

# REPORT TO COUNCIL REZONING



**Date:** October 16, 2023  
**To:** Council  
**From:** City Manager  
**Address:** 2435 Taylor Cr  
**File No.:** Z23-0034

	Existing	Proposed
<b>OCP Future Land Use:</b>	C-NHD – Core Area Neighbourhood	C-NHD – Core Area Neighbourhood
<b>Zone:</b>	RU1 – Large Lot Housing	RU4 – Duplex Housing

## 1.0 Recommendation

THAT Rezoning Application No. Z23-0034 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of Lot 11 District Lot 14 ODYD Plan 7336, located at 2435 Taylor Cr, 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 October 16, 2023.

## 2.0 Purpose

To rezone the subject property from the RU1 – Large Lot Housing zone to the RU4 – Duplex Housing zone to facilitate two dwelling housing.

## 3.0 Development Planning

Staff support the proposed rezoning application to the RU4 – Duplex Housing zone. The proposal is consistent with the 2040 Official Community Plan (OCP) Future Land Use Designation of C-NHD – Core Area Neighbourhood, which speaks to the accommodation of single and two dwelling growth. The property is connected to City sanitary sewer and is located within the Permanent Growth Boundary (PGB).

Lot Area	Proposed (m <sup>2</sup> )
Gross Site Area	809 m <sup>2</sup>
Road Dedication	N/A
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	RU4 – Duplex Housing	Two Dwelling Housing

Subject Property Map: 2437 Taylor Cr



The surrounding area is primarily zoned RU1 – Large Lot Housing and RU4 – Duplex Housing. This property is located in close proximity to several beach accesses and City parks, Kelowna General Hospital and Pandosy Street which is designated as a transit supportive corridor.

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	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.
Ground Oriented infill		<i>The application proposes gentle densification to a growing neighbourhood.</i>

## 6.0 Application Chronology

Application Accepted: May 24, 2023  
Neighbourhood Notification Summary Received: September 7, 2023

**Report prepared by:** Jason Issler, Planner I  
**Reviewed by:** Lydia Korolchuk, Acting Urban Planning Supervisor  
**Reviewed by:** Jocelyn Black, Urban Planning Manager  
**Approved for Inclusion:** Ryan Smith, Divisional Director, Planning & Development Services

### **Attachments:**

Attachment A: Development Engineering Memo dated August 30, 2023

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