

REPORT TO COUNCIL REZONING



Date: February 5th, 2024
To: Council
From: City Manager
Address: 1910 Cross Road
File No.: Z23-0011

	Existing	Proposed
OCP Future Land Use:	C-NHD – Core Area Neighbourhood	C-NHD – Core Area Neighbourhood
Zone:	RU1 – Large Lot Housing	MF2 – Townhouse Housing

1.0 Recommendation

THAT Rezoning Application No. Z23-0011 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of Lot 8 Section 4 Township 23 ODYD Plan 18009 and Lot 9 Section 4 Township 23 ODYD Plan 18009, located at 1910 Cross Road, Kelowna, BC from the RU1 – Large Lot Housing zone to the MF2 – Townhouse 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 February 5th, 2024;

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

2.0 Purpose

To rezone the subject properties from the RU1 – Large Lot Housing zone to the MF2 – Townhouse Housing zone to facilitate a townhouse development.

3.0 Development Planning

Staff support the proposed Rezoning from the RU1 – Large Lot Housing zone to the MF2 – Townhouse Housing zone to facilitate the development of an 18-unit townhouse development. The subject properties have the Future Land Use Designation of Core Area Neighbourhood and are located at the corner of Cross Rd and Snowsell St. North Glenmore Elementary and Dr. Knox Middle School are within walking distance. The existing single-detached dwelling straddles the subject properties and a lot consolidation will be required to facilitate future development. Given the larger than average lot size and the location of the site at the end of the block, an increase in density is appropriate and the MF2 zone will allow for the development of townhouses as an appropriate transition into the established single-family neighbourhood.

The proposal meets the intent of the Core Area Neighbourhood policies, which are intended to accommodate much of the City’s growth through residential 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 and consideration for greater height and massing at block ends.

Lot Area	Proposed (m ²)
Gross Site Area	2,465 m ²
Road Dedication	75.97 m ²
Undevelopable Area	0 m ²
Net Site Area	2,389.03 m ²

4.0 Site Context & Background

Orientation	Zoning	Land Use
North	RU1 – Large Lot Housing	Single Detached Housing
East	RU1 – Large Lot Housing & RU2 – Medium Lot Housing	Single Detached Housing
South	RU1 – Large Lot Housing	Single Detached Housing
West	RU4 – Duplex Housing & RU1 – Large Lot Housing	Single Detached Housing

Subject Property Map: 1910 Cross Road



The surrounding area is primarily a mix of RU1 – Large Lot Housing, RU2 – Medium Lot Housing, MF2 – Townhouse Housing and P3 – Parks and Open Space. The subject properties are also in close proximity to North Glenmore Elementary School, Dr. Knox Middle School, Cross Glen Park, and the Glenmore Recreation Corridor.

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Objective 5.3. Design residential infill to be sensitive to neighbour context.		
Policy Ground Oriented Infill.	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 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 subject properties are on the block end, which allows for greater height (up to 3 storeys) and massing.</i>
Objective 5.11. Increase the diversity of housing forms and tenure to create an inclusive, affordable and complete Core Area.		
Policy Diverse Housing Forms.	5.11.1.	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 adds meaningful density within the Core Area.</i>
Objective 5.14. Provide safe, walkable, Core Area neighbourhoods that are connected to key destinations.		
Policy Walkability	5.14.1.	Promote safety and comfort of pedestrians through the design of streets and sidewalks that integrate street tree planting, enhance public realm treatments, street furniture, curb-side parking and parkettes. <i>The proposal is within walking distance to North Glenmore Elementary School, Dr. Knox Middle School, Cross Glen Park and the Glenmore Recreation Corridor. The sidewalks along Snowsell St and Cross Rd will be upgraded to the current design standard through the proposed development.</i>

6.0 Application Chronology

Application Accepted: February 28th, 2023
 Neighbourhood Notification Summary Received: October 30th, 2023

Report prepared by: Tyler Caswell, Planner II
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.