

REPORT TO COUNCIL REZONING



Date: January 15, 2024
To: Council
From: City Manager
Address: 1220 Gaggin Rd
File No.: Z23-0075

	Existing	Proposed
OCP Future Land Use:	C-NHD – Core Area Neighbourhood	C-NHD – Core Area Neighbourhood
Zone:	RU1 – Large Lot Housing	MF1 – Infill Housing

1.0 Recommendation

THAT Rezoning Application No. Z23-0075 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of Lot 3 Section 22 Township 26 ODYD Plan 22385, located at 1220 Gaggin Rd, Kelowna, BC from the RU1 – Large Lot 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 January 15, 2024;

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 property from the RU1 – Large Lot Housing zone to the MF1 – Infill Housing zone to facilitate infill housing.

3.0 Development Planning

Staff support the proposed rezoning application to the MF1 – Infill Housing zone to facilitate a townhouse development. The site currently contains a Single Detached House with a Secondary Suite that will be preserved. A subsequent development permit has been submitted for the addition of a duplex at the rear of the property.

The proposal meets several policies within the 2040 Official Community Plan (OCP) Future Land Use Designation of Core Area Neighbourhood, which speaks to the accommodation of sensitive infill within existing neighbourhoods. The property is connected to City sanitary sewer and is within the Permanent Growth Boundary (PGB).

Lot Area	Proposed (m ²)
Gross Site Area	1052 m ²
Road Dedication	NA
Undevelopable Area	NA
Net Site Area	NA

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	RU4 – Duplex Housing	Duplex Housing
East	RU1 – Large Lot Housing	Single Detached Housing
South	RU1 – Large Lot Housing	Single Detached Housing
West	RU1 – Large Lot Housing	Single Detached Housing

Subject Property Map: 1220 Gaggin Rd



The subject property is in proximity to two transit routes; Highway 33 to the north and Graham Road to the south. Additionally, the property is in proximity to Davie Park.

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	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
Ground infill	Oriented	

	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 application proposes gentle densification to an existing neighbourhood.</i>

6.o Application Chronology

Application Accepted: November 2, 2023
Neighbourhood Notification Summary Received: December 21, 2023

Report prepared by: Jason Issler, Planner I
Reviewed by: Jocelyn Black, Urban Planning 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.