

REPORT TO COUNCIL REZONING



Date: June 9, 2025
To: Council
From: City Manager
Address: 675 Black Mountain Dr
File No.: Z 25-0004

	Existing	Proposed
OCP Future Land Use:	S-MU – Suburban Multiple Unit	S-MU – Suburban Multiple Unit
Zone:	MF3 – Apartment Housing	MF2 – Townhouse Housing

1.0 Recommendation

THAT Rezoning Application No. Z25-0004 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of Lot 3 Section 19 Township 27 Osoyoos Division Yale District Plan KAP87003, located at 675 Black Mountain Dr, Kelowna, BC from the MF3 – Apartment Housing zone to the MF2 – Townhouse Housing zone, be considered by Council.

2.0 Purpose

To rezone the subject property from the MF3 – Apartment Housing zone to the MF2 – Townhouse Housing zone to facilitate a townhouse development.

3.0 Development Planning

Staff support the proposed rezoning from MF3 – Apartment Housing to MF2 – Townhouse Housing to facilitate a townhouse development. The subject property is currently zoned as MF3- Apartment Housing which provides increased density and taller building heights. The applicant has decided to downzone the property to MF2 – Townhouse Housing as this zone meets the intent of their proposal to construct a townhouse development.

The proposed rezoning application would allow for the development of additional housing types in an area that is predominantly occupied by single detached housing. The decision to rezone to MF2 – Townhouse Housing allows for a development of townhouses that is less impactful than the heights and density provided by the MF3 – Apartment Housing zone. With close proximity to the Black Mountain Golf Course, a townhouse development would be more suitable for the form and character of the area in comparison to an apartment.

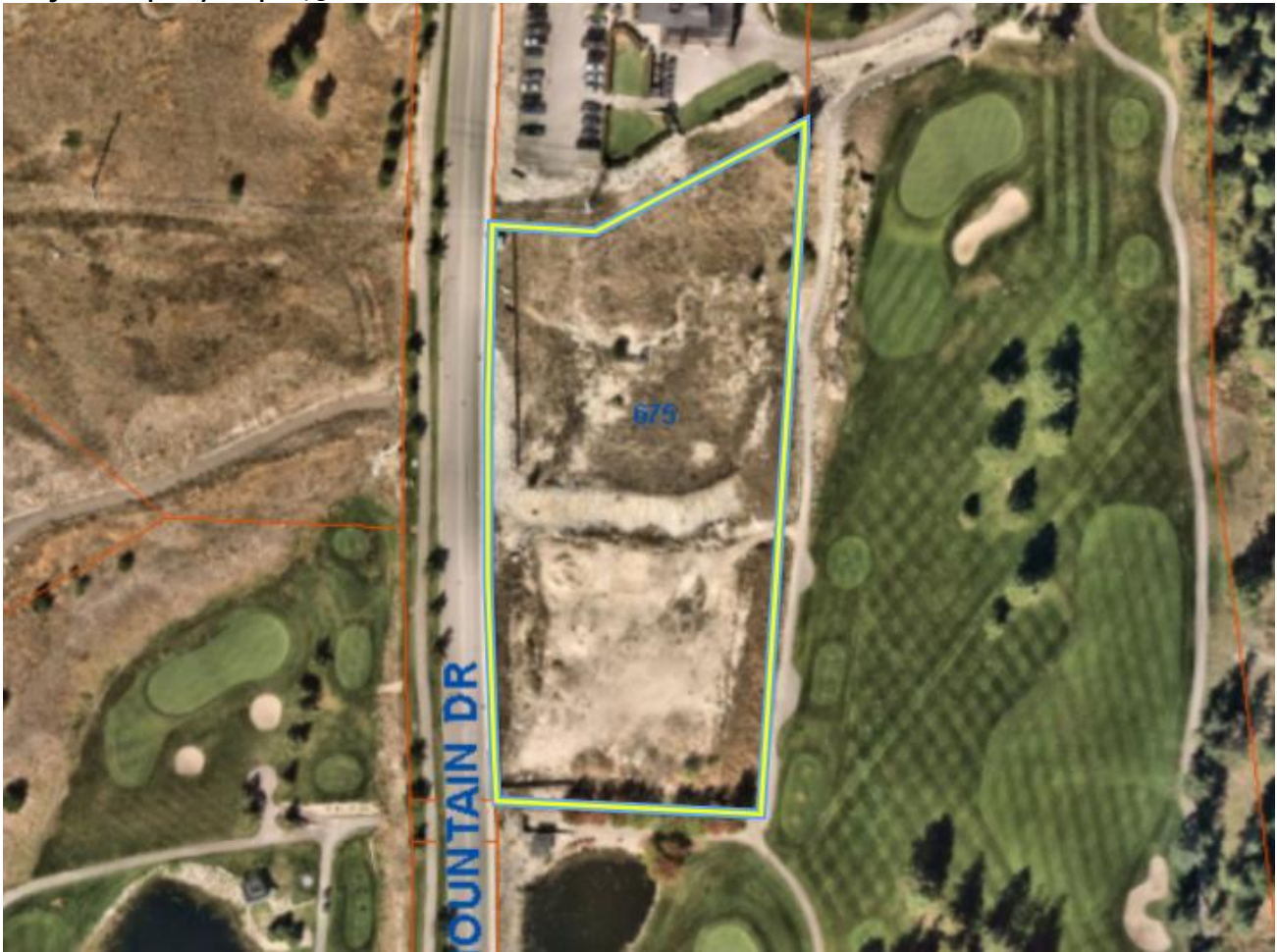
The subject property has an Official Community Plan (OCP) Future Land Use Designation of S-MU – Suburban Multiple Unit. The intent of the Suburban – Multiple Unit area is to provide lands that support a greater variety of multi-unit housing in suburban neighbourhoods that are located strategically to support the viability of local commercial areas, village centres, transit service, schools and other community amenities.

Lot Area	Proposed (m ²)
Gross Site Area	10,502 m ²
Road Dedication	N/A
Undevelopable Area	N/A
Net Site Area	10,502 m ²

4.0 Site Context & Background

Orientation	Zoning	Land Use
North	VC ₁ – Village Centre	Participant Recreation, Outdoor/ Food Primary Establishment
East	P ₃ – Parks and Open Space	Participant Recreation, Outdoor
South	P ₃ – Parks and Open Space	Participant Recreation, Outdoor
West	MF ₃ – Apartment Housing	Participant Recreation, Outdoor/ Vacant

Subject Property Map: 675 Black Mountain



The subject property is located on Black Mountain Drive. The site is located between two parcels belonging to Black Mountain Golf Course and is situated south of the Black Mountain Golf Course club house. The site is located within 400m of Birchdale Park and several trail networks.

4.1 Background

The subject property has had several development applications in the past related to the development of the Black Mountain Golf Course. Previous applications include an approved subdivision to separate the lot from the existing Golf Course.

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Objective 7.2 Designing Suburban Neighbourhoods to be low impact, context sensitive and adaptable

Policy 7.2.1 Ground Oriented Housing	Consider a range of low-density ground-oriented housing development to improve housing diversity and affordability and to reduce the overall urban footprint of Suburban Neighbourhoods. Focus more intensive ground-oriented housing where it is near small scale commercial services, amenities like schools and parks, existing transit service and/or active transportation facilities. <i>The proposal will provide up to 37 ground-oriented units and is close to parks, trails and golf courses.</i>
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Objective 7.3 Design Suburban Neighbourhoods to be inclusive, safe and to foster social interaction

Policy 7.3.1 Private Open Space	Encourage the development of private open space amenities as part of new multi-unit residential development in Suburban Neighbourhoods <i>The development is proposed to include a large private amenity space of approximately 227.6m².</i>
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6.0 Application Chronology

Application Accepted: January 29, 2025
Neighbourhood Notification Summary Received: April 17, 2025

Report prepared by: Carson Mackonka, Planner II
Reviewed by: Carla Eaton, Development Planning Manager
Reviewed by: Nola Kilmartin, Development Planning Department Manager
Approved for Inclusion: Ryan Smith, Divisional Director, Planning, Climate Action & Development Services

Attachments:

Attachment A: Site Plan

Attachment B: Summary of Neighbourhood Consultation

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