

REPORT TO COUNCIL REZONING



Date: September 11, 2023
To: Council
From: City Manager
Address: 122 Wallace Rd
File No.: Z23-0044

	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. Z23-0044 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of LOT B SECTION 35 TOWNSHIP 26 ODYD PLAN 32407, located at 122 Wallace 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 September 11, 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

Development Planning Staff support the proposed rezoning application to the RU4 – Duplex Housing zone to facilitate a two-lot subdivision. 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). As such, the proposed zone is consistent with the Official Community Plan’s (OCP) objectives.

Lot Area	Proposed (m ²)
Gross Site Area	1716.5 m ²
Road Dedication	201.1 m ²
Net Site Area	1515.4 m ²

4.0 Site Context & Background

Orientation	Zoning	Land Use
North	RU1 – Large Lot Housing	Single Detached Dwelling
East	RU1 – Large Lot Housing	Single Detached Dwelling
South	RU1 – Large Lot Housing	Single Detached Dwelling
West	MF2 – Townhouse Housing	Townhouses

Subject Property Map: 122 Wallace Rd



The subject property is a corner lot located at Rutland Rd N and Wallace Rd. The property is in close proximity to transit stops along Rutland Rd N.

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 Ground Oriented Housing	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.
	<i>The proposed rezoning would provide additional ground-oriented dwellings that contribute to diverse and affordable housing within suburban communities.</i>

6.o Application Chronology

Application Accepted: July 6, 2023
Neighbourhood Notification Summary Received: August 11, 2023

Report prepared by: Alissa Cook, Planner I
Reviewed by: Lydia Korolchuk, Planner Specialist
Reviewed by: Dean Strachan, Community Planning & Development 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.