

REPORT TO COUNCIL REZONING



Date: March 30, 2026
To: Council
From: City Manager
Address: 429 Edgemont Court
File No.: Z25-0023

	Existing	Proposed
OCP Future Land Use:	S-RES – Suburban Residential	S-RES – Suburban Residential
Zone:	RR2 – Small Lot Rural Residential	RU1 – Large Lot Housing

1.0 Recommendation

THAT Rezoning Application No. Z25-0023 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of Lot 19 Section 23 Township 28 Similkameen Division Yale District Plan 18995, located at 429 Edgemont Court, Kelowna, BC from the RR2 – Small Lot Rural Residential zone to the RU1 – Large Lot Housing zone, be considered by Council.

AND 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 RR2 – Small Lot Rural Residential zone to the RU1 – Large Lot Housing zone to facilitate a 2-lot subdivision.

3.0 Development Planning

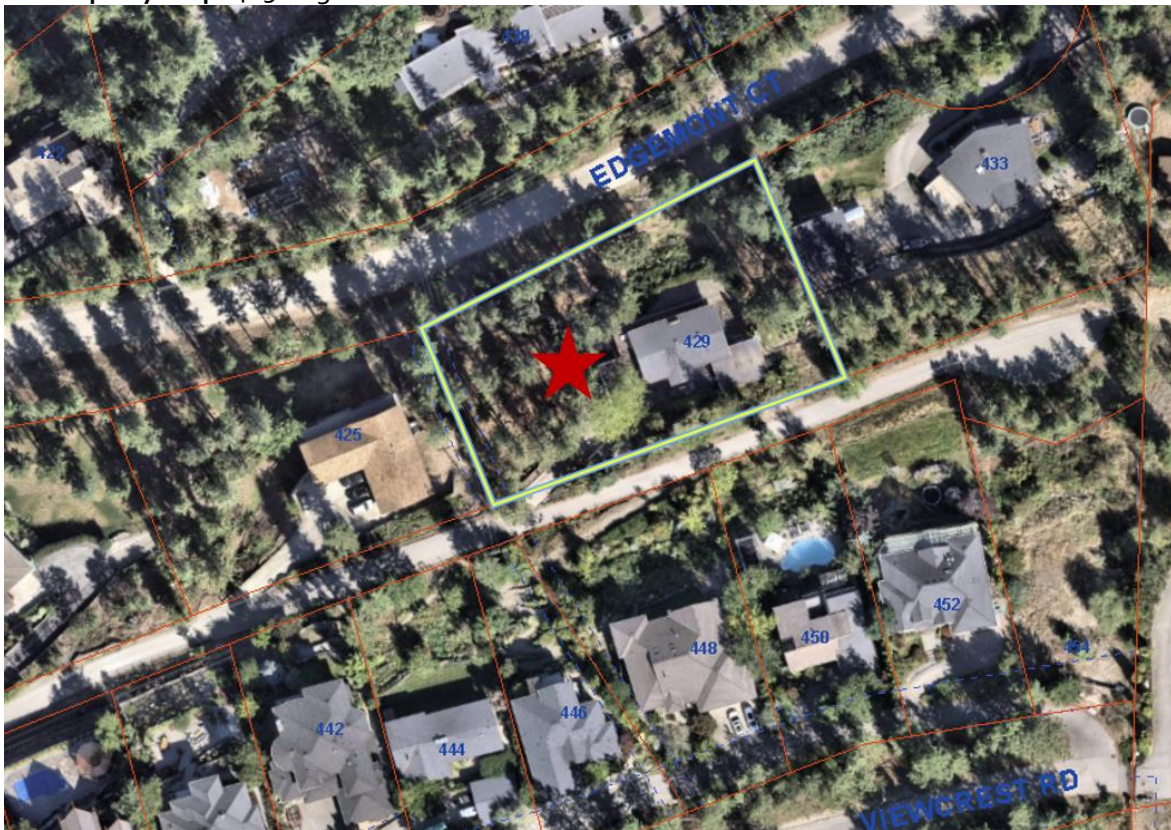
Staff support the proposal to rezone the subject property from RR2 – Small Lot Rural Residential to RU1 – Large Lot Housing. The subject property has an OCP Future Land Use Designation of S-RES – Suburban Residential. The intent of Suburban Residential lands is to accommodate most of the city’s lower density forms of housing, responding to their surrounding hillside and natural environment contexts.

The subject property contains slopes of 20% or greater at both the front and rear of the lot. To minimize neighbourhood impacts, the applicant will provide an access easement for the existing lot, ensuring that no additional driveways are created along the rear access lane. The applicant has demonstrated the feasibility of a future subdivision and the construction of a single-family dwelling that would avoid disturbance to the rear steep slopes, preserve the mature trees, and improve the existing non-conforming steep driveway. The subject property is currently serviced by a septic system; however, to support rezoning to the RU1 zone, the sanitary sewer main will need to be extended to provide service to the proposed subdivision.

4.0 Site Context & Background

Orientation	Zoning	Land Use
North	RR2 – Small Lot Rural Residential	Single Detached Housing
East	RR2 – Small Lot Rural Residential	Single Detached Housing
South	RU1 – Large Lot Housing	Single Detached Housing
West	RR2 – Small Lot Rural Residential	Single Detached Housing

Subject Property Map: 429 Edgemont Court



The subject property is located in the Upper Mission neighbourhood of Kelowna and is within the Permanent Growth Boundary. The surrounding area is primarily characterized by RU1 – Large Lot Housing parcels and RR2 – Small Lot Rural Residential. The northern boundary of the subject property abuts Edgemont Court, while vehicular access is provided from the south via a rear laneway. Chute Lake Elementary School is within biking distance, Curlew Park is located approximately 800 m to the south, and Cedar Creek Park is approximately 1,100 m to the northwest.

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	<p>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</p> <p><i>The proposed rezoning would facilitate low impact, ground-oriented housing in close proximity to Chute Lake Elementary and small scale commercial services within Kettle Valley.</i></p>
Policy 7.2.2 Hillside Housing Forms	<p>Encourage housing forms that best match the topography and have the lowest amount of impact in hillside areas</p> <p><i>The proposed development appears capable of being designed to reflect the natural topography, minimizing disturbance to the sensitive steep-slope areas.</i></p>

6.0 Application Chronology

Application Accepted: May 30, 2025
 Neighbourhood Notification Summary Received: March 10, 2026

Report prepared by: Jamie Kouwenhoven, Environmental Coordinator
Reviewed by: Carla Eaton, Development Planning Manager
Reviewed by: Nola Kilmartin, Development Planning Department Manager
Approved for Inclusion: Ryan Smith, Divisional Director, Planning, Climate Action & 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.