REPORT TO COUNCIL

City of
Kelowna

Date:	March 18, 2019
RIM No.	1250-30
To:	City Manager
From:	Community Planning Department (AF)

Application:	Z19-0042	**Owner:**	Hans & Krystyna Schubel
Address:	1222 Kyndree Ct	**Applicant:**	Urban Options Planning & Permits
Subject:	Rezoning Application		

Existing OCP Designation: S2RES – Single/Two Unit Residential

Existing Zone: A1 – Agriculture 1

Proposed Zone: RR3 – Rural Residential 3

1.0   Recommendation

That Rezoning Application No. Z19-0042 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot A, Section 8, Township 23, ODYD, Plan 33589 located at 1222 Kyndree Ct, Kelowna, BC from the A1 – Agriculture 1 zone to the RR3 – Rural Residential 3 zone be considered by Council;

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

2.0   Purpose

To consider a development application to rezone from the A1 – Agriculture 1 zone to the RR3 – Rural Residential 3 zone to facilitate a future 2 lot subdivision.

3.0   Community Planning

Community Planning supports the proposed rezoning from A1 – Agriculture 1 to RR3 – Rural Residential 3 as it is in line with the Official Community Plan (OCP) Future Land Use Designation of S2RES – Single / Two Unit Residential for the subject property. It is located within the Permanent Growth Boundary, and a majority of the properties surrounding the subject property have this same zone.

The intent of the rezoning application is to facilitate a future 2 lot subdivision. Should the rezoning application be supported, the applicant would proceed with a subdivision application which will include a Hazardous Condition Development Permit to control the location of the future home in regards to the sloped site conditions.

Staff have attended the site and can confirm that there is an adequate sized building envelope located to the north east of the existing dwelling on which to construct an additional home. In order to facilitate a two lot subdivision, the existing sanitary sewer situated along Kyndree Ct will need to be extended allowing both properties to connect. This is an important requirement since it eliminates the need for additional flat area on site to facilitate an additional septic system. There are no variances being tracked at this time.

4.0 Proposal

4.1 Background

The property contains an existing single family dwelling which is to be retained. Although the property is fairly large at approximately 8134 m² in lot area, much of the land is fairly sloped susbsequently reducing the buildable area on site.

4.2 Project Description

The purpose of the rezoning application is to facilitate a 2 lot subdivision.

4.3 Site Context

The subject property is located in the Clifton – Dilworth City Sector near the intersection of Clifton Rd N and Kyndree Ct. The surrounding neighbourhood is comprised of A1 – Agriculture 1 and RR3 – Rural Residential 3 zoned properties. Other surrounding zones include P3 – Parks and Open Space and RU1h – Large Lot Housing (Hillside Area).

Subject Property Map: 1222 Kyndree Ct
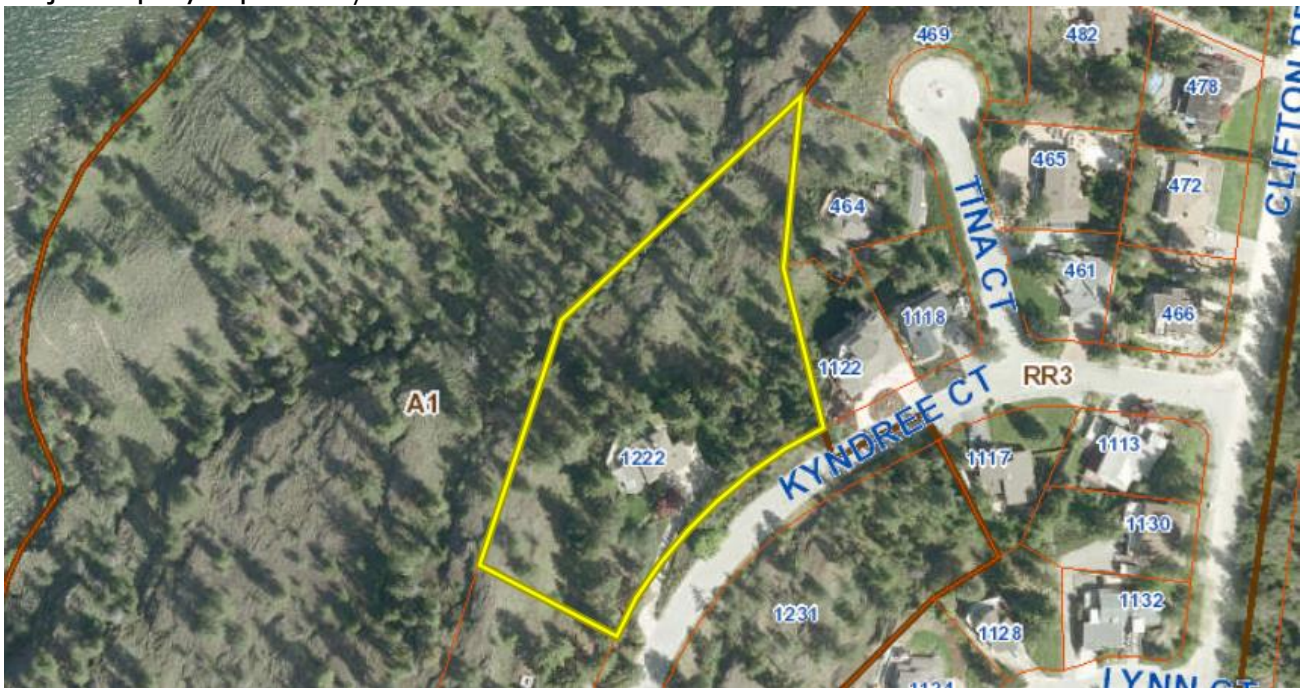
5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Development Process

Sensitive Infill.[1] Encourage new development of redevelopment in existing residential areas to be sensitive to or reflect the character of the neighbourhood with respect to building design, height and siting.

6.0   Technical Comments

6.1   Building & Permitting Department

- No comments applicable to rezoning

6.2   Development Engineering Department

- Development Engineering requirements with regards to this development will be deferred to subdivision application S19-0004

7.0   Application Chronology

Date of Application Received: December 19, 2018
Date Public Consultation Completed: February 12, 2019

Report prepared by: Andrew Ferguson, Planner
Reviewed by: Dean Strachan, Suburban and Rural Planning Manager
Approved for Inclusion: Ryan Smith, Community Planning Department Manager

Attachments:
Attachment A: Site Plan

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[1] City of Kelowna Official Community Plan, Policy 5.22.6 (Development Process Chapter).