

# REPORT TO COUNCIL REZONING



**Date:** November 20, 2023  
**To:** Council  
**From:** City Manager  
**Address:** 593 Mugford Rd  
**File No.:** Z23-0045

	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. Z23-0045 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of Lot B Section 26 Township 26 ODYD Plan EPP108428, located at 593 Mugford 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 approval of the Ministry of Transportation and Infrastructure.

## 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	622 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	RU2 – Medium Lot Housing	Single Detached Housing
West	RU2 – Medium Lot Housing	Single Detached Housing

**Subject Property Map: 593 Mugford Rd**



The surrounding area is primarily zoned RU1 – Large Lot Housing and RU2 – Medium Lot Housing. The subject property is a corner lot that is located in close proximity to Mugford Park and a transit stop across Merrifield Road.

**5.0 Current Development Policies**

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 infill	Oriented	<i>The proposal would include gentle densification to a growing neighbourhood.</i>

**6.0 Application Chronology**

Application Accepted: July 18, 2023  
 Neighbourhood Notification Summary Received: October 25, 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

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