

# REPORT TO COUNCIL



**Date:** April 23, 2018  
**RIM No.** 1250-30  
**To:** City Manager  
**From:** Community Planning Department (AW)

**Application:** Z17-0083  
**Owners:** Maxwell House Developments Ltd., Inc. No. C756620, Glen Park Village Inc., Inc. No. 378493 & City of Kelowna

**Address:** 1967, 1969, & 1973 Cross Rd  
**Applicants:** Protech Consulting

**Subject:** Rezoning Application

Existing OCP Designation: S2RES – Single/Two Unit Residential

Existing Zones: RU1 – Large Lot Housing & A1 – Agriculture 1

Proposed Zones: RU2 – Medium Lot Housing, RU2c – Medium Lot Housing with Carriage House, RU6 – Two Dwelling Housing

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## 1.0 Recommendation

THAT Rezoning Application No. Z17-0083 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of portions of:

- Lot 2 Section 4 Township 23 ODYD Plan KAP84464, located at 1967 Cross Rd, Kelowna, BC, from the RU1 – Large Lot Housing zone to the RU2 Medium Lot Housing and RU2C Medium Lot Housing with Carriage House zones;
- That Part of Lot 11 Block 6 Section 4 Township 23 ODYD Plan 986 Except Plan 10134 Shown Green on Plan H8323, located at 1969 Cross Rd, Kelowna, BC, from the A1 – Agricultural 1 zone to the RU2C Medium Lot Housing with Carriage House zone;
- The portion of road between That Part of Lot 11 Block 6 Section 4 Township 23 ODYD Plan 986 Except Plan 10134 Shown Green on Plan H8323, located at 1969 Cross Rd, Kelowna, BC and Lot 39 Section 4 Township 23 ODYD Plan KAP48643, located at 1973 Cross Rd, Kelowna, BC, from the A1 – Agricultural 1 and RU1 – Large Lot Housing zones to the RU2 Medium Lot Housing and RU2C Medium Lot Housing with Carriage House zones;

- Lot 39 Section 4 Township 23 ODYD Plan KAP48643, located at 1973 Cross Rd, Kelowna, BC, from the RU1 – Large Lot Housing zone to the RU2 Medium Lot Housing, RU2C Medium Lot Housing with Carriage House and RU6 – Two Dwelling Housing zones;

as shown on Map “A” attached to the Report from the Community Planning Department dated April 23, 2018, be considered by Council;

AND THAT the Rezoning Bylaw be forwarded to a Public Hearing for further consideration;

AND THAT final adoption of the Zone Amending Bylaw be considered subsequent to the discharge of Covenant (KF124772) and the outstanding conditions of approval as set out in Schedule “A” attached to the Report from the Community Planning Department dated April 23, 2018;

AND FURTHER THAT final adoption of the Zone Amending Bylaw be considered subsequent to the issuance of a Preliminary Layout Review Letter by the Approving Officer.

## 2.0 Purpose

To rezone the subject properties to facilitate a 15 lot residential subdivision.

## 3.0 Community Planning

Staff are supportive of rezoning of the subject properties to accommodate the proposed 15 lot residential subdivision. The proposal includes the use of several urban residential zones that will provide a mix of unit types and add additional density to this village centre location. The subject properties are the last vacant sites designated Single/Two Unit Residential within the ‘Glenmore Valley’ village centre. The proposal fits within the OCP’s future land use designation and meets expectations for development at this location. At build-out the project will likely include duplex housing, single family dwellings, secondary suites and carriage houses. The proposed lot layout and road network also ties in with the single / two family subdivision located to the east that is currently being developed.

## 4.0 Proposal

### 4.1 Project Description

The proposal includes the creation of 15 new residential lots, as follows:

Proposed Zone	# of Lots
RU2 – Medium Lot Housing	10
RU2c – Medium Lot Housing with Carriage House	3
RU6 – Two Dwelling Housing	2

Pedestrian access will be facilitated through the development by way of a walkway connecting from the northern edge of the site through to Cross Road. At the southern edge access of the trail along Brandt Creek will be maintained and the treatment will be improved. The proposed subdivision will also connect to and complete the road network with the recently approved subdivision to the east at 1982 Cross Road.

### 4.2 Site Context

The subject properties are located in the ‘Glenmore Valley’ Village Centre at the corner of Cross Rd and Glenmore Rd. The lots have an approximate combined area of 1.0 hectare. Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RM2 – Low Density Row Housing	Multiple Dwelling Housing
East	RU2 – Medium Lot Housing	Single Dwelling Housing
South	P3 – Parks and Open Space RU1 – Large Lot Housing	Public Park (Brandt’s Creek Linear Park) Single Dwelling Housing
West	A1 – Agriculture 1	Vacant

**Subject Property Map: 1967, 1969, & 1973 Cross Rd**



**4.3 Zoning Analysis**

The proposed lot layout conforms with the lot dimensions and area of the RU2 – Medium Lot Housing, RU2c – Medium Lot Housing with Carriage House, RU6 – Two Dwelling Housing zones.

**5.0 Current Development Policies**

**5.1 Kelowna Official Community Plan (OCP)**

**Development Process**

**Compact Urban Form.**<sup>1</sup> Develop a compact urban form that maximizes the use of existing infrastructure and contributes to energy efficient settlement patterns. This will be done by increasing densities (approximately 75 - 100 people and/or jobs located within a 400 metre walking distance of transit stops is

<sup>1</sup> City of Kelowna Official Community Plan, Policy 5.2.3 (Development Process Chapter).

required to support the level of transit service) through development, conversion, and re-development within Urban Centres (see Map 5.3) in particular and existing areas as per the provisions of the Generalized Future Land Use Map 4.1.

**6.0 Technical Comments**

6.1 Building & Permitting Department

- No comment.

6.2 Development Engineering Department

- See Attached.

6.3 Fire Department

- No concerns. Ensure lots are addressed off of the street that they are accessed from.

6.4 Glenmore- Ellison Improvement District

- Glenmore-Ellison Improvement District (GEID) does not require fees and conditions prior to rezoning approval; however, GEID will have fees and conditions required prior to issuance of a Water Service Certificate to facilitate subdivision approval.

**7.0 Application Chronology**

Date of Application Received: August 11, 2017

Date Public Consultation Completed: October 19, 2017

**Report prepared by:** Alec Warrender, Property Officer Specialist

**Reviewed by:** Terry Barton, Urban Planning Manager

**Approved for Inclusion:** Ryan Smith, Community Planning Department Manager

**Attachments:**

Map 'A'

Development Engineering Memorandum dated September 13, 2017.

Site Plan