

# REPORT TO COUNCIL REZONING



**Date:** January 8, 2024  
**To:** Council  
**From:** City Manager  
**Address:** 1132 Centennial Cr  
**File No.:** Z23-0068

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

## 1.0 Recommendation

THAT Rezoning Application No. Z23-0068 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of LOT 13 DISTRICT LOT 137 ODYD PLAN 8890, located at 1132 Centennial Cr, Kelowna, BC from the RU<sub>4</sub> – Duplex Housing zone to the MF<sub>1</sub> – 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 January 8, 2024;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the approval of the Ministry of Transportation and Infrastructure;

AND FURTHER THAT final adoption of the Rezoning Bylaw be considered in conjunction with Council’s consideration of a Development Variance Permit for the subject property.

## 2.0 Purpose

To rezone the subject property from the RU<sub>4</sub> – Duplex Housing zone to the MF<sub>1</sub> – Infill Housing zone to allow for a small-scale infill development.

## 3.0 Development Planning

Staff support the proposed rezoning from the RU<sub>4</sub> – Duplex Housing zone to the MF<sub>1</sub> – Infill Housing zone for the subject property. The MF<sub>1</sub> zone aligns with the Official Community Plan (OCP) Future Land Use Designation of C-NHD – Core Area Neighbourhood. This Future Land Use is intended to accommodate a range of small-scale infill uses, such as ground-oriented multi-unit residential up to two (2) storeys.

This proposed rezoning aligns with the new Provincial legislation regarding Small Scale Multi-Unit Housing.

Lot Area	Proposed (m <sup>2</sup> )
Gross Site Area	836.13 m <sup>2</sup>
Road Dedication	34.29 m <sup>2</sup>
Undevelopable Area	45.72 m <sup>2</sup>
Net Site Area	756.12 m <sup>2</sup>

4.0 Site Context & Background

Orientation	Zoning	Land Use
North	RU <sub>4</sub> – Duplex Housing	Single Dwelling House
East	RU <sub>4</sub> – Duplex Housing	Single Dwelling House
South	RU <sub>4</sub> – Duplex Housing	Duplex Housing
West	RU <sub>4</sub> – Duplex Housing	Single Dwelling House

Subject Property Map: 1132 Centennial Cr



The subject property is located along Centennial Cr near the intersection of Centennial Cr and Lawrence Ave. The applicant is proposing to keep the single-detached home and build a duplex on the east side of the property (rear yard). The surrounding land uses are single dwelling homes and duplexes. Townhouse housing, apartment housing and commercial uses are located nearby along Lawrence Ave and Gordon Drive. Transit stops are located along Lawrence Ave within 150 m of the property.

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. 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.
	<i>The proposed rezoning to MF1 – Infill Housing zone would allow for sensitive infill up to 2-storeys.</i>

<b>Objective 5.11. Increase the diversity of housing forms and tenure to create an inclusive, affordable and complete Core Area.</b>	
Policy 5.11.1. Diverse Housing Forms	Ensure a diverse mix of low and medium density housing forms in the Core Area to support a variety of household types and sizes, income levels and life stages. <i>The application proposes to add housing options in the Core Area.</i>

**6.o Application Chronology**

Application Accepted: October 10, 2023  
 Neighbourhood Notification Summary Received: October 28, 2023

**Report prepared by:** Alissa Cook, Planner I  
**Reviewed by:** Dean Strachan, Community Planning & Development Manager  
**Reviewed by:** Nola Kilmartin, Development Planning Department 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).