

REPORT TO COUNCIL REZONING



Date: June 16, 2025
To: Council
From: City Manager
Address: 790 Torrs Court
File No.: Z25-0009

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

1.0 Recommendation

THAT Rezoning Application No. Z25-0009 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of Lot 38 District Lot 358 Osoyoos Division Yale District Plan 26738, located at 790 Torrs Court, Kelowna, BC from the RU1 – Large Lot Housing zone to the RU2 – Medium Lot Housing zone, be considered by Council.

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

Staff support the proposed rezoning from the RU1 – Large Lot Housing zone to the RU2 – Medium Lot Housing zone to facilitate a two-lot subdivision. The subject property is currently occupied by an existing single detached dwelling and is located at the end of a cul-de-sac. The proposed RU2 – Medium Lot Housing zone is required in order to sufficiently subdivide the property into two lots. If rezoning is approved and the subdivision is executed to create two lots, each lot would have a maximum density of four dwelling units per lot.

The subject property has an Official Community Plan (OCP) Future Land Use designation of S-RES – Suburban Residential. The intent of the Suburban Residential Neighbourhood Area is to provide low density residential development. The proposal aligns with the OCP Policy for Suburban Neighbourhoods to encourage 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.

Lot Area	Proposed (m ²)
Gross Site Area	1740m ²
Road Dedication	N/A
Undevelopable Area	N/A
Net Site Area	1740m ²

4.0 Site Context & Background

Orientation	Zoning	Land Use
North	RU1 – Large Lot Housing	Single Detached Dwelling
East	RU1 – Large Lot Housing	Single Detached Dwelling
South	RU1 – Large Lot Housing	Single Detached Dwelling
West	RU1 – Large Lot Housing	Single Detached Dwelling

Subject Property Map: 790 Torrs Court



The subject property is located on Torrs Court north of the intersection of Torrs Court and Torrs Road. The site is located within 400m of Ecole Dorothea Walker Elementary. The site is near to several transit stops located on Gordon Dr and Dehart Rd with the closest transit stop approximately 200m from the subject property.

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 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.
	The subject property is in close proximity to schools and parks and proposes to create additional housing diversity.

6.0 Application Chronology

Application Accepted: March 26, 2025
 Neighbourhood Notification Summary Received: May 16, 2025

Report prepared by: Carson Mackonka, Planner II
Reviewed by: Carla Eaton, Development Planning Manager
Reviewed by: Nola Kilmartin, Development Planning Department Manager
Approved for Inclusion: Ryan Smith, Divisional Director, Planning & Development Services

Attachments:

Attachment A: DRAFT Site Plan
 Attachment B: Summary of Neighbourhood Notification

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