

REPORT TO COUNCIL REZONING



Date: July 10, 2023
To: Council
From: City Manager
Address: 2337 Abbott St
File No.: Z23-0018

	Existing	Proposed
OCP Future Land Use:	C-NHD – Core Area Neighbourhood	C-NHD – Core Area Neighbourhood
Zone:	RU1c – Large Lot Housing with Carriage House	RU4 – Duplex Housing

1.0 Recommendation

THAT Rezoning Application No. Z23-0018 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of Lot 4 District Lot 14 ODYD Plan 3451, located at 2337 Abbott Street, Kelowna, BC from the RU1c – Large Lot Housing with Carriage House zone to the RU4 – Duplex Housing zone be considered by Council;

2.0 Purpose

To rezone the subject property from the RU1c – Large Lot Housing with Carriage House zone to the RU4 – Duplex Housing zone to facilitate an additional unit within the main dwelling.

3.0 Development Planning

Staff support the proposed rezoning to the RU4 – Duplex Housing zone for the subject property. The 2040 Official Community Plan (OCP) Future Land Use designation is Core Area Neighbourhood (C-NHD). This land use supports sensitive residential infill. The purpose of the RU4 – Duplex Housing zone is to provide a zone for duplex and semi-detached housing with compatible secondary uses, on larger serviced urban lots. Therefore, the proposed RU4 – Duplex Housing zone is appropriate at this location.

Lot Area	Proposed (m ²)
Gross Site Area	734.75 m ²

4.0 Site Context & Background

Orientation	Zoning	Land Use
North	RU1 – Large Lot Housing	Single Detached Dwelling
East	RU1c – Large Lot Housing with Carriage House	Single Detached Dwelling with Carriage House
South	RU1 – Large Lot Housing	Single Detached Dwelling
West	RU1 – Large Lot Housing	Single Detached Dwelling

Subject Property Map: 2337 Abbott St



The surrounding area is primarily zoned RU1 – Large Lot Housing, RU1c – Large Lot Housing with Carriage House and RU4 – Duplex Housing zone. This property is located in close proximity to many parks, Kelowna General Hospital and Pandosy Street which is designated a transit supportive corridor. Additionally, Abbott Street is designated a primary bike route from our 2040 Transportation Master Plan.

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 as outlined in Figure 5.3.
	<i>The proposed rezoning would allow for an additional unit in this neighbourhood.</i>

Objective 5.11 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 application proposes to add housing options in the Core Area.</i>

6.o Application Chronology

Application Accepted: March 30, 2023
 Neighbourhood Notification Summary Received: May 29, 2023

Report prepared by: Breanna Sartori, Planner I
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

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