development and mailing it to each homeowner.

Please initial the following to confirm it has been included as part of the neighbour consultation:

- Location of the proposal;
- Detailed description of the proposal, including the specific changes proposed;
- Visual rendering and/or site plan of the proposal;
- Contact information for the applicant or authorized agent;
- Contact information for the appropriate City department;
- Identification of available methods for feedback.

*Please return this form, along with any feedback, comments, or signatures to the File Manager **20 days prior to the anticipated initial consideration by Council date.** On the back of this form please list those addresses that were consulted.*

**ATTACHMENT B**  
This forms part of application  
# **Z23-0076**

Planner Initials **TC**

City of Kelowna  
DEVELOPMENT PLANNING

The logo for the City of Kelowna, featuring a colorful circular emblem with a geometric pattern of triangles in red, yellow, green, and blue, surrounding a central white circle.

City of Kelowna  
1435 Water Street  
Kelowna, BC V1Y 1J4  
TEL 250 469-8600  
FAX 250 862-3330  
kelowna.ca



# 1095 MONTEREY COURT, KELOWNA, BC

## PROPERTY DESCRIPTION:

CIVIC: 1095 MONTEREY COURT, KELOWNA, BC  
 LEGAL: LOT 4, PLAN KAP25174, SECTION 23, TOWNSHIP 26

## ZONING CALCULATIONS:

CURRENT: CITY OF KELOWNA MF1 ZONING  
 CORE AREA NEIGHBOURHOOD  
 PROPOSED: MF2 ZONING

## SITE INFORMATION:

GROSS SITE AREA =	17,924 SF (1,665m <sup>2</sup> )	
SITE COVERAGE =	55% (9,858 SF)	ALLOWED/REQUIRED 34% (6,368 SF)
SITE COVERAGE + HARDSCAPING =	80% (13,443 SF)	67% (11,984 SF)
FAR =	1.0 (17,924 SF)	0.8 (13,730 SF)
HEIGHT =	11.0m (3 STOREYS)	10.0m (3 STOREYS)
PRIVATE & COMMON AMENITY SPACE:		
COMMON =	N/A	0 SF
PRIVATE =	N/A	-175-300 SF/UNIT
YARD SETBACKS:		
FRONT YARD =	3.0m	3.1m
FRONT YARD (GROUND ORIENTED) =	2.0m	2.0m
FLANKING SIDE YARD (EAST) =	3.0m	3.0m
SIDE YARD (WEST) =	2.1m	2.5m
REAR YARD =	4.5m	4.5m
PARKING CALCULATIONS:		
3 BEDROOM UNITS =	9 UNITS x 1.6 = 14.4	18
VISITOR =	9 UNITS x 0.14 = 1.26	1
TOTAL =	16	19
ACCESSIBLE PARKING =	1 (0 VAN ACCESSIBLE)	1 (0 VAN ACCESSIBLE)
SHORT-TERM BICYCLE STORAGE:	4	4

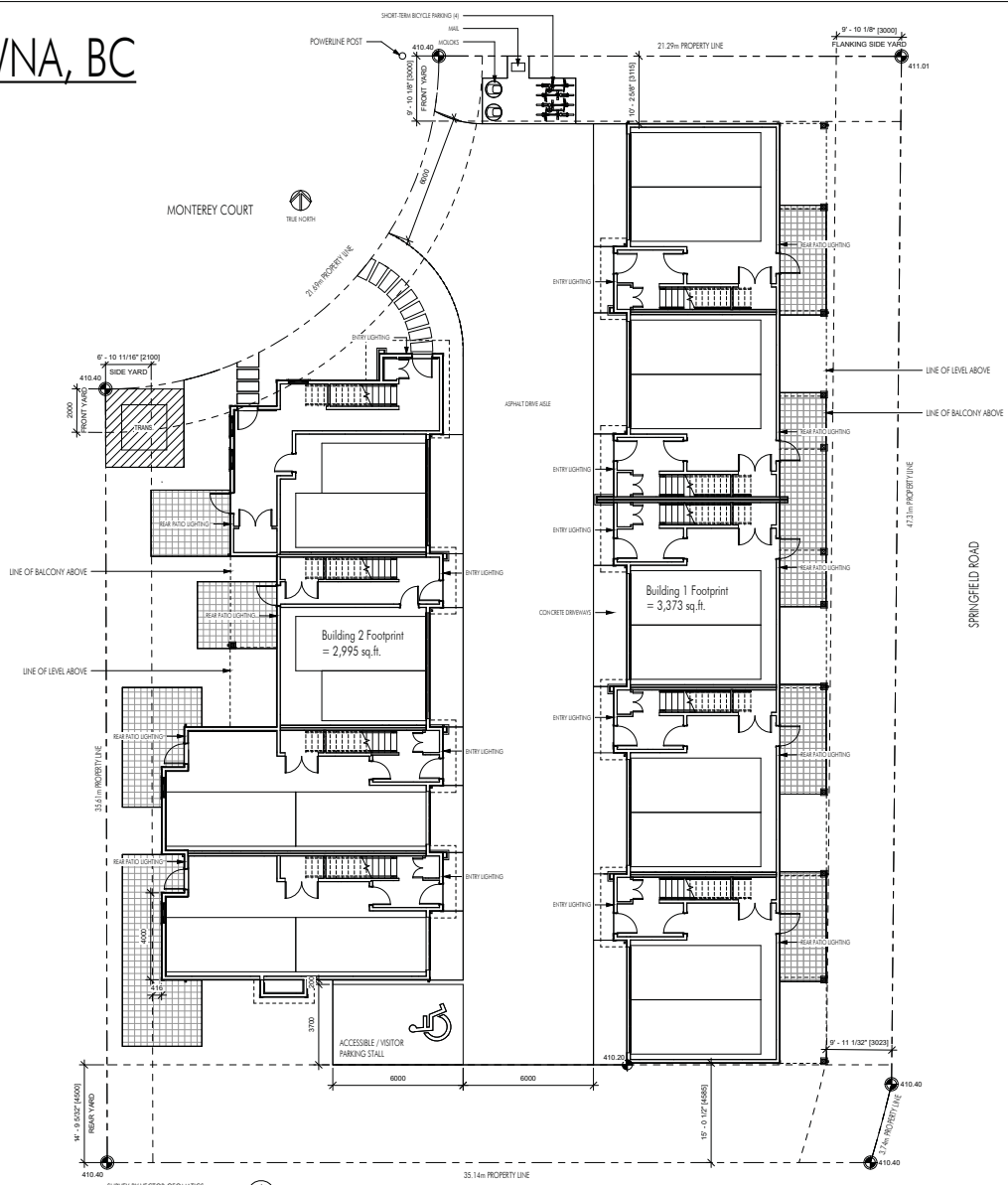
PARKING	
COUNT	TYPE
1	ACCESSIBLE - 90 deg
16	REGULAR - 90 deg
12	SMALL - 90 deg
19	

# ATTACHMENT C

This forms part of application

# Z23-0076

Planner Initials **TC**



SURVEY BY VECTOR GEOMETRICS  
 DATED JULY 6, 2023

1 SITE PLAN  
 A-003 1/8" = 1'-0"

FOR REZONING



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All trades are to execute the work in accordance with the current municipality building by laws and requirements of other local authorities having jurisdiction as well as the British Columbia Building Code - latest amendments including all published revisions and addenda. All trades shall ensure full responsibility for the location and protection of all under and above ground utilities, wires and conduits. Connections, including but not limited to, water, sewer, gas, fibre and telephone.

Revision No., Date and Description  
 11.03.23 FOR REZONING / D/P  
 04.22.24 FOR REZONING

Plot Date: 4/23/2024 12:50:26 PM  
 PROJECT: 1095 Monterey Court  
 DRAWING TITLE: SITE PLAN & PROJECT DATA  
 Drawing No.: A-003