

# REPORT TO COUNCIL REZONING



**Date:** October 23, 2023  
**To:** Council  
**From:** City Manager  
**Address:** 4665 Fordham Rd  
**File No.:** Z23-0057

	Existing	Proposed
<b>OCP Future Land Use:</b>	S-RES – Suburban Neighbourhoods	S-RES Suburban Neighbourhoods
<b>Zone:</b>	RU1 – Large Lot Housing	RU2 – Medium Lot Housing

## 1.0 Recommendation

THAT Rezoning Application No. Z23-0057 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of LOT 20 DISTRICT LOT 357 ODYD PLAN 18457, located at 4665 Fordham Rd, Kelowna, BC from the RU1 – Large Lot Housing zone to the RU2 – Medium Lot 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 23, 2023;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the issuance of a Preliminary Layout Review Letter by the Approving Officer;

AND FURTHER THAT final adoption of the Rezoning Bylaw be considered subsequent to registration of a Tree Protection Covenant to protect three trees on the property.

## 2.0 Purpose

To rezone the subject property from the RU1 – Large Lot Housing zone to the RU2 – Medium Lot Housing zone to facilitate a two-lot subdivision.

## 3.0 Development Planning

Development Planning Staff support the proposed rezoning application to the RU2 – Medium Lot Housing zone to facilitate a two-lot subdivision. The proposal meets the purpose of the 2040 Official Community Plan (OCP) Future Lands 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 <sup>2</sup> )
Gross Site Area	1398 m <sup>2</sup>
Undevelopable Area	N/A
Net Site Area	1398 m <sup>2</sup>

4.0 Site Context & Background

Orientation	Zoning	Land Use
North	RU1 – Large Lot Housing	Single Dwelling Housing
East	RU1 – Large Lot Housing	Single Dwelling Housing
South	RU1 – Large Lot Housing	Single Dwelling Housing
West	RU1 – Large Lot Housing	Single Dwelling Housing

Subject Property Map: 4665 Fordham Rd



A covenant will be registered at time of Subdivision to protect three of the mature trees in the rear yard of the property.

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: August 24, 2023  
Neighbourhood Notification Summary Received: September 30, 2023

**Report prepared by:** Alissa Cook, Planner I  
**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](http://www.kelowna.ca/currentdevelopments).