

# REPORT TO COUNCIL REZONING



**Date:** January 15, 2024  
**To:** Council  
**From:** City Manager  
**Address:** 632 McCurdy Rd E  
**File No.:** Z23-0056

	Existing	Proposed
<b>OCP Future Land Use:</b>	S-RES – Suburban Residential	S-RES – Suburban Residential
<b>Zone:</b>	RU1c– Large Lot Housing with Carriage House	RU4 – Duplex Housing

### 1.0 Recommendation

THAT Rezoning Application No. Z23-0056 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of Lot 1 Section 26 Township 26 ODYD Plan KAP80685, located at 632 McCurdy Rd E, Kelowna, BC from the RU1c– Large Lot Housing with Carriage House zone to the RU4 – Duplex Housing zone, be considered by Council;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the issuance of a Farm Protection Development Permit for the subject property.

### 2.0 Purpose

To rezone the subject property from the RU1c - Large Lot Housing with Carriage House zone to the RU4 - Duplex Housing zone to facilitate the development of duplex housing.

### 3.0 Development Planning

Staff support the proposal to rezone the subject property from RU1c - Large Lot Housing with Carriage House to RU4 - Duplex Housing. The applicant intends to construct a second single detached dwelling on the northern portion of the property. The subject property has a S-RES – Suburban Residential future land use designation, has a sanitary sewer connection, and is within the city’s permanent growth boundary. As such, the proposed zone is consistent with the Official Community Plan’s (OCP) objectives as it complies with OCP policy encouraging ground-oriented housing development in suburban neighbourhoods.

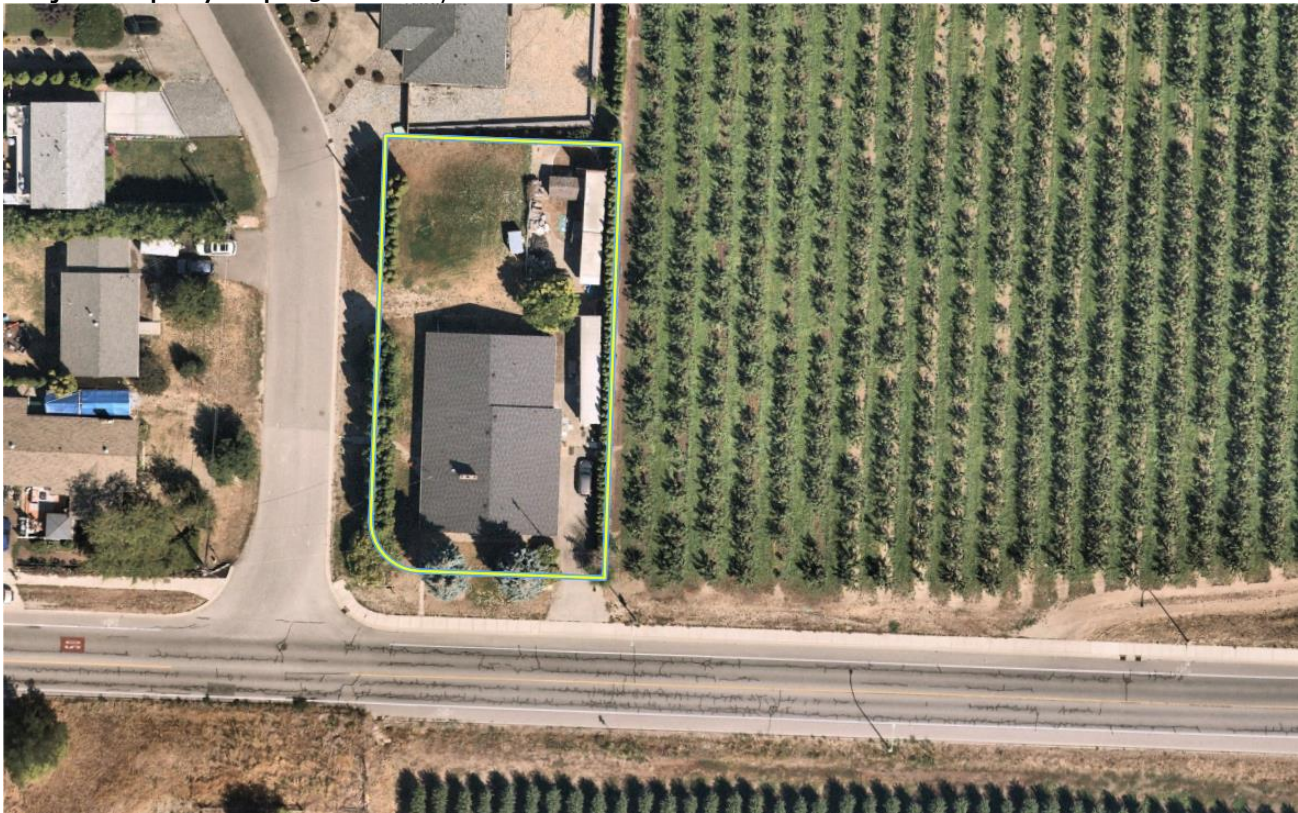
Lot Area	Proposed (m <sup>2</sup> )
Gross Site Area	540.0 m <sup>2</sup>
Road Dedication	N/A
Undevelopable Area	N/A
Net Site Area	N/A

Staff will bring forward changes to the zoning bylaw in winter/spring 2024 to comply with new Provincial legislation (Bill 44), which will allow three to four units on lots currently zoned for single-family or duplex use in municipalities of over 5,000 people and within urban containment boundaries. Meaning, this type of application will no longer require a rezoning process.

**4.0 Site Context & Background**

Orientation	Zoning	Land Use
North	RU1 - Large Lot Housing	Single Detached Housing
East	A1 – Agriculture	Agriculture
South	A1 – Agriculture	Agriculture
West	RU1 - Large Lot Housing	Single Detached Housing

**Subject Property Map: 632 McCurdy Rd E**



The subject property is a corner lot that fronts onto McCurdy Rd E and Lacombe Rd. The surrounding area is primarily zoned RU1 – Large Lot Housing. The eastern lot line of property borders an A1 – Agriculture zoned property within the Agricultural Land Reserve (ALR). A 4.0m landscape buffer will be required as a condition of a Farm Protection Development Permit prior to final adoption of the zone.

5.0 Current Development Policies

<b>Objective 7.2. Design Suburban Neighbourhoods to be low impact, context sensitive and adaptable.</b>	
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>Proposed duplex housing would provide additional, ground oriented dwelling that contributes to diverse and affordable housing within suburban communities.</i>

<b>Objective 7.4. Ensure a compatible urban-rural interface that protects agricultural uses.</b>	
Policy 7.4.1. Agricultural Land Protection.	Retain the agricultural land base for the long-term by supporting the ALR and by protecting agricultural lands from the impacts of adjacent development and redevelopment.
	<i>A 4.0m landscape buffer will be required as a condition of a Farm Protection Development Permit prior to final adoption of the zone.</i>

6.0 Application Chronology

Application Accepted: July 13, 2023  
 Neighbourhood Notification Summary Received: November 20, 2023

**Report prepared by:** Graham Allison, 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

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