

# REPORT TO COUNCIL



**Date:** April 3, 2023

**To:** Council

**From:** City Manager

**Department:** Development Planning

**Application:** Z23-0005

**Owner:** 1383931 B.C. LTD., INC.NO.  
BC1383931

**Address:** 2019 Polo Rd

**Applicant:** James Zeleznik

**Subject:** Rezoning Application

**Existing OCP Designation:** S-RES – Suburban-Residential

**Existing Zone:** RU1 – Large Lot Housing

**Proposed Zone:** RU2 – Medium Lot Housing

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## 1.0 Recommendation

THAT Rezoning Application No. Z23-0005 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of a portion of Lot 12 District Lot 131 ODYD Plan 18771, located at 2019 Polo Road, Kelowna, BC from the RU1 – Large Lot Housing zone to the RU2 – Medium Lot Housing zone as shown on Map "A" attached to the Report from the Development Planning Department dated April 3, 2023, 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 April 3, 2023;

AND FURTHER THAT final adoption of the Rezoning Bylaw be considered subsequent to the issuance of a Preliminary Layout Review Letter by the Approving Officer.

## 2.0 Purpose

To rezone a portion of the subject property from the RU1 – Large Lot Housing zone to the RU2 – Medium Lot Housing zone to facilitate a subdivision.

### 3.0 Development Planning

Staff support the rezoning application to RU2 – Medium Lot Housing for a portion of the property to facilitate a subdivision. The proposal aligns with the OCP Future Land Use designation of S-RES – Suburban Residential. Suburban Residential lands are intended to accommodate most of the City’s single and two dwelling residential growth. The property is connected to City sewer and is within the Permanent Growth Boundary. With removal to a portion of the garage on the existing home, a subdivision that meets Zoning Bylaw regulations can be achieved.

### 4.0 Site Context & Background

The subject property is located on Polo Road and the surrounding area is zoned RU1 – Large Lot Housing. The property is near KLO Road and Benvoulin Drive with transit stops in close proximity. Additionally, the subject property is within walking distance to the Mission Creek Greenway and the Kelowna Christian School.

#### 4.1 Context

Orientation	Zoning	Land Use
North	RU1 – Large Lot Housing	Single Detached Housing
East	RU1 – Large Lot Housing	Single Detached Housing
South	RU1 – Large Lot Housing	Single Detached Housing
West	RU1 – Large Lot Housing	Single Detached Housing

Subject Property Map: 2019 Polo Road



**5.0 Current Development Policies**

5.1 Kelowna Official Community Plan (OCP)

<b>Objective 7.2. Design Suburban Neighbourhoods to be low impact, context sensitive and adaptable.</b>		
Policy	7.2.1	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 in close proximity to small scale commercial services, amenities like schools and parks, existing transit service and/or active transportation facilities.  <i>The proposed subdivision is sensitive to the neighbourhood in regards to height and siting, and proposes ground-oriented housing.</i>
Ground Oriented Housing		

**6.0 Application Chronology**

Application Accepted: January 10, 2023  
 Neighbourhood Notification Summary Received: February 14, 2023

**Report prepared by:** Jason Issler, Planner I  
**Reviewed by:** Lydia Korolchuk, Urban Planning Manager  
**Reviewed by:** Terry Barton, Development Planning Department Manager  
**Approved for Inclusion:** Ryan Smith, Divisional Director, Planning & Development Services

**Attachments:**

Attachment A: Development Engineering Memo dated February 6, 2023  
 Attachment B: Letter of Rationale  
 Map A: Zoning Amendment Map Z23-0005