



City of
Kelowna

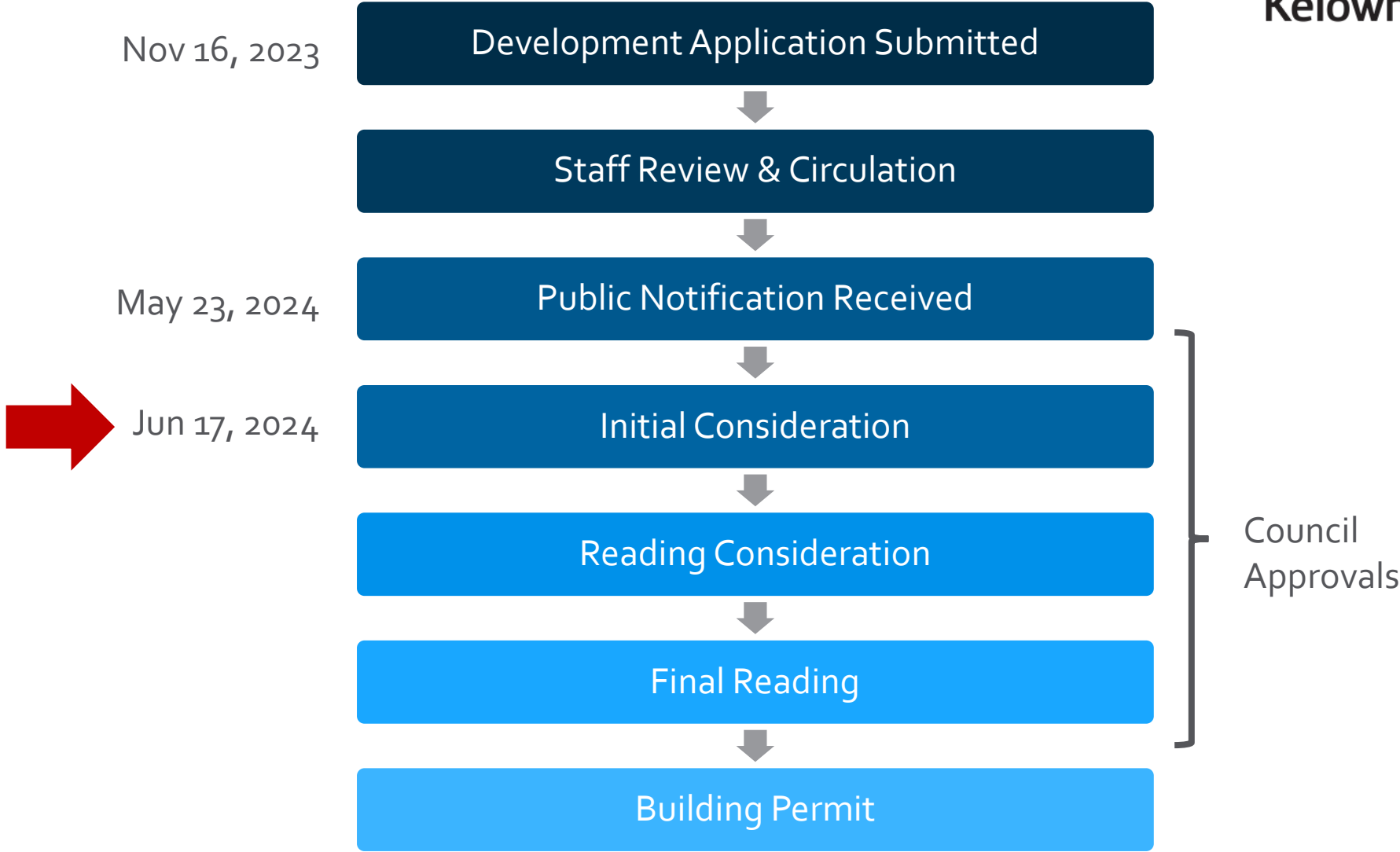
Z23-0076 1095-1097 Monterey Ct

Rezoning Application

Purpose

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

Development Process

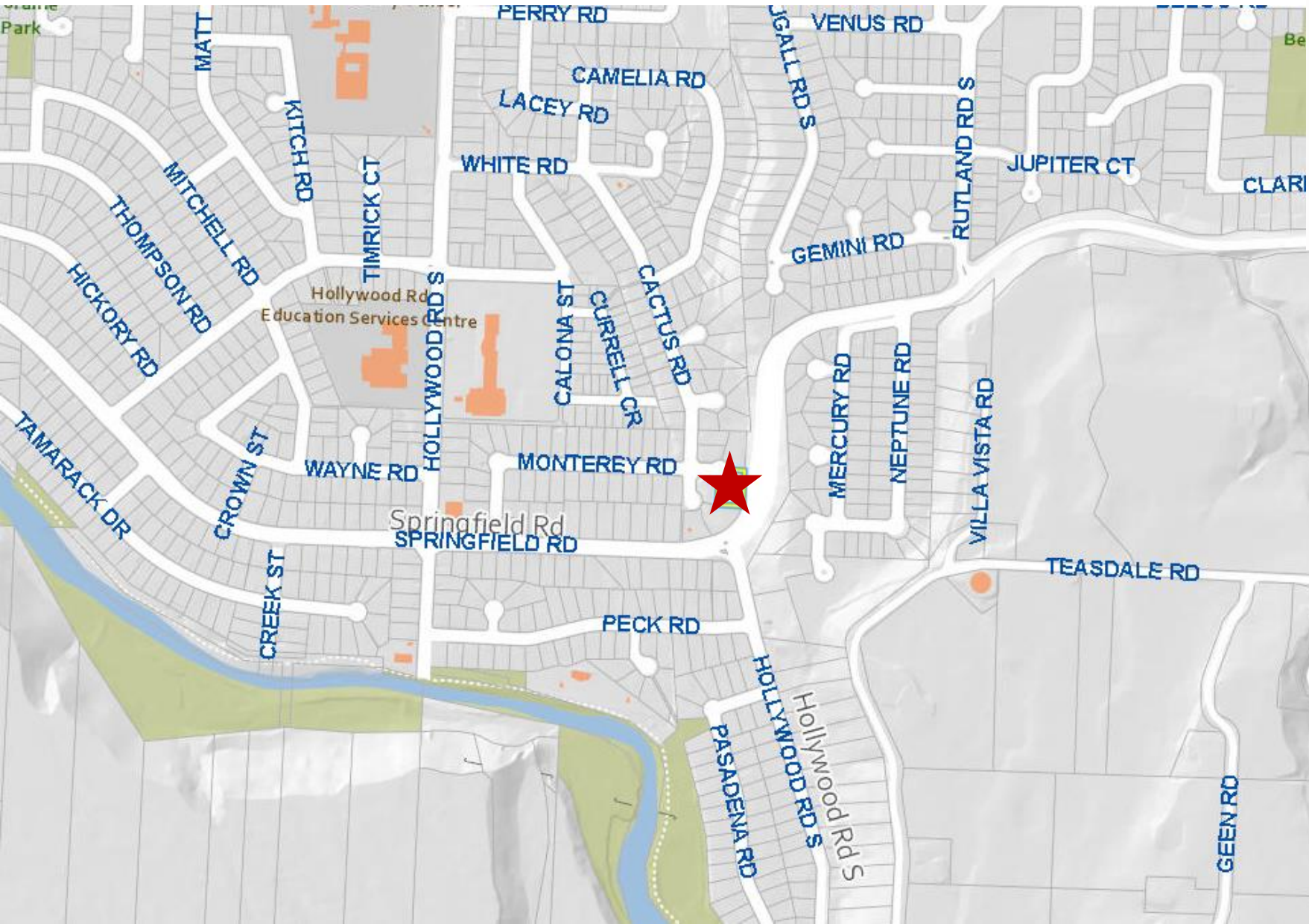


Context Map

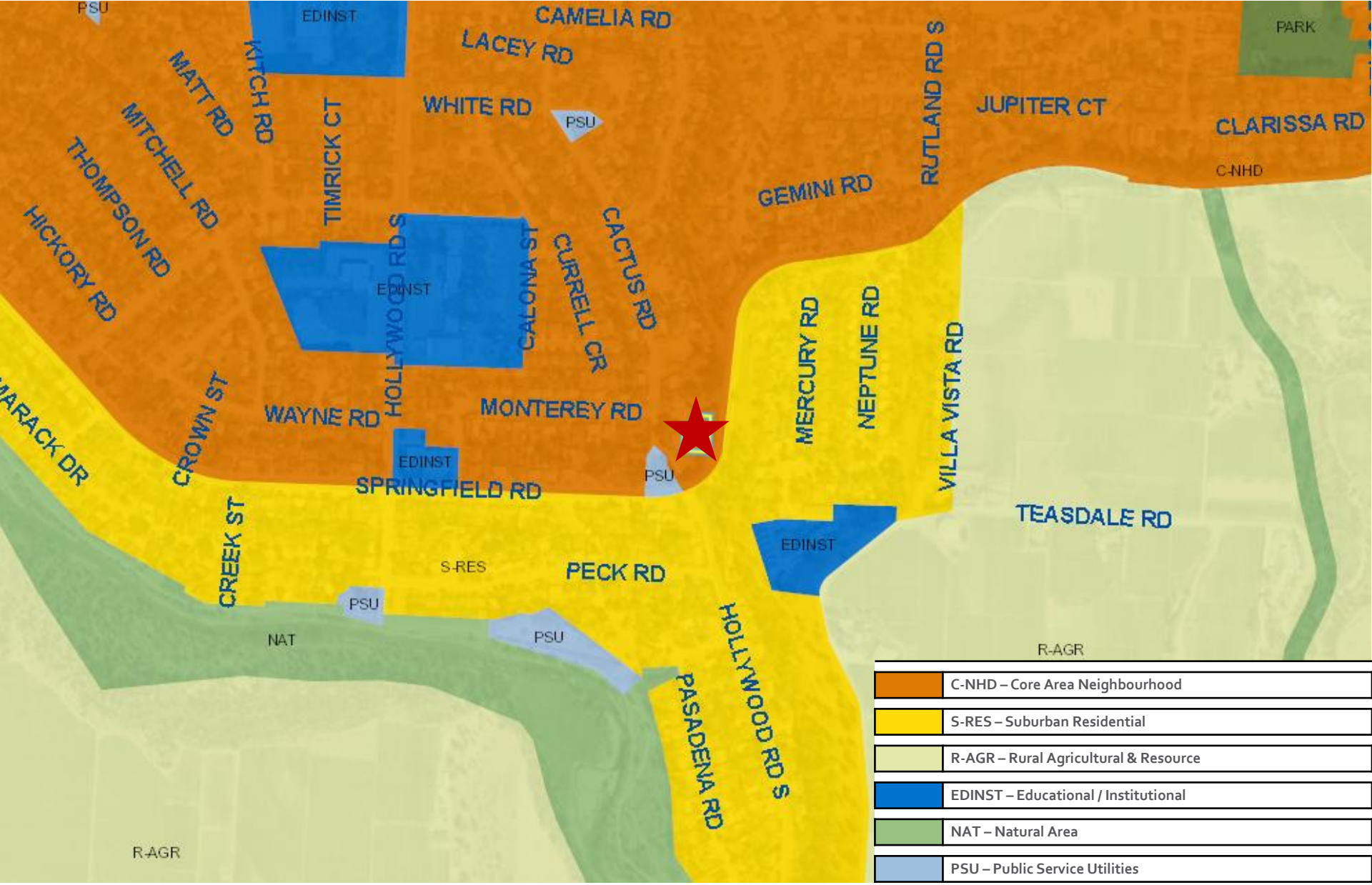
Walk Score
26

Transit Score
35

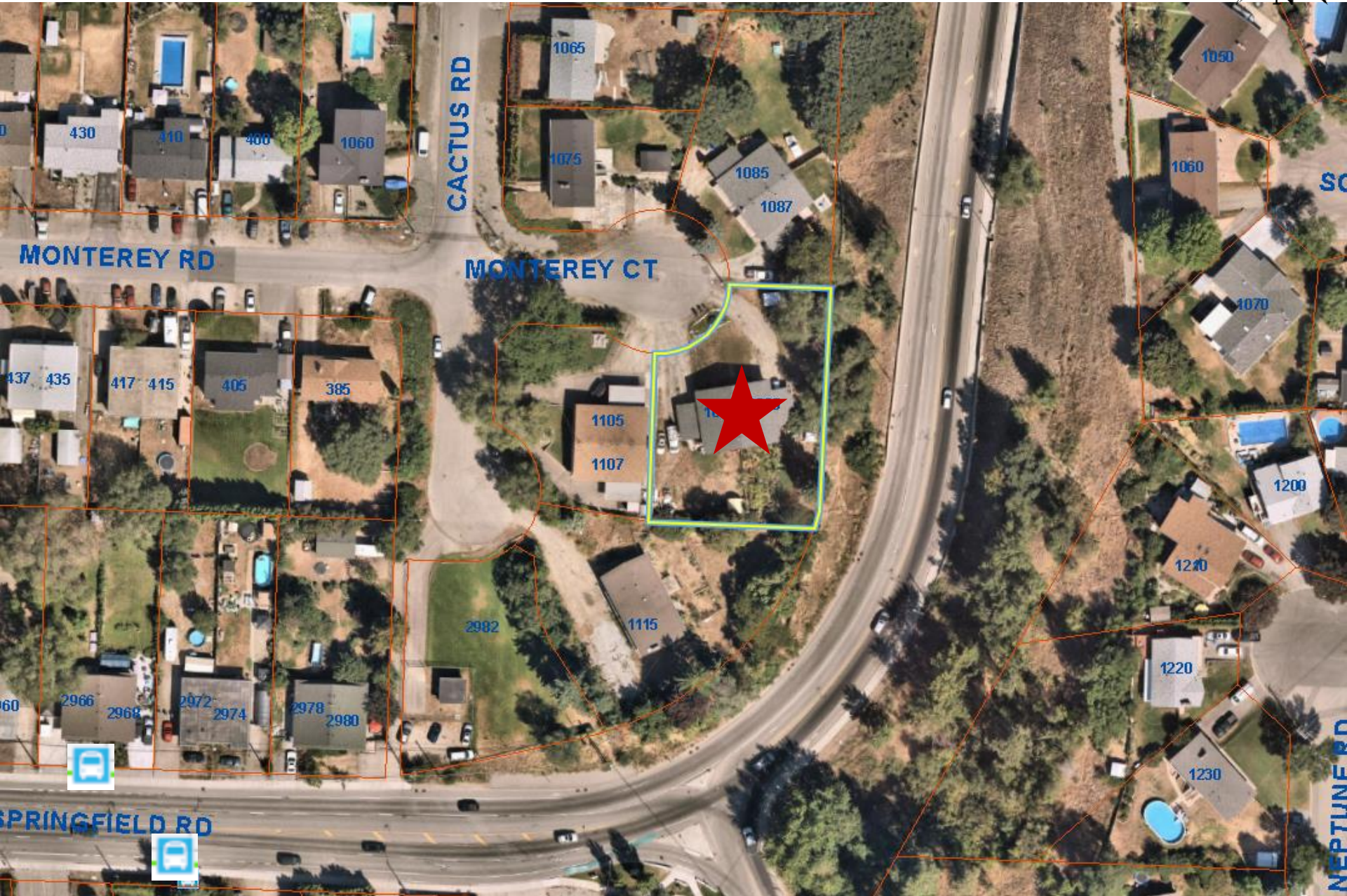
Bike Score
44



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

OCP Objectives & Policies

- ▶ Policy 5.11.1. Diverse Housing Forms
 - ▶ The proposal adds meaningful density into the established single detached housing neighbourhood.
- ▶ Policy 5.11.3. Ground Oriented Housing
 - ▶ The proposal will include ground-oriented units onto Monterey Ct.

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 Housing
 - ▶ Diverse Housing Forms
 - ▶ Development Permit is required.