

# REPORT TO COUNCIL REZONING



**Date:** November 18, 2024  
**To:** Council  
**From:** City Manager  
**Address:** 1870 Treetop Rd  
**File No.:** Z24-0016

	Existing	Proposed
<b>OCP Future Land Use:</b>	S-RES – Suburban – Residential	S-RES – Suburban – Residential
<b>Zone:</b>	RR1 – Large Lot Rural Residential	RU2 – Medium Lot Housing

## 1.0 Recommendation

THAT Rezoning Application No. Z24-0016 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of Lot 1 Section 19 Township 27 ODYD Plan 33849, located at 1870 Treetop Rd, Kelowna, BC from the RR1 – Large Lot Rural Residential 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 November 18<sup>th</sup>, 2024;

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

## 2.0 Purpose

To rezone the subject property from the RR1 – Large Lot Rural Residential zone to the RU2 – Medium Lot Housing zone to facilitate a 26-lot subdivision.

## 3.0 Development Planning

Staff support the proposed rezoning from the RR1 – Large Lot Rural Residential zone to the RU2 – Medium Lot Housing zone to facilitate a 26-lot subdivision. The subject property has the Future Land Use Designation of S-RES – Suburban – Residential and is located within the Permanent Growth Boundary (PGB). As such, the proposed zone is consistent with the Official Community Plan (OCP) objectives. In addition, the proposed lots are consistent with the minimum dimensions of the RU2 zone and can be adequately serviced. To accommodate the proposal substantial road dedication is required as shown on Attachment B. Staff are recommending final adoption be considered subsequent to the issuance of a subdivision preliminary layout review (PLR) letter.

## 4.0 Site Context & Background

Orientation	Zoning	Land Use
North	A1 – Agriculture	Agriculture
East	RR1 – Large Lot Rural Residential	Rural Residential
South	RU1 – Large Lot Housing	Singled Detached Dwellings
West	RU1 – Large Lot Housing / A1 – Agriculture	Vacant (Future Single Detached Dwelling)

**Subject Property Map: 1870 Treetop Rd**



The subject property is located on both Treetop Rd and Turnberry St, and the surrounding area is zoned RU1 – Large Lot Housing, RR1 – Large Lot Rural Residential and A1 – Agriculture. The subject property is in close proximity to Birkdale Park, Black Mountain Recreation Corridor and sntsk'il'ntən - Black Mountain Regional Park.

**4.1 Background**

On March 14<sup>th</sup>, 2022, Council gave 1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup> readings to a similar Rezoning Application (Z20-0096) which was to rezone the subject property to the previous Ru1H – Large Lot Housing (Hillside Area). The bylaw was not adopted, as it was rescinded with the adoption of Zoning Bylaw No. 12375.

**5.0 Current Development Policies**

**5.1 Kelowna Official Community Plan (OCP)**

<b>Objective 7.2. Design Suburban Neighbourhoods to be low impact, context sensitive and adaptable.</b>	
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 urban 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 development includes ground-oriented housing.</i>

**6.0 Application Chronology**

Application Accepted:	May 6, 2024
Neighbourhood Notification Summary Received:	October 24, 2024

**Report prepared by:** Tyler Caswell, Planner II  
**Reviewed by:** Alex Kondor, Development 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  
Attachment B: DRAFT Site Plan  
Attachment C: Summary of Public Information Session

For additional information, please visit our Current Developments online at [www.kelowna.ca/currentdevelopments](http://www.kelowna.ca/currentdevelopments).