

# REPORT TO COUNCIL REZONING



**Date:** June 5, 2023  
**To:** Council  
**From:** City Manager  
**Address:** 5127 Lakeshore Road  
**File No.:** Z23-0003

	Existing	Proposed
<b>OCP Future Land Use:</b>	S-RES – Suburban Residential	S-RES – Suburban Residential
<b>Zone:</b>	RR2 – Small Lot Rural Residential	RU1 – Large Lot Housing

## 1.0 Recommendation

THAT Rezoning Application No. Z23-0003 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of Lot 2 Section 23 Township 28 SDYD Plan 8976, located at 5127 Lakeshore Road, Kelowna, BC from the RR2 – Small Lot Rural Residential zone to the RU1 – Large Lot 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, 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 the subject property from the RR2 – Small Lot Rural Residential zone to the RU1 – Large Lot Housing zone to facilitate a 2-lot subdivision.

## 3.0 Development Planning

Staff support the proposal to rezone the subject property from RR2 – Small Lot Rural Residential to RU1 – Large Lot Housing. The subject property has an OCP Future Land Use Designation of S-RES – Suburban Residential. The intent of Suburban Residential lands is to accommodate the majority of single and two dwelling residential growth in the City while allowing for opportunities for secondary suites and carriage homes in addition to limited complementary uses such as minor care centers and home-based businesses which are also supported in Suburban Neighbourhoods.

The subject property contains slopes of 20% or greater near the front and rear of the lot. The applicant will provide an access easement for the existing lot to ensure no additional driveways are created at Lakeshore Rd which will limit the impact of an additional lot on the existing neighbourhood. A restrictive covenant for the rear portion of the lot will be registered as part of the application to protect and preserve the steep slope area and existing mature vegetation.

The subject property is currently serviced by septic, however, in order to support rezoning to the RU1 zone the sewer main, which ends approximately 100m to the east of the site, will need to be extended to service

the proposed development. Other requirements include a 1.0 m road dedication along the Lakeshore Rd frontage to accommodate the necessary right-of-way width.

Lot Area	Proposed (m <sup>2</sup> )
Gross Site Area	2,785 m <sup>2</sup>
Road Dedication	Approx. 37 m <sup>2</sup>
Undevelopable Area (covenant)	Approx. 560 m <sup>2</sup>
Net Site Area	Approx. 2,188 m <sup>2</sup>

**4.0 Site Context & Background**

Orientation	Zoning	Land Use
North	RR2 – Small Lot Rural Residential	S-RES – Suburban Residential
East	RR2 – Small Lot Rural Residential	S-RES – Suburban Residential
South	RU1 – Large Lot Housing	S-RES – Suburban Residential
West	RR2 – Small Lot Rural Residential	S-RES – Suburban Residential

**Subject Property Map: 5127 Lakeshore Rd**



The surrounding neighbourhood context is largely comprised of RR2 – Small Lot Rural Residential and RU1 – Large Lot Housing zone lots. The subject site is located on the south side of the street just west of the Uplands Dr – Lakeshore Rd intersection and is located within walking distance (less than 400m) to Cedar Creek Park.

**5.0 Current Development Policies**

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

Objective 7.2 Design Suburban Neighbourhoods to be low impact, context sensitive and adaptable		
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
Ground Oriented Housing		
<i>The proposed development is ground-oriented housing in close proximity to parks.</i>		

**6.0 Application Chronology**

Application Accepted: February 6, 2023  
 Neighbourhood Notification Summary Received: February 21, 2023

**Report prepared by:** Andrew Ferguson, Planner II  
**Reviewed by:** Dean Strachan, Community Planning & Development Manager  
**Reviewed by:** Terry Barton, Development Planning Department Manager  
**Approved for Inclusion:** Ryan Smith, Divisional Director, Planning & Development Services

**Attachments:**  
 Attachment A: Draft Subdivision Plan  
 Attachment B: Development Engineering Memo

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