

REPORT TO COUNCIL SUPPLEMENTAL



Date: May 13, 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	RU1 – Large Lot Housing RU2 - Medium Lot 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 a portion 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 as shown on Map “A” attached to the Report from the Development Planning Department dated May 13, 2024, be considered by Council.

2.0 Purpose

To rezone a portion of 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 Discussion

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. This 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.

4.0 Background

On February 12, 2024 a rezoning report for the subject property was brought before Council, seeking to rezone portion of the 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. The proposal received initial consideration at that Council meeting. Following initial consideration, the applicant requested to pause the rezoning process, thus the bylaw did not receive readings. On March 18, 2024 Council adopted zoning amendments to reflect the changes brought on by the provincial legislation, which eliminated the RU4 - Duplex Housing zone.

Since then, the applicant has decided to resume the rezoning application process, however as the RU₄ zone no longer exists, the application has been revised to rezone portions of the subject property from the RU₁ - Large Lot Housing zone to the RU₂ – Medium Lot Housing zone to facilitate a two-lot subdivision.

The applicant recompleted the neighbourhood notification to reflect the revised proposed rezoning.

Previous Council Resolution	Date
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 RU ₁ – Large Lot Housing zone to the RU ₂ – Medium Lot Housing zone and the RU ₄ – 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.	February 12, 2024

5.0 Application Chronology

Application Accepted: June 28, 2023
 Initial Consideration: February 12, 2024
 Neighbourhood Notification Summary Resubmitted: April 22, 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, Climate Action & Development Services

Attachments:
 Map A – Zoning Amendment
 Attachment A – [Original report to Council](#), dated February 12, 2024

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