

REPORT TO COUNCIL REZONING



Date: November 20th, 2023
To: Council
From: City Manager
Address: 1447 Elm Street, 1580 and 1590 Elm Street East
File No.: Z23-0055

	Existing	Proposed
OCP Future Land Use:	C-NHD – Core Area Neighbourhood	C-NHD – Core Area Neighbourhood
Zone:	RU ₄ – Duplex Housing	MF ₁ – Infill Housing

1.0 Recommendation

THAT Rezoning Application No. Z23-0055 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of Lot 1 Section 20 Township 26 ODYD Plan 9228, located at 1447 Elm Street, Strata Lot 1 Section 20 Township 26 ODYD Strata Plan K529 Together With An Interest In Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form 1, located at 1580 Elm Street East, Strata Lot 2 Section 20 Township 26 ODYD Strata Plan K529 Together With An Interest In Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form 1, located at 1590 Elm Street East, Kelowna, BC from the RU₄ – Duplex Housing zone to the MF₁ – Infill 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 November 20th, 2023;

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

AND FURTHER 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 properties from the RU₄ – Duplex Housing zone to the MF₁ – Infill Housing zone to facilitate a four lot subdivision.

3.0 Development Planning

Staff support the proposed Rezoning Application from the RU₄ – Duplex Housing zone to the MF₁ – Infill Housing zone to facilitate a four lot subdivision. The subject property has a Future Land Use Designation of Core Area Neighbourhood and is located near Duggan Park and Parkinson Recreation Park and Centre. The MF₁ zone will allow for a subtle transition in sensity into the established neighbourhood.

The proposal meets the intent of the Core Area Neighbourhood policies, which are intended to accommodate much of the City’s grown through sensitive infill such as ground-oriented multi-unit housing. It aligns with the OCP Policy for the Core Area to encourage a diverse mix of low and medium density housing.

Lot Area	Proposed (m ²)
Gross Site Area	2,332 m ²
Road Dedication	198 m ²
Undevelopable Area	n/a
Net Site Area	2,134 m ²

4.0 Site Context & Background

Orientation	Zoning	Land Use
North	RU ₄ – Duplex Housing	Single Detached Housing
East	RU ₄ – Duplex Housing	Single Detached Housing
South	P ₂ – Education and Minor Institutional and RU ₄ – Duplex Housing	Educational Services, Child Care, Religious Assemblies and Single Detached Housing
West	RU ₄ – Duplex Housing	Semi-Detached Housing

Subject Property Map: 1447 Elm Street and 1580-1590 Elm Street East



The subject properties are located at the corner of Elm Street and Elm Street East and has the Future Land Use Designation of Core Area Neighbourhood. The surrounding area has a mix of RU₄ – Duplex Housing, P₂ – Education and Minor Institutional and MF_{3r} – Apartment Housing with Rental Only. The property is in close proximity to the Apple Bowl and Parkinson Recreation Park.

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Objective 5.3 Desing residential infill to be sensitive to neighbourhood context.

Policy 5.3.1. Ground Oriented Infill	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. <i>The MF₁ zone allows up to two-storeys of ground-oriented housing.</i>
Objective 5.11.1. Increase the diversity of housing forms and tenure to create an inclusive, affordable and complete Core Area.	
Policy 5.11.1. Diverse Housing Forms.	Ensure a diverse mix of low and medium density housing forms in the Core Area that support a variety of households, income levels and life stages. <i>The proposal is adding medium density in the Core Area and offers a subtle transition from the established neighbourhood.</i>

6.o Application Chronology

Application Accepted: August 23rd, 2023
 Neighbourhood Notification Summary Received: October 30th, 2023

Report prepared by: Tyler Caswell, Planner II
Reviewed by: Lydia Korolchuk, Acting 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
 Attachment B: Project Rationale

For additional information, please visit our Current Developments online at www.kelowna.ca/currentdevelopments.