

# REPORT TO COUNCIL REZONING



**Date:** February 12, 2024  
**To:** Council  
**From:** City Manager  
**Address:** 654 Buck Rd  
**File No.:** Z22-0077

	Existing	Proposed
<b>OCP Future Land Use:</b>	S-RES – Suburban Residential	S-RES – Suburban Residential
<b>Zone:</b>	RU1 – Large Lot Housing	RU2 – Medium Lot Housing

### 1.0 Recommendation

THAT Rezoning Application No. Z22-0077 to amend the City of Kelowna Bylaw No. 12375 by changing the zoning classification of LOT 2 DISTRICT LOT 357 ODYD PLAN EPP5534, located at 654 Buck Rd, Kelowna, BC from the RU1 – Large Lot Housing zone to the RU2 – Medium Lot 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 12, 2024;

AND FURTHER THAT final adoption of the Rezoning Bylaw be considered subsequent to the issuance of a Preliminary Layout Review Letter by the Approving Officer.

### 2.0 Purpose

To rezone the subject property from the RU1 – Large Lot Housing zone to the RU2 – Medium Lot Housing zone to facilitate a two-lot subdivision.

### 3.0 Development Planning

Development Planning Staff support the proposed rezoning application to the RU2 – Medium Lot Housing zone to facilitate a two-lot subdivision. The proposal meets the purpose of the 2040 Official Community Plan (OCP) Future Land Use Designation of S-RES – Suburban Residential, which speaks to the accommodation of low-density ground-oriented housing near existing transit services. The property is connected to City sanitary sewer and is within the Permanent Growth Boundary (PGB). As such, the proposed zone is consistent with the Official Community Plan’s (OCP) objectives.

Lot Area	Proposed (m <sup>2</sup> )
Gross Site Area	1300 m2

4.0 Site Context & Background

Orientation	Zoning	Land Use
North	RU1 – Large Lot Housing	Empty Lot
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: 654 Buck Rd



The subject property is a corner lot located at Buck Rd and Berk Rd. The property is in close proximity to transit stops along Gordon Dr.

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

**Objective 7.2 Design Suburban Neighbourhoods to be low impact, context sensitive and adaptable.**

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 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>The proposed rezoning would provide additional ground-oriented dwellings that contribute to a diverse range of housing within suburban communities.</i>
--	--

## 6.o Application Chronology

Application Accepted: December 12, 2022  
Neighbourhood Notification Summary Received: January 3, 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).