

# 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

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## 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