



City of
Kelowna

Z24-0015 1115 Cactus Rd

Rezoning Application

Purpose

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

Development Process



Apr 29, 2024

Development Application Submitted



Staff Review & Circulation



Jul 31, 2024

Public Notification Received



Sep 9, 2024

Initial Consideration



Reading Consideration



Final Reading



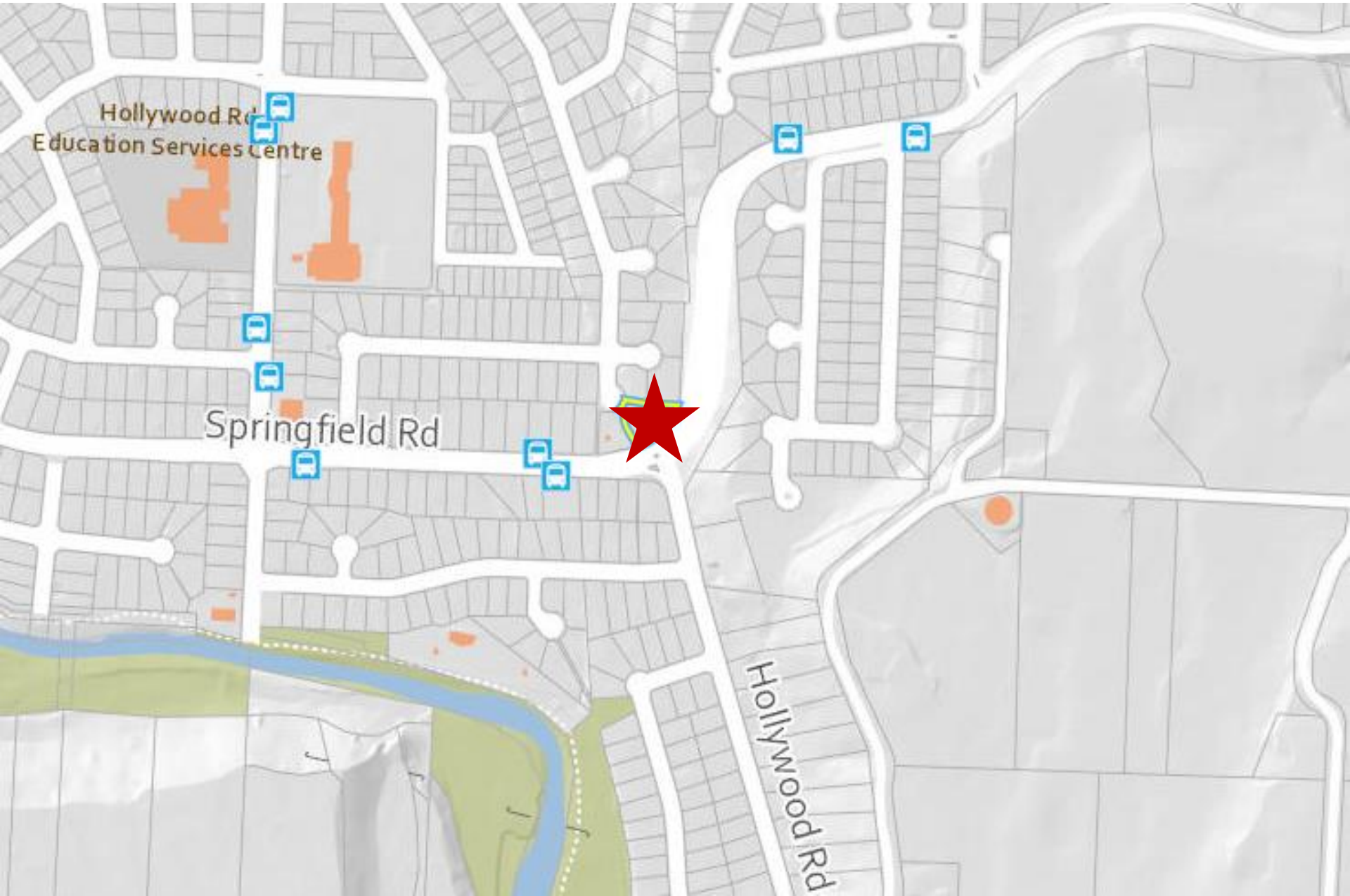
Building Permit



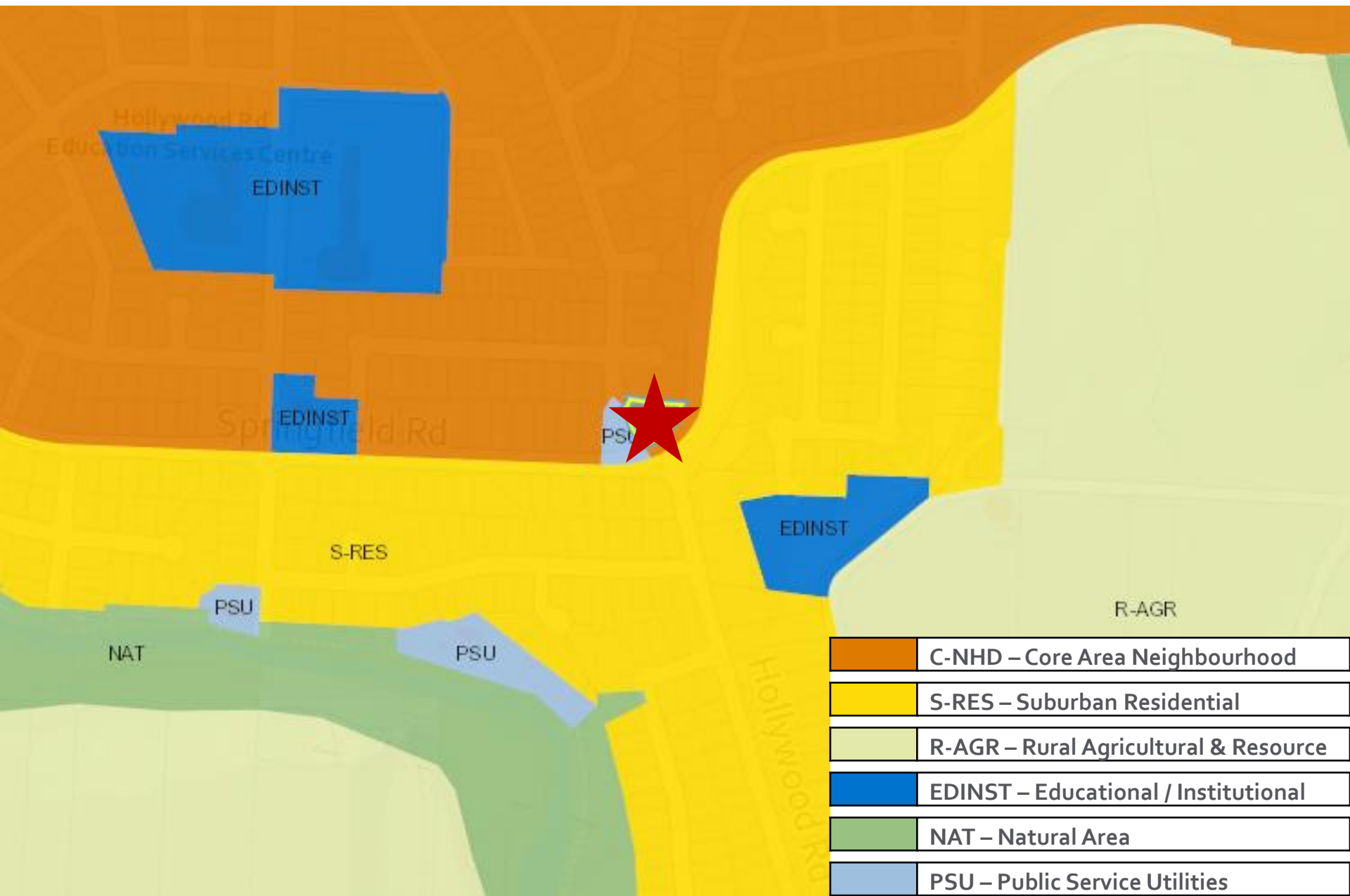
Council Approvals









Context Map

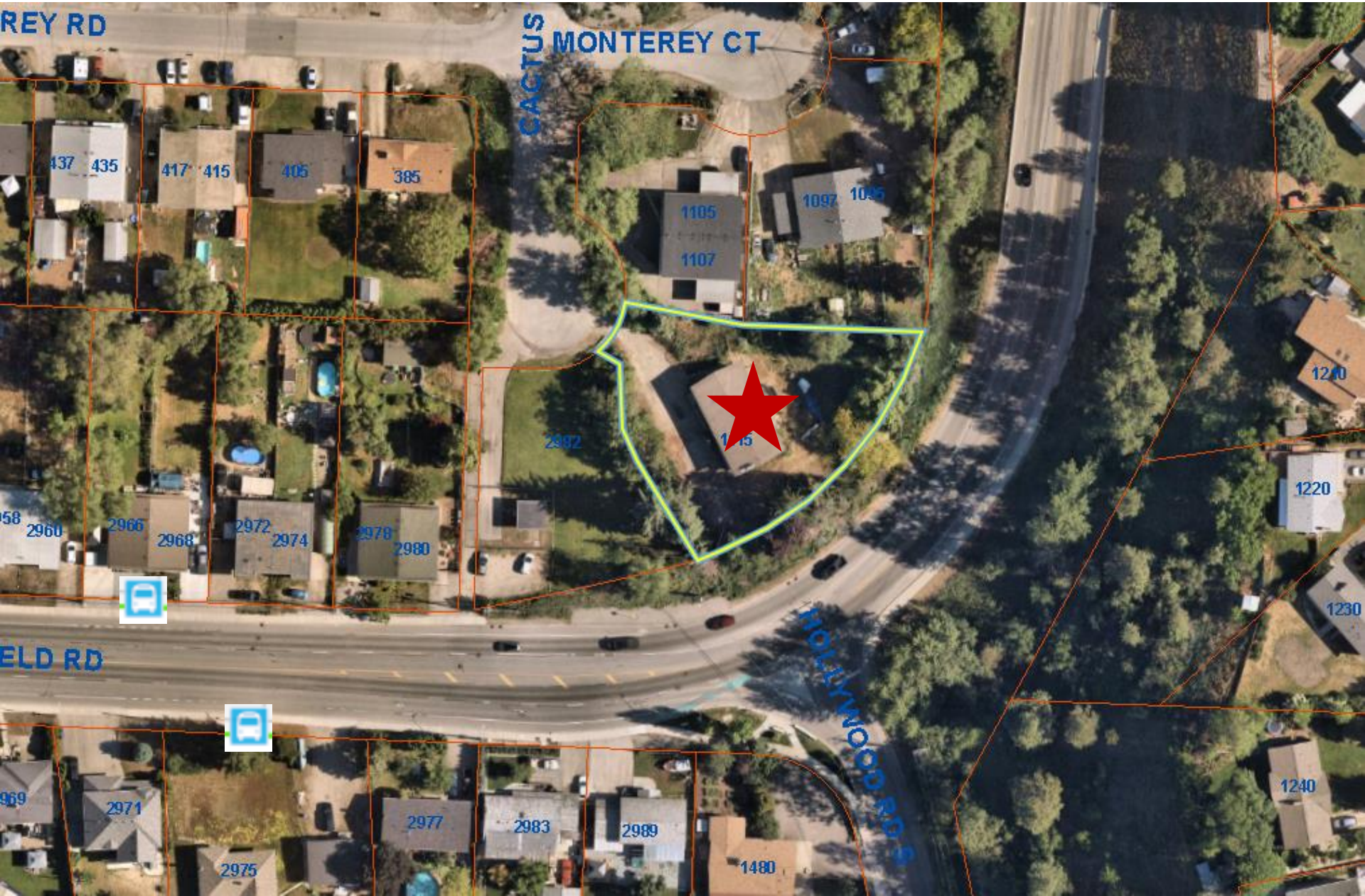


OCP Future Land Use



	C-NHD – Core Area Neighbourhood
	S-RES – Suburban Residential
	R-AGR – Rural Agricultural & Resource
	EDINST – Educational / Institutional
	NAT – Natural Area
	PSU – Public Service Utilities

Subject Property Map



MF2 – Townhouse Housing Zone

Purpose

- To provide a zone for ground-oriented multiple housing (typically townhouses) up to 3 storeys on serviced urban lots.

Summary of Uses

- Townhouses
- Stacked Townhouses
- Duplex Housing
- Semi-Detached Housing
- Home Based Businesses

MF2 – Townhouse Housing Zone

Regulation	Maximum Permitted
Height	11.0 m & 3 storeys
Unit Count Potential	7
Floor Area Ratio	1.0 + Bonus opportunities
Site Coverage Buildings	55%

OCP Objectives – Climate Resilience

Climate Criteria

Dark Green – Meets Climate Criteria

Light Green – Will Meet Criteria Soon

Yellow – Does not meet Climate Criteria

10 min Walk to Retail/Restaurants	Yellow
5 min Walk to Park	Yellow
10 min Bike to Public School	Dark Green
20 min Bus to Urban Centre/Village Centre/Employment Hub	Dark Green
Retaining Trees and/or Adding Trees	Light Green
OCP Climate Resilience Consistency	Light Green

OCP Objectives & Policies

- ▶ Future Land Use – Core Area Neighbourhood
- ▶ Policy 5.3.1. Core Area Neighbourhood Infill
 - ▶ Consider larger infill projects for lots located near community amenities including parks and schools.
- ▶ Policy 5.11.1 Diverse Housing Forms
 - ▶ Ensure a diverse mix of low and medium density housing forms in the Core Area to support a variety of household types and sizes, income levels and life stages.

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
 - ▶ Core Area Neighbourhood Infill
 - ▶ Diverse Housing Forms