

# REPORT TO COUNCIL REZONING



**Date:** June 5<sup>th</sup>, 2023  
**To:** Council  
**From:** City Manager  
**Address:** 875 Graham Road  
**File No.:** Z23-0009

	Existing	Proposed
<b>OCP Future Land Use:</b>	C-NHD – Core Area Neighbourhood	C-NHD – Core Area Neighbourhood
<b>Zone:</b>	RU2 – Medium Lot Housing & RU2c – Medium Lot Housing with Carriage House	MF2 – Townhouse Housing

## 1.0 Recommendation

THAT Rezoning Application No. Z23-0009 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of Lot 1 Section 22 Township 26 ODYD Plan 19161, located at 875 Graham Road, Kelowna, BC from the RU2 – Medium Lot Housing zone and the RU2c – Medium Lot Housing with Carriage House zone to the MF2 – Townhouse Housing zone, 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 June 5<sup>th</sup>, 2023;

AND FURTHER THAT final adoption of the Rezoning Bylaw be considered in conjunction with Council’s consideration of a Development Permit for the subject property.

## 2.0 Purpose

To rezone the subject property from the RU2 – Medium Lot Housing zone and the RU2c - Medium Lot Housing with Carriage House zone to the MF2 – Townhouse Housing zone to facilitate the construction of a townhouse development.

## 3.0 Development Planning

Staff support the proposed Rezoning from the RU2 – Medium Lot Housing zone and the RU2c – Medium Lot Housing zone to the MF2 – Townhouse Housing zone to facilitate the development of a townhouse development. The subject property has the Future Land Use Designation of Core Area Neighbourhood and is located on a corner lot near Quigley Elementary School. The property is larger than the average single dwelling housing property, which is able to facilitate an increase in density.

The proposal meets the intent of the Core Area Neighbourhoods policies, which are intended to accommodate much of the City’s growth through sensitive residential infill such as ground-oriented multi-unit housing. It aligns with the OCP Policy for the Core Area to encourage a diverse mix of low and medium density housing and consideration for greater height and massing at block ends.

Lot Area	Proposed (m <sup>2</sup> )
Gross Site Area	1,077m <sup>2</sup>
Road Dedication	2.0m <sup>2</sup>
Net Site Area	1,075m <sup>2</sup>

#### 4.0 Site Context & Background

Orientation	Zoning	Land Use
North	RU <sub>4</sub> – Two Dwelling Housing / RU <sub>1</sub> – Large Lot Housing	Single Dwelling Housing
East	RU <sub>1</sub> – Large Lot Housing	Single Dwelling Housing
South	RU <sub>1</sub> – Large Lot Housing	Single Dwelling Housing
West	RU <sub>1</sub> – Large Lot Housing	Single Dwelling Housing

#### Subject Property Map: 875 Graham Road



The subject property is located on the corner of Graham Road and Matt Road and has the Future Land Use Designation of Core Area Neighbourhood. The surrounding area is primarily a mix of RU<sub>4</sub> – Two Dwelling Housing and RU<sub>1</sub> – Large Lot Housing. The subject property is in close proximity to Quigley Elementary School, Hollywood Rd Education Services Centre, and Moraine Park.

#### 4.1 Background

The previous owners rezoned (Z15-0063) the subject property to both the RU<sub>2</sub> – Medium Lot Housing and RU<sub>2c</sub> – Medium Lot Housing with Carriage House zone, which was to facilitate a two-lot subdivision. The zone was adopted by Council and the applicant received a Preliminary Layout Review (PLR) from the Approving Officer for the subdivision (S15-0098). The property was eventually sold, and the subdivision was not completed, leaving the subject property split-zoned.

**5.0 Current Development Policies**

**5.1 Kelowna Official Community Plan (OCP)**

<b>Objective 5.3. Design residential infill to be sensitive to neighbour context.</b>		
Policy 5.3.1 Ground Oriented Infill.	Encourage gentle densification in the form of ground-oriented residential uses such as house-plexes, townhouses and narrow lot housing to approximately 2 storeys, maintaining residential uses and setbacks that reflect the existing development pattern. Consider opportunities for greater height and massing at block ends and along Active Transportation Corridors as outlined in Figure 5.3.	
	<i>The subject property is on the block end, which allows for greater height (up to 3 storeys) and massing.</i>	
<b>Objective 5.11. Increase the diversity of housing forms and tenure to create an inclusive, affordable and complete Core Area.</b>		
Policy 5.11.1 Diverse Housing Forms.	Ensure a diverse mix of low and medium density housing forms in the Core Area that support a variety of households, income levels and life stages.	
	<i>The proposal adds meaningful density on a block end within the Core Area near Quigley Elementary School.</i>	
<b>Objective 5.14. Provide safe, walkable, Core Area neighbourhoods that are connected to key destinations.</b>		
Policy 5.14.1 Walkability	Promote safety and comfort of pedestrians through the design of streets and sidewalks that integrate street tree planting, enhance public realm treatments, street furniture, curb-side parking and parkettes.	
	<i>The proposal is near Quigley Elementary School, will add new street trees and requires offsite frontage improvements (including sidewalks).</i>	

**6.0 Application Chronology**

Application Accepted: February 15<sup>th</sup>, 2023  
 Neighbourhood Notification Summary Received: February 27<sup>th</sup>, 2023

**Report prepared by:** Tyler Caswell, Planner II  
**Reviewed by:** Jocelyn Black, 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

For additional information, please visit our Current Developments online at [www.kelowna.ca/currentdevelopments](http://www.kelowna.ca/currentdevelopments).