

REPORT TO COUNCIL



Date: September 9, 2019

To: Council

From: City Manager

Department: Development Planning - Urban

Application: Z19-0094

Owner: Jordan Alexander Menzies

Address: 779 Barnaby Road

Applicant: Westerkamp Design Inc.

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. Z19-0094 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot A District Lot 357 Similkameen Division District Plan 25419, located at 779 Barnaby Road, 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;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out in Schedule "A" attached to the Report from the Development Planning Department dated September 9, 2019;

AND FURTHER THAT final adoption of the Rezoning Bylaw be considered subsequent to the registration on the subject property of a Section 219 No Disturb Covenant to ensure the protection of steep slopes in the rear of the subject property as identified in Schedule "B".

2.0 Purpose

To rezone the subject property to facilitate the development of two dwelling housing.

3.0 Development Planning

Development Planning Staff are supportive of the proposed rezoning application to facilitate the development of an additional single-family house on the subject property. The RU6 – Two Dwelling Housing zone is consistent with the property's Official Community Plan (OCP) Future Land Use designation of S2RES

– Single / Two Unit Residential and the property is within the Permanent Growth Boundary. Council Policy No. 367 with respect to public consultation was undertaken by the applicant.

As a condition of this rezoning application, the applicant will be required to register a Section 219 No-Disturb Covenant on the title of the subject property. This covenant is required to prevent any development from taking place on the steep slopes located on the south portion of the property behind the existing dwelling.

4.0 Proposal

4.1 Project Description

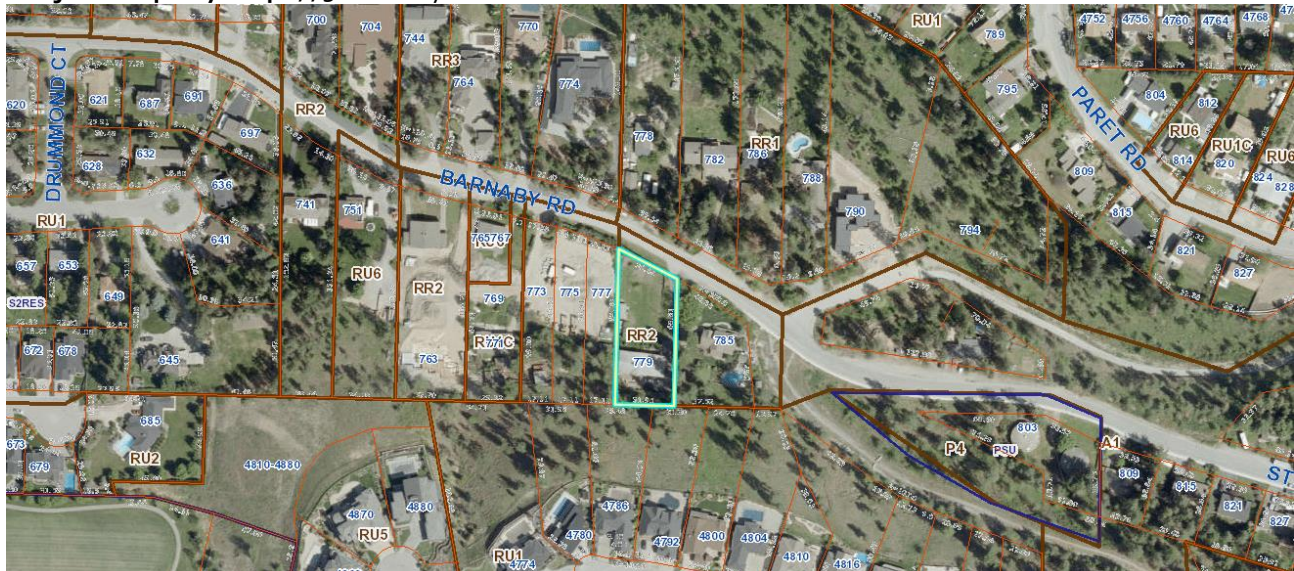
Currently there is an existing single-family dwelling on the south portion of the subject property. The site plan provided by the applicant indicates that, should the rezoning be approved, the existing single-family dwelling would be retained and an additional single-family dwelling would be built at the front of the property adjacent to Barnaby Road. Parking is to be met through attached garages, and adequate private open space is to be provided through patios, decks, and other outdoor areas. Overall, the proposed development meets Zoning Bylaw regulations and no variances are being requested.

4.2 Site Context

The subject property is on Barnaby Road near the intersection with Paret Road and is in the Southwest Mission City Sector. The neighbourhood mainly consists of single-family housing with some properties zoned for carriage houses and two dwelling housing in proximity. Adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RR1 – Rural Residential 1	Single Dwelling Housing
East	RR2 – Rural Residential 2	Single Dwelling Housing
South	RU1 – Large Lot Housing	Single Dwelling Housing
West	RU1 – Large Lot Housing	Single Dwelling Housing

Subject Property Map: 779 Barnaby Road



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Chapter 5: Development Process

Objective 5.3 Focus development to designated growth areas

Policy .2 Compact Urban Form. 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 per ha located within a 400-metre walking distance of transit stops is required to support the level of transit service) through development, conversion, and re-development within Urban Centres in particular and existing areas as per the provisions of the Generalized Future Land Use Map 4.1.

5.2 Zoning Bylaw No. 8000

RU6 – Two Dwelling Housing

The intent of this zone is to provide a land use for a maximum of two dwelling units per lot. Principal uses include single dwelling housing and two dwelling housing. The maximum site coverage of buildings is 40% and the maximum building height is the lesser of 9.5 m or 2.5 storeys.

6.0 Application Chronology

Date of Application Received: June 5, 2019

Date Public Consultation Completed: July 16, 2019

Report prepared by: Arlene Janousek, Planner

Reviewed by: Laura Bentley, Urban Planning & Development Policy Manager

Approved for Inclusion: Terry Barton, Development Planning Department Manager

Attachments:

Schedule "A": Development Engineering Memo

Schedule "B": Proposed Site Plan with Covenant Location