

REPORT TO COUNCIL



Date: January 21, 2019

RIM No. 0920-20

To: City Manager

From: Community Planning Department (TA)

Application: Z18-0073

Owner: Kristine Sales
Dustin Sales

Address: 751 Barnaby Rd

Applicant: Urban Options Planning & Permits

Subject: Rezoning Application

Existing OCP Designation: S2RES – Single / Two Unit Residential

Existing Zone: RR2 – Rural Residential 2

Proposed Zone: RU6 – Two Dwelling Housing

1.0 Recommendation

THAT Rezoning Application No. Z18-0073 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot B DL 357 SDYD Plan 24757 located at 751 Barnaby Rd, Kelowna, BC from the RR2 – Rural Residential 2 zone to the RU6 – Two Dwelling Housing zone, be considered by Council;

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

2.0 Purpose

To rezone the subject property from RR2 – Rural Residential 2 to RU6 – Two Dwelling Housing to facilitate a two lot subdivision.

3.0 Community Planning

Community Planning supports the proposed rezoning from RR2 – Rural Residential 2 to RU6 – Two Dwelling Housing to facilitate a two lot subdivision.

The Official Community Plan (OCP) Future Land Use is designated as S2RES – Single/Two Unit Residential, which supports this increase in density. The proposed rezoning meets the OCP Urban Policy of Compact Urban Form – increasing density on fully serviced lots. The subject property is large enough to accommodate two RU6 lots which would meet the minimum requirements for a Single Family Dwelling, a Single Family Dwelling with a Secondary Suite, or a Single Family Dwelling and Carriage House.

Subject Property Map:



4.0 Technical Comments

4.1 Development Engineering Department

All Development Engineering Requirements have been deferred to Subdivision Approval S18-0059.

5.0 Application Chronology

Date of Application Received: June 8, 2018
Date Public Consultation Completed: August 1, 2018

Report prepared by: Trisa Atwood, Planner II
Reviewed by: Terry Barton, Urban Planning Manager
Approved for Inclusion: Ryan Smith, Community Planning Department Manager

Attachments:
Proposed Subdivision Plan