

# REPORT TO COUNCIL REZONING



**Date:** July 10, 2023  
**To:** Council  
**From:** City Manager  
**Address:** 4973 Buckhaven Ct & 1450 Steele Rd  
**File No.:** Z23-0020

	Existing	Proposed
<b>OCP Future Land Use:</b>	S-RES – Suburban Residential NAT – Natural Area	S-RES – Suburban Residential NAT – Natural Area
<b>Zone:</b>	RR1 – Large Lot Rural Residential P3 – Parks and Open Space	RU2 – Medium Lot Housing RR1 – Large Lot Rural Residential P3 – Parks and Open Space

## 1.0 Recommendation

THAT Rezoning Application No. Z23-0020 to amend the City of Kelowna Zoning Bylaw by changing the zoning classification of portions of Lot A Sections 20 and 29 Township 29 SDYD Plan KAP44335 Except Plans KAP92565, EPP23066, EPP31364, EPP51781, EPP72348, EPP82001, and EPP100536, located at 1450 Steele Rd, Kelowna, BC and portions of Lot 1 Section 29 Township 29 SDYD Plan EPP100536 Except Plan EPP120254, located at 4973 Buckhaven Ct, Kelowna, BC from the RR1 – Large Lot Rural Residential zone to the RU2 – Medium Lot Housing zone as shown on Map “A” attached to the Report of the Development Planning Department dated July 10, 2023, be considered by Council;

AND 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 portions of the subject properties from the RR1 – Large Lot Rural Residential zone to the RU2 – Medium Lot Housing zone to facilitate the development of a 27-lot residential subdivision.

## 3.0 Development Planning

Staff support the proposed rezoning application to facilitate the development of a 27-lot residential subdivision. The proposed rezoning aligns with the Official Community Plan (OCP) Future Land Use designation of S-RES – Suburban Residential which is intended to accommodate most of the city’s single and two dwelling residential growth. It is consistent with OCP Policy which supports development that is consistent with adopted Area Structure Plan. The subject site was designated as single/two unit residential in the Area Structure Plan for The Ponds.

Lot Area	Proposed (m <sup>2</sup> )
Gross Site Area	~32,207 m <sup>2</sup>
Road Dedication	~4,872 m <sup>2</sup>
Undevelopable Area	~4457 m <sup>2</sup>
Net Site Area	~22,878 m <sup>2</sup>

4.0 Site Context & Background

Orientation	Zoning	Land Use
North	P3 – Parks and Open Space RU1 – Large Lot Housing P4 – Utilities	Parkland Single Detached Dwellings Stormwater Detention Pond
East	P3 – Parks and Open Space	Mair Pond Park
South	RU2 – Medium Lot Housing	Single Detached Dwelling Subdivision (under development)
West	RU2 – Medium Lot Housing	Single Detached Dwellings

Subject Property Map: 4973 Buckhaven Ct & 1450 Steele Rd



The subject site is located in the Ponds Neighbourhood in the Upper Mission. An extension of Steele Road is currently under construction, in conjunction with a separate single family subdivision to the south of the development site. City parkland (Mair Pond Park) and a stormwater detention pond are located to the north and east of the subject property. Adjacent residential neighbourhoods consist of single detached dwellings.

4.1 Background

The Neighbourhood 3 Area Structure Plan for “The Ponds” neighbourhood and related OCP amendments were adopted by Council on April 3, 2007. The Plan envisions a logical pattern of development for Neighbourhood 3 that would result in a high quality, attractive, and complete community. The ASP notes that the development concept has been formulated to work harmoniously with the topography and to retain the integrity of water features and their surroundings. The subject site was specifically identified as being suitable for single/two unit residential development.

**5.0 Current Development Policies**

5.1 Kelowna Official Community Plan (OCP)

<b>Objective 7.1 Create more complete communities in Suburban Neighbourhoods</b>	
Policy 7.1.1 Area Structure Plan Consistency	Support development that is consistent with adopted Area Structure Plans (ASPs) in Suburban Neighbourhoods. Require amendments to ASPs where proposals include significant increases to the number of residential units beyond those signalled in an ASP or where proposals are likely to require significant changes to planned transportation, parks and utility infrastructure.
	<i>The subject property is identified in the Neighbourhood 3 ASP as being suitable for single family residential development.</i>

**6.0 Application Chronology**

Application Accepted: April 17, 2023  
 Neighbourhood Notification Summary Received: May 3, 2023

**Report prepared by:** Mark Tanner, 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:**  
 Map A: Zoning Amendment  
 Attachment A: Lot Layout

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