

REPORT TO COUNCIL REZONING



Date: March 30, 2026
To: Council
From: City Manager
Address: 435 Sutton Crescent
File No.: Z23-0087

	Existing	Proposed
OCP Future Land Use:	VC – Village Centre	VC – Village Centre
Zone:	MF2 – Townhouse Housing	MF2 – Townhouse Housing and VC1r – Village Centre Rental Only

1.0 Recommendation

THAT Rezoning Application No. Z23-0087 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of portions of Lot B Sections 32 and 33 Township 26 ODYD Plan KAP50371 Except Plans KAP53887 and KAP55444, located at 435 Sutton Crescent, Kelowna, BC from the MF2 – Townhouse Housing zone to the VC1r – Village Centre Rental Only zone as shown on Map “A” attached to the Report from the Development Planning Department dated March 30, 2026, be considered by Council;

2.0 Purpose

To rezone portions of the subject property from the MF2 – Townhouse Housing zone to the VC1r – Village Centre Rental Only zone to facilitate the development of apartment housing.

3.0 Development Planning

Staff support the proposed rezoning from the MF2 – Townhouse Housing zone to the VC1r – Village Centre Rental Only zone. The subject property has the Future Land Use Designation of VC – Village Centre as it is located in the Glenmore Village Centre. As such, the proposed zone is consistent with the Official Community Plan’s (OCP) objectives to focus density within the Village Centre and near commercial development. The VC1 – Village Centre zone allows for a maximum of 6 storeys in building height.

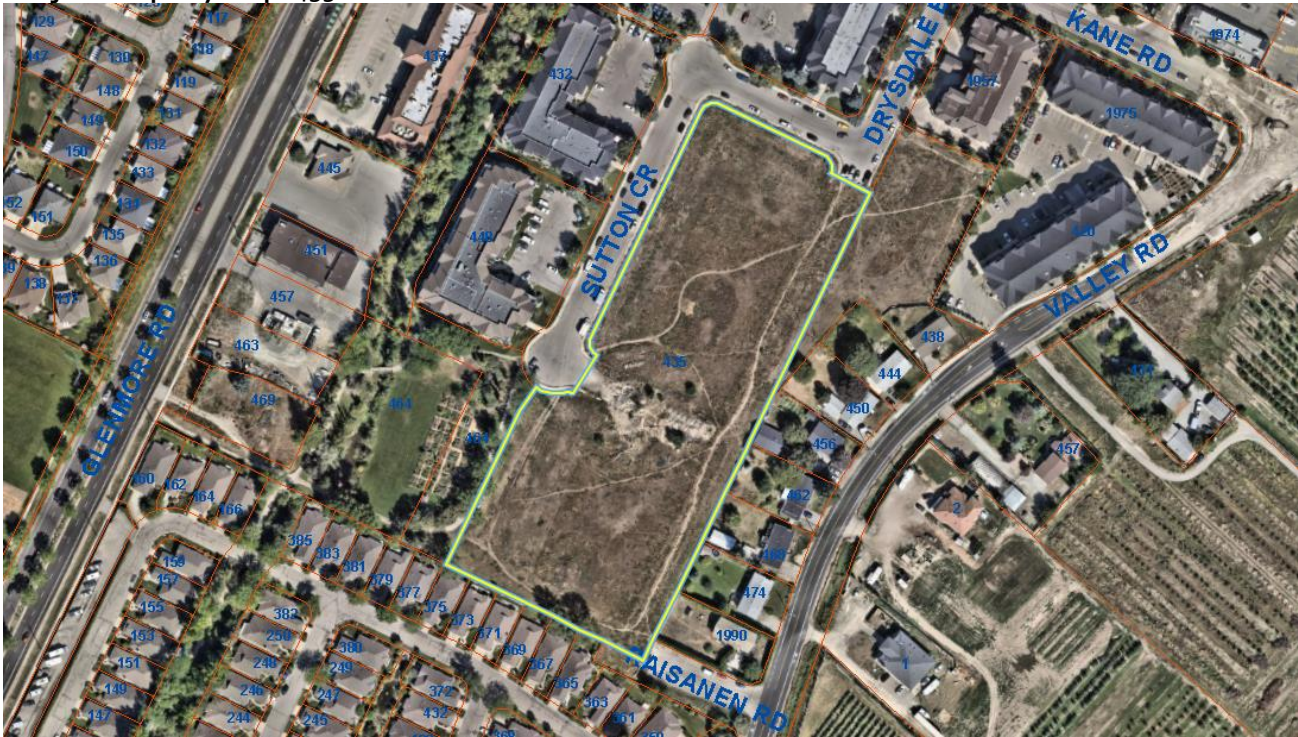
A Preliminary Layout Review (PLR) has been issued to subdivide the subject property into two lots, with the remainder parcel retaining the MF2 zoning. The proposed subdivision includes an extension of Drysdale Boulevard to connect with Raisanen Road. In addition, a walkway dedication is proposed to provide a connection from Sutton Crescent to Drysdale Boulevard.

Lot Area	Proposed (m ²)
Gross Site Area	20,992 m ²
Road Dedication	4,492 m ²
Undevelopable Area	n/a
Net Site Area	16,500 m ²

4.0 Site Context & Background

Orientation	Zoning	Land Use
North	MF3 – Apartment Housing	Apartment Housing
East	MF1 – Infill Housing	Single-Detached Dwelling(s)
South	MF1 – Infill Housing	Single-Detached Dwelling(s)
West	P3 – Parks and Open Space & MF3 – Apartment Housing	Community Garden & Apartment Housing

Subject Property Map: 435 Sutton Cr



The subject property borders Sutton Crescent to the west, Drysdale Boulevard to the northwest and Raisanen Road on the southeast corner. The surrounding area is a mix of MF1 – Infill Housing, MF3 – Apartment Housing and VC1 – Village Centre. There are two BC Transit stops within 300 m on Glenmore Rd and Kane Road. The subject property is in close proximity to Sutton Glen Park, Watson Road Elementary and commercial businesses on Kane Road.

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Objective 5.1. Encourage Village Centres as Kelowna’s secondary hubs of activity.	
Policy 5.1.1. Village Centre Composition	Encourage the development of a range of services, small scale and speciality retail, and limited office employment in scale with the supporting low rise residential development in Village Centres to serve the surrounding Core Area Neighbourhood. Support these uses with additional parks, plazas and other public realm improvements.
	<i>The proposal would allow for low rise residential development in close proximity to existing commercial uses.</i>

Policy 5.1.6. Glenmore Village Centre	Support development in the Glenmore Village Centre to serve citizens in neighbourhoods in north Kelowna, such as Glenmore, Wilden and MicKinley. Development in the Glenmore Village Centre should share the following characteristics: <ul style="list-style-type: none"> • Commercial uses located east of Glenmore Road; • Buildings up to six storeys in height; and • Orientation of buildings along Brandt’s Creek towards the creek and trail system. <i>The rezoning to VC1r would allow up to a six-storey building.</i>
---	--

6.o Application Chronology

Application Accepted: December 22, 2023
 Neighbourhood Notification Summary Received: February 25, 2026

Report prepared by: Tyler Caswell, Planner Specialist
Reviewed by: Alex Kondor, Development Planning 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 Z23-0087
 Attachment A: Summary of Neighbourhood Notification

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