

# REPORT TO COUNCIL



**Date:** January 20, 2020

**To:** Council

**From:** City Manager

**Department:** Development Planning – Urban

**Application:** Z19-0122

**Owner:** Dr. A Ravindran Inc.

**Address:** 550 Mugford Rd

**Applicant:** New Town Services

**Subject:** Rezoning Application

**Existing Zone:** RU1 – Large Lot Housing

**Proposed Zone:** RU2 – Medium Lot Housing

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## 1.0 Recommendation

THAT Rezoning Application No. Z19-0122 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot E Sec 26 TWN 26 ODYD Plan 35641 located at 550 Mugford Road, Kelowna BC from the RU1 – Large Lot Housing to the RU2 – Medium Lot Housing zone to be considered by Council;

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

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the approval of the Ministry of Transportation and Infrastructure;

AND FURTHER 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 January 20, 2020.

## 2.0 Purpose

To consider an application to rezone the subject property from RU1 – Large Lot Housing to RU2 – Medium Lot Housing to facilitate a proposed six lot subdivision.

## 3.0 Development Planning

Development Planning Staff support the proposed Rezoning amendment from the RU1 – Large Lot Housing zone to the RU2 – Medium Lot Housing zone to facilitate a proposed six lot subdivision. The subject property has a Future Land Use designation of S2RES – Single/Two Unit Residential in the City's

Official Community Plan (OCP) and is within the Permanent Growth Boundary. The proposal is consistent with the OCP's Development Process Policies and the property is fully serviced.

#### 4.0 Proposal

##### 4.1 Project Description

The proposal is to rezone the subject property in order to facilitate a proposed six lot subdivision and subsequent bareland stratification in the future. The rezoning application does not involve a specific development proposal as each individual lot, once subdivided, would be developed separately.

At the time of subdivision, a Section 219 Covenant will be required to be registered on the proposed Lot 1 (or the lot adjacent to Mugford Road) in order to ensure any building constructed will have a street oriented building design to reflect the character of the neighbourhood. This will require the building to have a front façade facing Mugford Road, to treat the lot line abutting Mugford Road as a Front Lot Line, and to restrict any part of a garage or carport to only facing the internal strata road.

##### 4.2 Site Context

The subject property is located in the Rutland City Sector near the intersection of Mugford Road and Merrifield Road. The subject property currently has a single detached house and related accessory buildings and structures. The neighbourhood predominantly consists of single dwelling housing with some nearby properties zoned for two-dwelling housing and medium lot housing

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1 – Large Lot Housing	Residential
East	RU1 – Large Lot Housing	Residential
South	RU1 – Large Lot Housing	Residential
West	RU1 – Large Lot Housing & RU6 – Two Dwelling Housing	Residential

**Subject Property Map: 550 Mugford Road**



#### 4.3 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	Ru2 ZONE REQUIREMENTS	PROPOSAL
Subdivision Regulations		
Min. Lot Area	400 m <sup>2</sup>	408 – 433 m <sup>2</sup>
Min. Lot Width	13 m	13 – 13.3 m
Min. Lot Depth	30 m	33.3 m

### 5.0 **Current Development Policies**

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

##### Chapter 1: Introduction

##### *Goals for a Sustainable Future:*

Contain Urban Growth – Reduce greenfield urban sprawl and focus growth in compact, connected and mixed-use (residential and commercial) urban and village centres.

##### Chapter 5: Development Process

##### *Objective 5.3 Focus development to designated growth areas*

*Policy .1 Permanent Growth Boundary.* Establish a Permanent Growth Boundary as identified on Map 4.1 and Map 5.2. The City of Kelowna will support development of properties outsid the PGB for more intensive use only to th extent permitted as per the OCP Future Land Use designations in place as of initial adoption of OCP Bylaw 10500, except for Agri-Business designated sites or as per Council's specific amendment of this policy. The PGB may be reviewed as part of the next major OCP update.

*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.

##### *Objective 5.22 Ensure context sensitive housing development*

*Policy.6 Sensitive Infill.* Encourage new development or redevelopment in existing residential areas to be sensitive to or reflect the character of the neighbourhood with respect to building design, height and siting.

#### Zoning Bylaw No.

#### Section 13 – Urban Residential Zones

##### *13.2 RU2 – Medium Lot Housing.*

The purpose is to provide a zone for single detached housing,k and compatible secondary uses, on medium sized serviced urban lots. Principal uses in this zone include single dwelling housin, urban agricultura, and community gardens. 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 Technical Comments**

### **6.1 Development Engineering Department**

See attached Memo from the Development Engineering Department dated December 12, 2019.

## **7.0 Application Chronology**

Date of Application Received: October 21, 2019

Date Public Consultation Completed: January 8, 2020

**Report prepared by:** Hailey Rilkoff, Planner I

**Reviewed / Approved for Inclusion:** Terry Barton, Development Planning Department Manager

### **Attachments:**

Schedule A: Development Engineering Memo

Attachment A: Conceptual Subdivision Layout