

REPORT TO COUNCIL REZONING



Date: August 14, 2023
To: Council
From: City Manager
Address: 4519 Horak Rd
File No.: Z23-0030

	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. Z23-0030 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of Lot 1 District Lot 358 ODYD Plan 17432, located at 4519 Horak Rd, Kelowna, BC from the RU1 – Large Lot Housing zone to the RU4 – Duplex 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 August 14, 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 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

Staff support the proposed rezoning application to the RU4 – Duplex Housing zone to facilitate a two-lot subdivision. The existing house will be demolished to accommodate the two-lot split. 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). A tree inventory was completed for the subject property and several high value trees were identified. Tree covenants will be registered on title through the subdivision process.

Lot Area	Proposed (m ²)
Gross Site Area	1416 m ²
Road Dedication	6.0m (corner rounding only)
Undevelopable Area	N/A
Net Site Area	N/A

4.0 Site Context & Background

Orientation	Zoning	Land Use
North	RU1 – Large Lot Housing	Single Detached Housing
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: 4519 Horak Rd



The property is in close proximity to Okanagan Mission Secondary School, Bellevue Creek Elementary, and transit stops.

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	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.
Ground Oriented Housing		

	<i>The proposed rezoning would provide additional ground-oriented dwellings within the suburban context in close proximity to schools and transit.</i>
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6.0 Application Chronology

Application Accepted: April 28, 2023
Neighbourhood Notification Summary Received: July 26, 2023

Report prepared by: Jason Issler, 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.