

REPORT TO COUNCIL REZONING



Date: June 19, 2023
To: Council
From: City Manager
Address: 675-685 Ziprick Rd & 2560 Springfield Rd
File No.: Z23-0023

	Existing	Proposed
OCP Future Land Use:	C-NHD – Core Area Neighbourhood	C-NHD – Core Area Neighbourhood
Zone:	RU1 – Large Lot Housing / RU4 – Duplex Housing	MF2 – Townhouse Housing

1.0 Recommendation

THAT Rezoning Application No. Z23-0023 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of Lot 4 Section 22 Township 26 ODYD Plan 11186 Except Plans H12895, 40251 and KAP71731 located at 675-685 Ziprick Rd, Kelowna, BC from the RU4 – Duplex Housing zone to the MF2 – Townhouse Housing zone and Lot 5 Section 22 Township 26 ODYD Plan 11186 Except Plans H12895 and KAP70942 located at 2560 Springfield Rd, Kelowna, BC from the RU1 – Large Lot Housing 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 19, 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 properties from the RU1 – Large Lot Housing zone and the RU4 – Duplex Housing zone to the MF2 – Townhouse Housing zone to facilitate a townhome development.

3.0 Development Planning

Staff support the proposed rezoning from the RU1 - Large Lot Housing zone and RU4 - Duplex Housing zone to the MF2 - Townhouse Housing zone. The subject properties have an Official Community Plan (OCP) Future Land Use Designation of C-NHD - Core Area Neighbourhood. The intent of Core Area Neighbourhood is to accommodate much of the city's growth through sensitive residential infill and low-rise buildings. Core Area Neighbourhoods support a variety of ground-oriented housing types, including ground-oriented multi-unit housing like townhouses.

OCP Policy specifically encourages gentle densification of approximately 2 storeys in height, with consideration of greater height and massing at block ends. This proposal is located at the end of a block, on the corner of a major arterial road (Springfield Rd) and a minor arterial road (Ziprick Rd).

The applicant is required to dedicate 3.0 m of road along Ziprick Road and 2.8 m of road along Springfield Road, plus an additional road 2.0 m road reserve along Springfield Road for a future planned Active Transportation Corridor.

Lot Area	Proposed (m ²)
Gross Site Area	2,638.6 m ²
Road Dedication	Approx. 260 m ²
Road Reserve	Approx 85 m ²
Net Site Area	Approx. 2,293.6 m ²

4.0 Site Context & Background

Orientation	Zoning	Land Use
North	RU1 – Large Lot Housing	Residential
East	RU1 – Large Lot Housing	Residential
South	RU1 – Large Lot Housing	Residential
West	P3 – Parks and Open Space / RU1 – Large Lot Housing	Park / Residential

Subject Property Map: 675-685 Ziprick Rd & 2560 Springfield Rd



The surrounding neighbourhood context is largely comprised of RU1 – Large Lot Housing and RU4 – Duplex Housing zoned properties with some MF1 – Infill Housing and P3 – Parks and Open Space zones present. The subject site is located at the northeast corner of the Springfield – Ziprick intersection and is located within walking distance (less than 400m) to Wenric Crescent Greenspace, Mission Creek Regional Park and

Springvalley Elementary and Middle Schools. Two transit stops are located just to the west of the subject sites with bus stop locations situated on the north and south sides of Springfield Rd.

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Objective 5.3 Design residential infill to be sensitive to neighbourhood context		
Policy	5.3.1.	Encourage gentle densification in the form of ground-oriented residential uses such as houseplexes, 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
Ground Oriented Infill		<i>The proposed development is ground-oriented and is located on the end of the block</i>

6.0 Application Chronology

Application Accepted: April 19, 2023

Neighbourhood Notification Summary Received: May 11, 2023

Report prepared by: Andrew Ferguson, 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.