

REPORT TO COUNCIL



Date: May 25, 2020

To: Council

From: City Manager

Department: Development Planning

Application: Z20-0029 **Owner:** Amarjit S. Hundal, Jaswinder S. Nahal, Harminder S. Dhillon and Gurdip K. Dhillon

Address: 472 Knowles Road **Applicant:** Nathan Waterhouse; Ecora

Subject: Rezoning Application

Existing OCP Designation: S2RES – Single / Two Unit Residential

Existing Zone: RU1 – Large Lot Housing

Proposed Zone: RU2 – Medium Lot Housing

1.0 Recommendation

THAT Rezoning Application No. Z20-0029 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot A District Lot 167 ODYD Plan 9341, Except Plans 13481 and 19834, located at 472 Knowles Rd., Kelowna, BC from the RU1 – Large Lot Housing zone to the RU2 – Medium Lot Housing zone, be considered by Council;

AND THAT Council, in accordance with Local Government Act s. 464(2), waive the Public Hearing for the Rezoning Bylaw;

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 May 25, 2020;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the issuance of a Preliminary Layout Review Letter by the Approving Officer.

2.0 Purpose

To rezone the subject property from the RU1 – Large Lot Housing zone to the RU2 - Medium Lot Housing zone to facilitate a 3-lot subdivision.

3.0 Development Planning

Development Planning supports the proposal to rezone the subject property to the RU2 – Medium Lot Housing zone to facilitate a 3-lot subdivision.

To begin with, the subject property has a future land use designation of S2RES – Single / Two Unit Residential, and is within the City's Permanent Growth Boundary (PGB). As such, the proposed zone is consistent with the Official Community Plan's (OCP) objective of incrementally increasing residential densities in existing neighbourhoods.

In addition, each of the proposed lots meets the minimum dimensions of the RU2 zone. There are multiple properties in the vicinity that are zoned RU2, as well as numerous lots with similar lot dimensions. As such, the proposed zone and lots should fit with the context of the neighbourhood.

4.0 Proposal

4.1 Project Description

The applicant proposes to rezone the subject property to the RU2 – Medium Lot Housing zone to facilitate a 3-lot subdivision. Each of the 3 proposed lots meets the minimum dimensions of the RU2 zone.

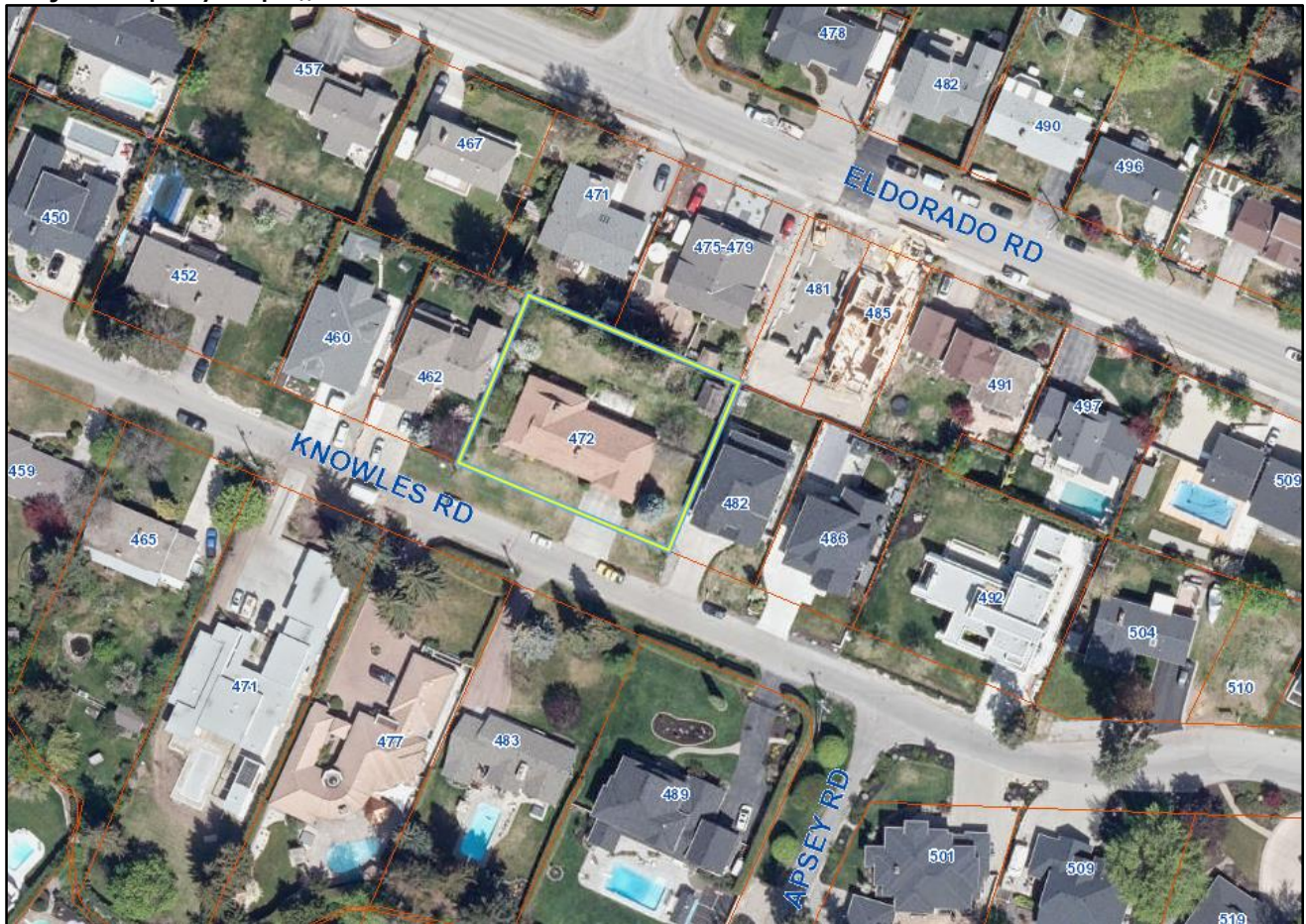
4.2 Site Context

The property is located in the North Okanagan Mission Sector and is within the Permanent Growth Boundary (PGB). The lot is within easy walking distance of Anne McClymont Elementary School and the Lakeshore Road Recreation Corridor to the east, and Eldorado Road Beach Access to the west. The commercial node at Collett Road, Okanagan Mission Community Hall, and Okanagan Mission Secondary School are also nearby in the neighbourhood.

Specifically, adjacent land uses are as follows:

| Orientation | Zoning | Land Use |
|-------------|----------------------------|-----------------------|
| North | RU6 – Two Dwelling Housing | Duplex Housing |
| East | RU1 – Large Lot Housing | Single Family Housing |
| South | RU1 – Large Lot Housing | Single Family Housing |
| West | RU1 – Large Lot Housing | Single Family Housing |

Subject Property Map: 472 Knowles Rd.



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Chapter 5: Development Process

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.*

6.0 Technical Comments

6.1 Development Engineering Department

- See Schedule A

7.0 Application Chronology

Date of Application Received: March 17, 2020

Date Public Consultation Completed: May 8, 2020

Report prepared by: Aaron Thibeault, Planner II

Reviewed by: James Moore, Acting Development Planning Manager

Approved for Inclusion: Terry Barton, Development Planning Department Manager

Attachments:

Schedule A: Development Engineering Memo

Attachment A: Applicant Rationale

Attachment B: Subdivision Plan