

REPORT TO COUNCIL REZONING



Date: January 22, 2024
To: Council
From: City Manager
Address: 2311 Ethel St
File No.: Z23-0073

	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. Z23-0073 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of LOT A DISTRICT LOT 136 ODYD PLAN 28895, located at 2311 Ethel St, 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 22, 2024;

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 RU1 – Large Lot Housing zone to the MF1 – Infill Housing zone to facilitate a fourplex development.

3.0 Development Planning

Staff support the proposed rezoning from the RU1 – Large Lot Housing zone to the MF1 – Infill Housing zone for the subject property. The MF1 zone aligns with the Official Community Plan (OCP) Future Land Use Designation of C-NHD – Core Area Neighbourhood. The Core Area Neighbourhood is intended to accommodate a range of small-scale infill uses, such as ground-oriented multi-unit residential up to 2 storeys.

Should Council support the rezoning, the associated Development Variance Permit would come to Council and the Development Permit would fall under the Staff Delegated Development Permit.

Lot Area	Proposed (m ²)
Gross Site Area	850 m ²
Road Dedication	4.5 m ²
Net Site Area	845.5 m ²

4.0 Site Context & Background

Orientation	Zoning	Land Use
North	RU1 – Large Lot Housing	Single Dwelling House
East	RU1 – Large Lot Housing	Single Dwelling House
South	RU1 – Large Lot Housing	Single Dwelling House
West	MF1 – Infill Housing	Single Dwelling House

Subject Property Map: 2311 Ethel Street



The subject property is at the intersection of Ethel St and Grenfell Rd. The surrounding zones are RU1 – Large Lot Housing and MF1 – Infill Housing, and the property is located along the Ethel Street Transportation Corridor.

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>

Objective 5.11 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 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: November 1, 2023
 Neighbourhood Notification Summary Received: November 15, 2023

Report prepared by: Alissa Cook, 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.