

REPORT TO COUNCIL REZONING



Date: April 20th, 2026
To: Council
From: City Manager
Address: 1238 Kyndree Court
File No.: Z25-0050

	Existing	Proposed
OCP Future Land Use:	S-RES – Suburban Residential	S-RES – Suburban Residential
Zone:	RR1 – Large Lot Rural Residential	RU1 – Large Lot Housing

1.0 Recommendation

THAT Rezoning Application No. Z25-0050 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of Lot B Section 8 Township 23 Osoyoos Division Yale District PLAN 33589, located at 1238 Kyndree Court, Kelowna, BC from RR1 – Large 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 Natural Environment Development Permit for the subject property;

AND FURTHER 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 (January 29th, 2026).

2.0 Purpose

To rezone the subject property from RR1 – Large Lot Rural Residential zone to the RU1 – Large Lot Housing zone to facilitate infill development.

3.0 Development Planning

Staff support the proposed rezoning from the RR1 – Large Lot Rural Residential zone to the RU1 – Large Lot Residential zone to facilitate infill housing. The subject property has a Future Land Use designation of S-RES – Suburban Residential which supports uses such as single and two family residential, and ground oriented multi-unit housing up to four units. The proposed rezoning is supported by OCP Policy to ensure suburban neighbourhood infill. Several of the surrounding properties are zoned as RU1 – Large Lot Residential in part due to their connection to sanitary servicing. Recent expansion of sanitary sewer has enabled this site to establish a connection to the existing service. Sanitary sewer connection is a requirement for RU1 zoning. A Natural Environment Development Permit for hazardous conditions is required to confirm buildable footprints on the subject property due to the sloped grades of the site.

Lot Area	Proposed (m ²)
Gross Site Area	5451m ²

4.0 Site Context & Background

Orientation	Zoning	Land Use
North	RU1 – Large Lot Residential	Single Detached Dwelling
East	RR1 – Large Lot Rural Residential	Vacant
South	RR1 – Large Lot Rural Residential	Single Detached Dwelling
West	RR1 – Large Lot Rural Residential	Vacant

Subject Property Map: 1238 Kyndree Court



The subject property is in North Glenmore and is within 140m of Okanagan Lake. The site is located within a cul-de-sac to the west of Clifton Road North and is adjacent to a cluster of RU1 zoned properties along Kyndree Court.

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Objective 7.6 Support a variety of low-density housing.	
Policy 7.6.5 Suburban Neighbourhood Infill	Support ground-oriented residential uses such as secondary suites, carriage houses, semi-detached housing, four-plexes, and narrow lot housing up to approximately 3 storeys to fit with the existing neighbourhood development pattern
	<i>If successful, the proposed rezoning to RU1 would allow for additional maximum density up to four units to provide a variety of low-density housing options.</i>

6.0 Application Chronology

Application Accepted: December 10th, 2025
Neighbourhood Notification Summary Received: February 4th, 2026

Report prepared by: Carson Mackonka, 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 Neighbourhood Notification

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