

REPORT TO COUNCIL



Date: May 25, 2020

To: Council

From: City Manager

Department: Development Planning Department

Application: Z20-0009

Owner: Grant Douglas Vestner

Address: 470 Snowsell St N.

Applicant: Grant Douglas Vestner

Subject: Rezoning Application

Existing OCP Designation: S2RES – Single/Two Unit Residential

Existing Zone: RR3 – Rural Residential 3

Proposed Zone: RU6 – Two Dwelling Housing

1.0 Recommendation

THAT Rezoning Application No. Z20-0009 to amend the City of Kelowna Zoning Bylaw no. 8000 by changing the zoning classification of That Part of Lot B Section 9 Township 23 ODYD District Plan 1590 Shown on Plan B7425, located at 470 Snowsell St. N, Kelowna, BC from the RR3 – Rural Residential 3 zone to the RU6 – Two Dwelling 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 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 May 25, 2020.

2.0 Purpose

To rezone the subject property from the RR3 – Rural Residential 3 zone to the RU6 – Two Dwelling Housing zone to facilitate an additional single-family dwelling.

3.0 Development Planning

Development Planning staff support the proposed rezoning from RR3 – Rural Residential 3 zone to RU6 – Two Dwelling Housing zone as the subject property is within the Permanent Growth Boundary and the plans align with the Official Community Plan (OCP) Future Land Designation of S2RES – Single/Two Unit Residential.

The proposal is consistent with the OCP policy related to Compact Urban Form as the proposal would result in modest increase in density and allow for infill development in an existing neighbourhood. The large lot is close to several schools including North Glenmore Elementary School, École Dr. Knox Middle School and UBC Okanagan. It is also close to parks and activity centres such as Millard Glen Park, Still Pond Park, Robert Lake Regional Park and Stephens Coyote Ridge Regional Park.

The proposed second single-family dwelling on the property represents a modest increase in density and the proposal should sensitively integrate with the neighbouring properties.

4.0 Proposal

4.1 Project Description

The proposed rezoning from RR3 to RU6 will facilitate the development of a second single-family dwelling on the subject property. The existing dwelling will be demolished and there will be two new two-storey modern single-family homes constructed. There will be a new drive aisle constructed along the south property line that will give access to the rear dwelling. Both dwellings will have attached garages to meet the minimum parking requirements.

The subject property borders the Agriculture Land Reserve (ALR), so a Farm Development Permit (DP) application will be submitted prior to the issuance of a Building Permit. This Farm DP will take a Landscape Bond for the creation of a Landscape Buffer. The Landscape Buffer will be 3.0m wide and include an opaque barrier on the portion of the property that abuts the ALR land. This will help protect the future occupants from farming-related operations.

4.2 Site Context

The subject property is in the Glenmore – Clifton – Dilworth OCP Sector along Snowsell St. N near the intersection with Glenmore Rd N. It is near transit routes on Glenmore Rd. The surrounding area is primarily zoned RU1 – Large Lot Housing, A1 – Agriculture 1, RR3 – Rural Residential 3 and P2 – Education and Minor Institutional. The surrounding Future Land Use Designations include S2RES – Single/Two Unit Residential and REP – Resource Protection.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1 – Large Lot Housing & A1 – Agriculture 1	Single-Family Dwelling & Active Farm
East	A1 – Agriculture 1	Single-Family Dwelling
South	P2 – Education and Minor Institutional	Retirement Residence
West	P2 – Education and Minor Institutional	Retirement Residence

Subject Property Map: 470 Snowsell St N



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 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 (see Map 5.3) 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.

Chapter 15: Farm Protection DP Guidelines

Guideline 1.3. Establish landscape buffers around residential and non-farm uses within and adjacent to agricultural lands consistent with guidelines provided by Ministry of Agriculture "Guide to Edge Planning."

6.0 Technical Comments

6.1 Development Engineering Department

6.1.1 See attached memorandum dated February 4th, 2020

7.0 Application Chronology

Date of Application Received: February 3rd, 2020

Date Public Consultation Completed: April 27th, 2020

Report prepared by: Tyler Caswell, Planner I

Reviewed by: James Moore, Urban Planning & Development Policy Manager

Approved for Inclusion: Terry Barton, Development Planning Department Manager

Attachments:

Schedule A: Development Engineering Memo

Attachment A: Conceptual Site Plan

Attachment B: Landscape Plan