

REPORT TO COUNCIL REZONING



Date: July 24, 2023
To: Council
From: City Manager
Address: 775 McCurdy Road
File No.: Z23-0004

	Existing	Proposed
OCP Future Land Use:	C-NHD – Core Area Neighbourhood	C-NHD – Core Area Neighbourhood
Zone:	RU1 – Large Lot Housing	MF1 – Infill Housing

1.0 Recommendation

THAT Rezoning Application No. Z23-0004 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of Lot 3 District Lot 143 ODYD Plan 22014, located at 775 McCurdy Road, Kelowna, BC from the RU1 – Large Lot Housing zone to the MF1 – Infill 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 July 24, 2023;

AND FURTHER THAT final adoption of the Rezoning Bylaw be considered subsequent to the approval of the Ministry of Transportation and Infrastructure.

2.0 Purpose

To rezone the subject property from the RU1 – Large Lot Housing zone to the MF1 – Infill Housing zone to facilitate an infill development.

3.0 Development Planning

Staff support the proposed Rezoning Application from the RU1 – Large Lot Housing zone to the MF1 – Infill Housing zone to facilitate an infill housing development. The subject property has a Future Land Use Designation of Core Area Neighbourhood and is located on a corner near Pearson Road Elementary School. The MF1 zone will allow a subtle transition in density into the established neighbourhood.

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

Lot Area	Proposed (m ²)
Gross Site Area	882.5 m ²
Road Dedication	151.0 m ²
Net Site Area	731.5 m ²

4.0 Site Context & Background

Orientation	Zoning	Land Use
North	I2 – General Industrial	Storage & Warehousing
East	RU1 – Large Lot Housing	Single Detached Housing
South	RU1 – Large Lot Housing	Single Detached Housing
West	RU1 – Large Lot Housing	Single Detached Housing

Subject Property Map: 775 McCurdy Road



The subject property is located on the corner of Franklyn Road and McCurdy Road and has the Future Land Use Designation of Core Area Neighbourhood. The surrounding area is primarily a mix of RU1 – Large Lot Housing, RU4 – Two Dwelling Housing, I2 – General Industrial and P2 – Education and Minor Institutional. The subject property is in close proximity to Pearson Road Elementary School and McCurdy Corner shopping centre.

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. 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 outlined in Figure 5.3. <i>The proposal will add four ground-oriented units on the subject property.</i>
Objective 5.11.1. Increase the diversity of housing forms and tenure to create an inclusive, affordable and complete Core Area.	
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 is adding medium density in the Core Area and offers a subtle transition from the established neighbourhood.</i>

6.0 Application Chronology

Application Accepted: January 24th, 2023
Neighbourhood Notification Summary Received: January 31st, 2023

Report prepared by: Tyler Caswell, 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: Development Engineering Memo

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