

REPORT TO COUNCIL REZONING



Date: June 19, 2023
To: Council
From: City Manager
Address: 4305 Hazell Rd
File No.: Z23-0016

	Existing	Proposed
OCP Future Land Use:	S-RES – Suburban Residential	S-RES – Suburban Residential
Zone:	RU1 – Large Lot Housing	RU4 – Duplex Housing

1.0 Recommendation

THAT Rezoning Application No. Z23-0016 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classifications of portions of LOT 10, District LOT 358, ODYD, PLAN 19018, located at 4305 Hazell Rd, Kelowna BC from the RU1 – Large Lot Housing zone to the RU4 – Duplex Housing zone as shown on Map “A” attached to the Report from the Development Planning Department dated June 19, 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 June 19, 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 RU4 – Duplex Housing zone to facilitate a two lot subdivision.

3.0 Development Planning

Development Planning Staff support the proposed rezoning application to the RU4 – Duplex Housing zone to facilitate a two lot subdivision. The existing house will remain on proposed lot one. The proposal meets the purpose of the 2040 Official Community Plan (OCP) Future Land Use Designation of S-RES – Suburban Residential, which speaks to the accommodation of single and two dwelling growth. The property is connected to City sanitary sewer, and is within the Permanent Growth Boundary (PGB). As such, the proposed zone is consistent with the Official Community Plan’s (OCP) objectives.

Lot Area	Proposed (m ²)
Gross Site Area	1376 m ²
Road Dedication	N/A
Undevelopable Area	N/A

4.0 Site Context & Background

Orientation	Zoning	Land Use
North	RU ₁ – Large Lot Housing	S-RES – Suburban Residential
East	RU ₁ – Large Lot Housing	S-RES – Suburban Residential
South	RU ₁ – Large Lot Housing	S-RES – Suburban Residential
West	RU ₁ – Large Lot Housing	S-RES – Suburban Residential

Subject Property Map: 4305 Hazell Rd



The property is in close proximity to Dorthea Walker Elementary School.

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 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 in close proximity to small scale commercial services,

	amenities like schools and parks, existing transit service and/or active transportation facilities.
	<i>The proposed rezoning would provide additional ground-oriented dwellings that contribute to diverse and affordable housing within suburban communities.</i>

6.o Application Chronology

Application Accepted: March 17th, 2023
Neighbourhood Notification Summary Received: May 9th, 2023

Report prepared by: Alissa Cook, Planner I
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: Development Engineering Memo

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