



2170 Harvey Avenue, Kelowna, BC, V1Y 6G8
www.Duraliproperties.com

December 18, 2024

**City of Kelowna
1435 Water Street
Kelowna, BC
V1Y 1J4**

Attention: Planning Department

RE: RATIONALE FOR REZONING 1490-1498, 1500 MAYDEN ROAD & 1510 HWY 33 W

Dear Planning Department,

This rationale is to support a Rezoning Application for the following properties:

Durali Properties Ltd. owns the properties proposed for rezoning, located at 1490-1498 Mayden Road, 1500 Mayden Road, and 1510 Highway 33W. This application is being submitted subsequent to a lot amalgamation request, and we respectfully submit that this qualifies as a rezoning application for two units or less, adhering to the guidelines of the simple application checklist.

The subdivision process will occur prior to the rezoning application, resulting in the amalgamation of 1490-1498 Mayden Road and 1500 Mayden Road into a single consolidated lot. This ensures the rezoning applies to a unified parcel, streamlining future development potential and allowing for cohesive planning and land use. The lot consolidation will simplify zoning boundaries, eliminate inconsistencies, and create a singular parcel ready for development that adheres to the proposed zoning designation.

By addressing the subdivision first, the rezoning process will align with the City of Kelowna’s planning protocols, ensuring the rezoned lot is both functional and compliant with municipal regulations. This approach supports a seamless transition from existing to future land use.

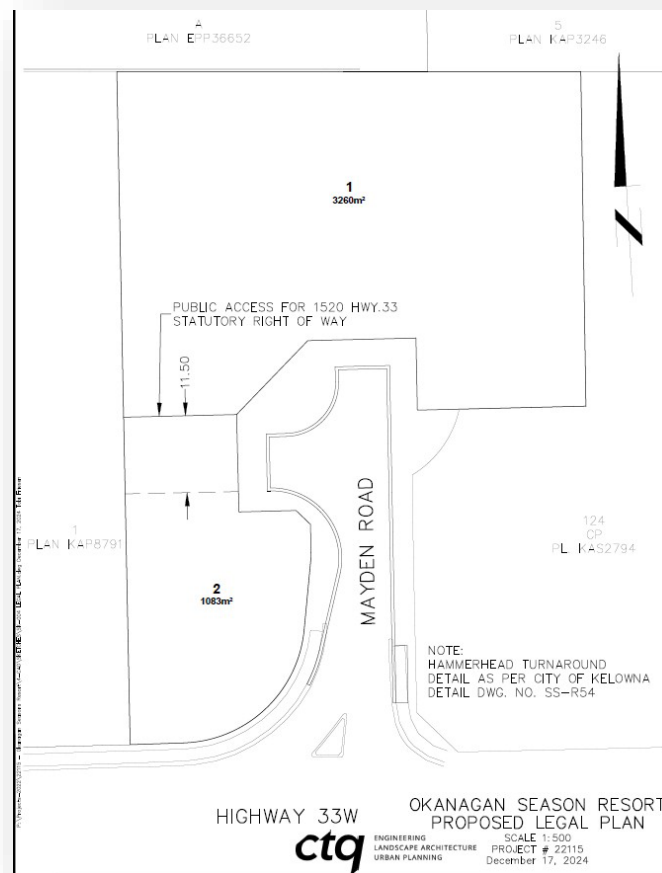
Address	Current Zoning	Proposed Zoning	OCP2040 Future land use	Lot Size Before Subdivision	Lot Size After Subdivision
1490-1498 Mayden Road PID: 008-414-041 KID148561 KAP17322 Lot B DL 125	MF1	CA1	CDHD	.365 Acres	Combined Size .805 Acres
1500 Mayden Road PID: 008-414-050 KID 148585 KAP17322 Lot C DL125	RU1	CA1	RCOM	.407 Acres	
1510 Highway 33 W PID:008-414-068 KAP17322 L. D DISTRICT LOT 125 EXCEPT PLA N 39705 & KAP79376	RU1	CA1	RCOM	.282 Acres	.267Acres

Site Information (once subdivision finalizes)

Zoning Bylaw: City of Kelowna, Bylaw 12375: CA1 – Core Area Mixed Use

- The purpose is to provide a mixed commercial and residential zone for developments within the Core Area and outside urban centres. Buildings up to 4 storeys will be generally permissible with Buildings up to 6 storeys in certain circumstances based on development policy guidance from the OCP. A further increase to 12 storeys will be acceptable on key Transit Supportive Corridors and within close proximity to transit and Urban Centres.
- Future Land Use: CNHD – Core Area - Neighbourhood
- Minimum parcel size for the CA1 Zone is 1,200 m² except 460m² if site abuts a lane

Lots being rezoned



Ownership of the parcels is as follows:

- **1490-1498 Mayden Road:** Jashanveer Jhajj, Principal Durali Properties (upon completion of subdivision amalgamation owner will be 1580 Highway 33 W Limited, Inc. NO BC 1351936).
- **1500 Mayden Road and 1510 Highway 33 W:** 1580 Highway 33 W Limited, Inc. NO BC 1351936, Gurjit Jhajj, Principal, Durali Properties

Neighbourhood Context and Adjacent Properties

The surrounding land uses create a diverse context for the proposed rezoning:

- North - C2 Storage & Warehousing
- South - MF3 – S Strata Based Parcel
- East - MF2 – S Strata Base Parcel
- West - C1A Motel & Auto Court to the West

The proposed rezoning aligns with the Official Community Plan (OCP) objectives, supporting orderly growth and ensuring the potential for future development that complements the plans the City of Kelowna has for the area.

Currently, the subject properties host three rental homes, serving as interim land use until development plans are finalized. No definitive use has been determined for the site at this stage.

The intent is to support compatibility between land uses and maintain the integrity of the existing community fabric. Future development will also address the City of Kelowna's OCP goals for efficient land use, housing diversity and economic development, contributing to a well-integrated urban environment.

Neighboring Strata Support



Rezoning ensures the properties are future-ready for evolving community and market needs. As Kelowna grows, this rezoning provides the flexibility to respond to changing demands, whether for commercial, residential, or mixed-use purposes.

The properties are located in an area where higher density mixed-use developments are encouraged by the City's OCP, making rezoning a natural step toward realizing these objectives. Increased density near major roads and services reduces urban sprawl and supports the city's vision for sustainable growth.

The subdivision amalgamation creates a new access from Mayden Road to 1520 Highway 33 and allows for the elimination of the existing access seen in the 2 photos below:

Existing Access to be Eliminated



From: [Alex Kondor](#)
To: [Dave Cullen](#); [Tyler Armstrong](#)
Cc: [Tobi](#); [Ajay Jhaji](#)
Subject: RE: 2024-08-01 Mayden Road Closure Update 22115
Date: August 13, 2024 3:36:40 PM
Attachments: [image001.png](#)
[2024-06-17-5K-001-22115 SITE PLAN-SK001.pdf](#)

Good afternoon,

Fyi MOTI has clarified the current proposal (attached) is supportable in principle and that additional requirements such as consolidating all titles near the highway intersection would be considered to be outside of the scope of this proposal. Please note they have asked that staff apply via their online system 'e-das' or a 'municipal road closure' when ready to have the road closure bylaw formally considered.

Regards,

Alex Kondor, RPP, MCIP

Planner Specialist | City of Kelowna

250-469-8582 | akondor@kelowna.ca

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Kelowna is located on the traditional, ancestral, unceded territory of the syilx/Okanagan people.

Civil Engineering (electrical and landscape drawings)

Existing water, storm, sanitary and electrical services are within the existing Mayden Road Right of Way as follows:

- City of Kelowna services include a 200mm Sanitary mainline, and a 250mm Storm mainline:
- Rutland Water works includes a 150mm water line with fire hydrant on the SE corner of Lot 2.
- Telus, Fortis Electrical and Shaw Cable are from underground connections to Highway 33, with conversion to overhead services from utility pole's part way into Mayden Road.

The Townhomes at 124 Mills Road have Sanitary, Storm and shallow utility services in the existing Mayden Road ROW. The property's water service is off Mills Road. Any proposed redevelopment of the new lots will protect (and / or enhance) the services to the adjacent Townhouse site.

The proposed adjustments to the Mayden Road ROW include for the future development of a hammer head road end as per the City of Kelowna Standard Drawing SS-R54. The proposed configuration to the Mayden Road ROW is presented in the attached drawing.

Any proposed development of the new Lots 1 and 2 will included a full review of the capacity of the existing utilities. Any upgrades to the utilities within Mayden Road will be identified and included with in any future Development Permit applications.

The Highway 33 corridor has a very robust utility system that will allow for any required enhancements to the existing services within Mayden Road.

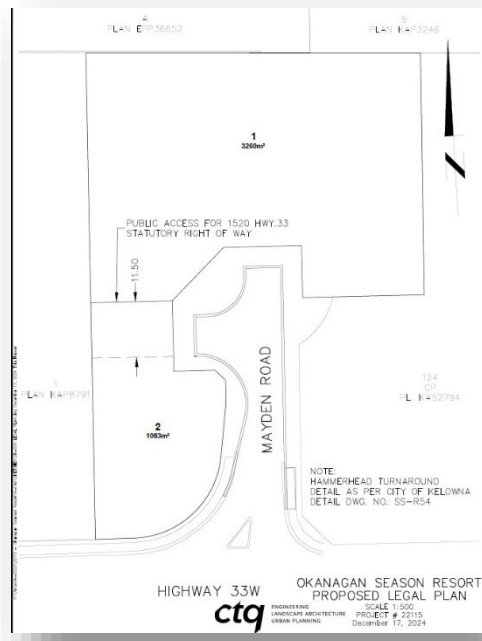
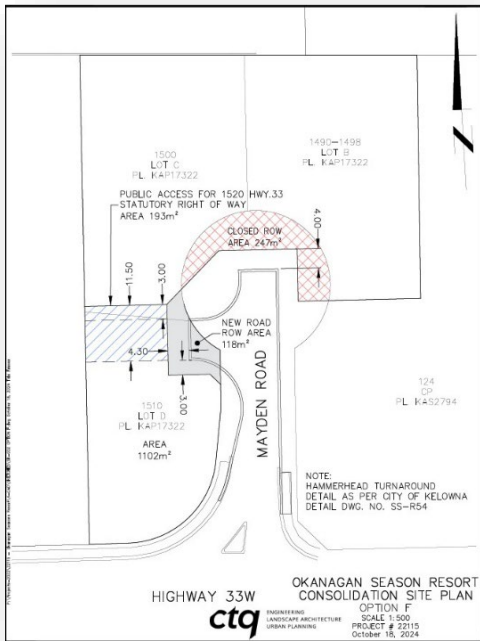
Landscape, Civil and Utility designs will be provided with any subsequent Development Permit Applications for Lots 1 and 2.

We anticipate the subdivision prior to rezoning. Separate from this “Rezoning Application”, a road closure; road dedication and subdivision plan are tied together and being managed by the City of Kelowna Real Estate Division for Maiden Road. The goal is to present this proposal to Council at their first meeting of 2025.

For reference we have included relevant details to this rationale and attached the corresponding documentation to the application including preapplication meetings with MOTI in February and subsequent discussions with Development Engineering.

Draft subdivision plan amalgamating Lot B & C into Lot 1

*Mayden Road
Draft Road Closure, Road Dedication*



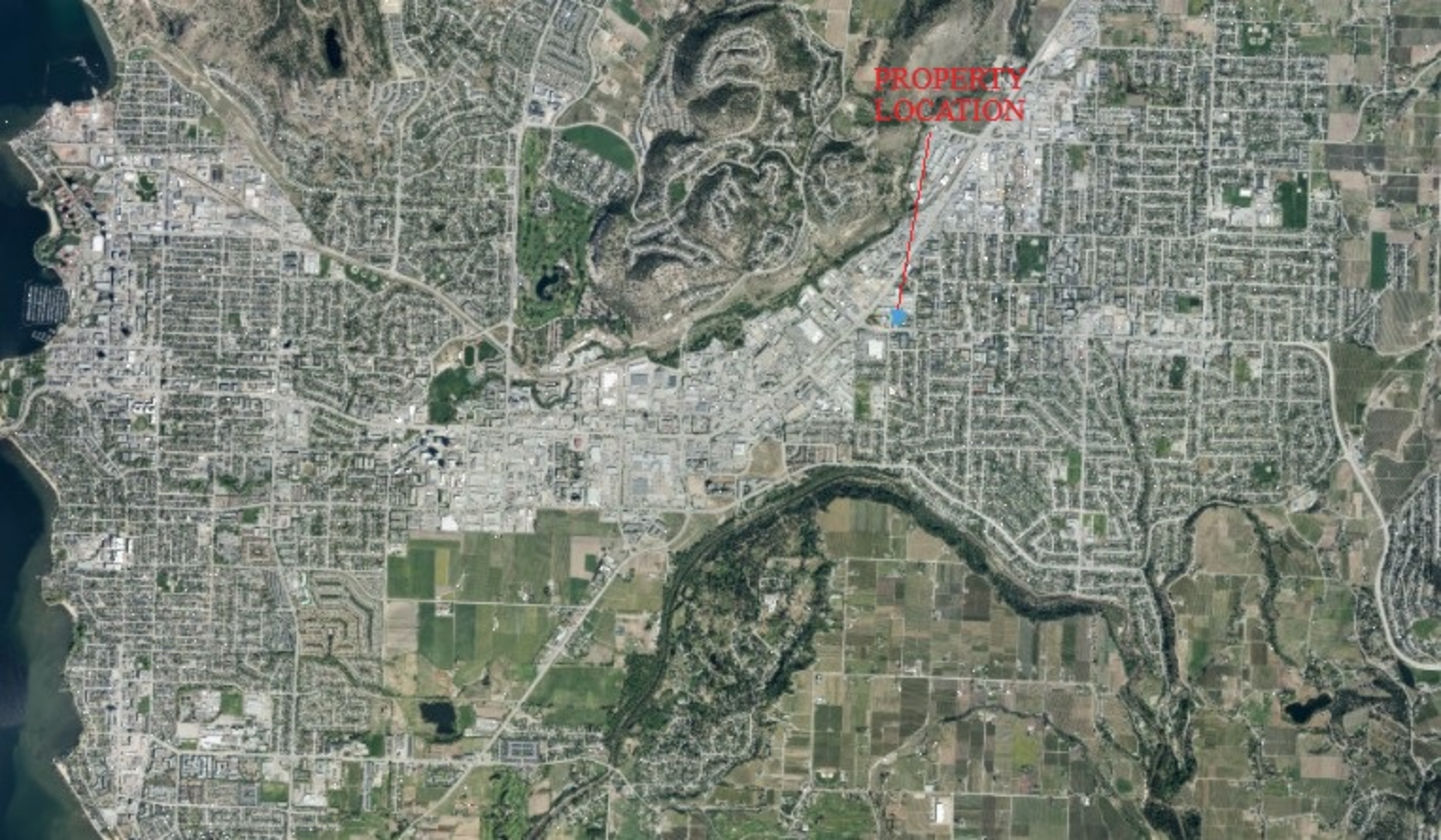
In conclusion, rezoning these properties represents a strategic decision that aligns with the City of Kelowna’s objectives for sustainable growth, efficient land use, and community enhancement. It unlocks the potential for thoughtful development that harmonizes with the surrounding neighborhood, supports economic and housing needs, and ensures the site contributes meaningfully to the city’s long-term vision.

Sincerely,

Tobi McNeil

Tobi McNeil
Director of Development
250-801-4411
tobi@duraliproperties.com





PROPERTY
LOCATION

KAP.

KAP17322

1500

1490-1488

THREE
PROPERTIES

124

1510

KAS2

KAP79376

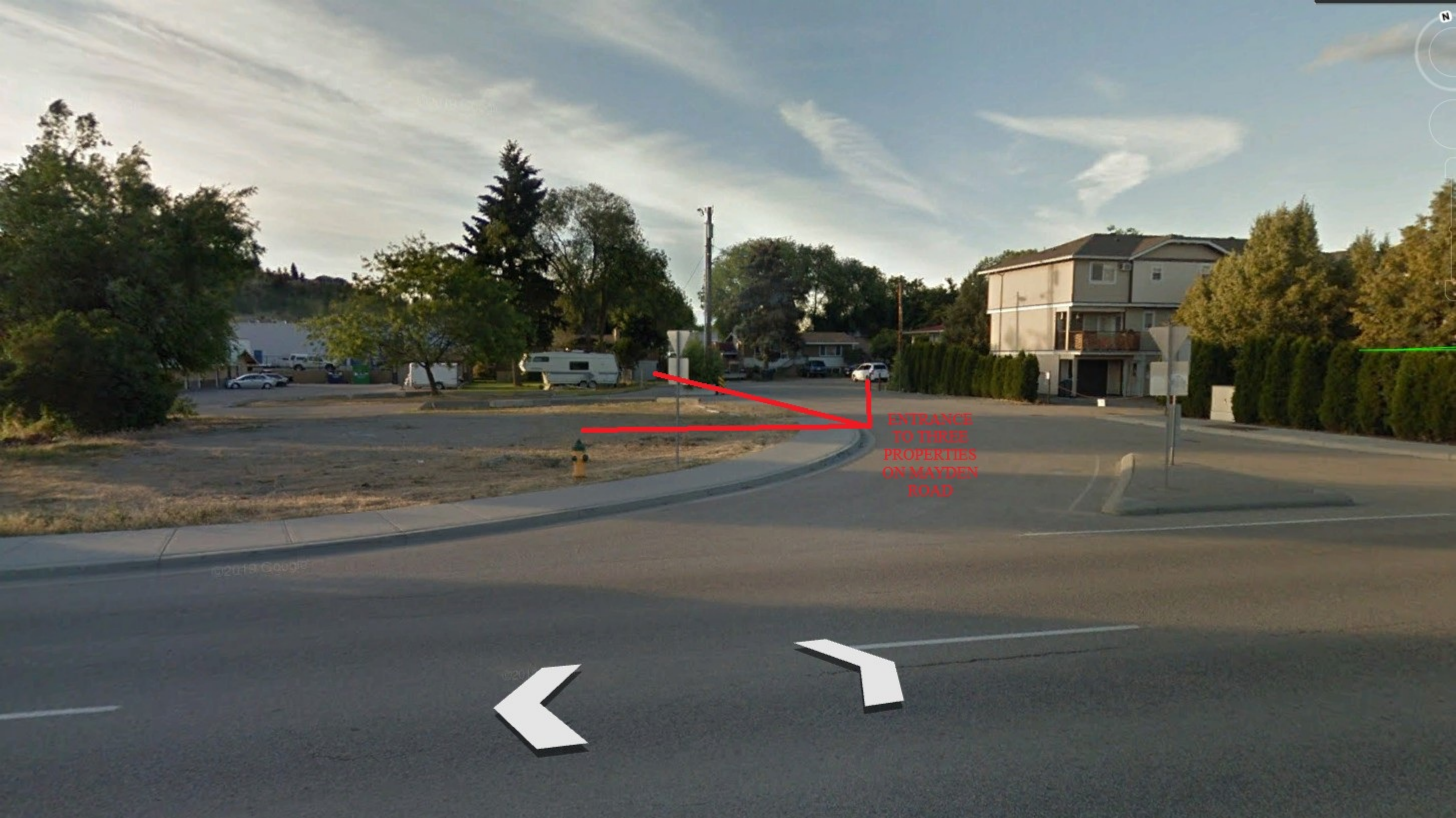


Enterprise Rent-A-Car

1500 Maiden Rd

THREE PROPERTIES

Kettle Catering



ENTRANCE
TO THREE
PROPERTIES
ON MAYDEN
ROAD





ENTRANCE TO BE CLOSED

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New Access
Being Created

Existing Access
Being Eliminated