

REPORT TO COUNCIL REZONING



Date: February 12, 2024
To: Council
From: City Manager
Address: 436 Eldorado Rd
File No.: Z23-0043

	Existing	Proposed
OCP Future Land Use:	S-RES – Suburban - Residential	S-RES – Suburban - Residential
Zone:	RU1 – Large Lot Housing	RU2 - Medium Lot Housing RU4 – Duplex Housing

1.0 Recommendation

THAT Rezoning Application No. Z23-0043 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of portions of Lot 2 District Lot 167 ODYD Plan 21142 located at 436 Eldorado Rd, Kelowna, BC from the RU1 – Large Lot Housing zone to the RU2 – Medium Lot Housing zone and the RU4 – Duplex Housing zone as shown on Map “A” attached to the Report from the Development Planning Department dated February 12, 2024, be considered by Council.

2.0 Purpose

To rezone portions of the subject property from the RU1 - Large Lot Housing zone to the RU2 – Medium Lot Housing zone and the RU4 – Duplex Housing zone to facilitate a two-lot subdivision.

3.0 Development Planning

Staff support the proposed rezoning application to facilitate the development of a two-lot residential subdivision. The proposed rezoning aligns with the Official Community Plan (OCP) Future Land Use designation of S-RES – Suburban Residential, has a sanitary sewer connection, and is within the city’s permanent growth boundary. The future land use is intended to accommodate most of the City’s single and two-dwelling residential growth. OCP Policy (Objective 7.6) speaks to consideration of a variety of low-density housing development to improve housing diversity and affordability.

To note, Staff will bring forward amendments to the zoning bylaw in early 2024 to comply with new Provincial legislation ([Bill 44](#)). These changes will permit three to four units on lots currently zoned for single-family, or duplex use in municipalities over 5,000 people and within urban boundaries. As such, following adoption of the amendment package, applications of this nature will no longer require a rezoning process.

Lot Area	Proposed (m ²)
Gross Site Area	1,376 m ²
Road Dedication	N/A
Undevelopable	N/A
Area Net Site Area	N/A

4.0 Site Context & Background

Orientation	Zoning	Land Use
North	RU1 – Large Lot Housing	Single Family Residential
East	RU1 – Large Lot Housing RU2 – Medium Lot Housing	Single Family Residential
South	RU1 – Large Lot Housing	Single Family Residential
West	RU1 – Large Lot Housing	Single Family Residential

Subject Property Map: 436 Eldorado Rd



The subject property is a corner lot located at Eldorado Rd and Walker Rd, is within the Suburban Growth District, is within the Permanent Growth Boundary but outside of the Core Area. The property is close to two elementary schools, Okanagan Mission Secondary School, public beaches, Lakeshore Road Recreation Corridor, and transit stops.

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	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
Ground Oriented Housing		

	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 densification within the suburban context near schools, public beaches, recreation corridor and transit.</i>

6.o Application Chronology

Application Accepted: June 28, 2023
Neighbourhood Notification Summary Received: January 5, 2024

Report prepared by: Barbara B. Crawford, Planner II
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:

Map A – Zoning Amendment

For additional information, please visit our Current Developments online at www.kelowna.ca/currentdevelopments.