

# REPORT TO COUNCIL



**Date:** August 10, 2020

**To:** Council

**From:** City Manager

**Department:** Development Planning

**Application:** Z19-0143

**Owner:** Corey Knorr Construction Ltd.,  
Inc. No. BC0380398

**Address:** 595 Mugford Road

**Applicant:** Ryan Knorr

**Subject:** Rezoning Application

**Existing OCP Designation:** S2RES – Single / Two Unit Residential

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

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

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## 1.0 Recommendation

THAT Rezoning Application No. Z19-0143 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 1 Section 26 Township 26 ODYD, Plan 17560, located at 595 Mugford Road, Kelowna, BC from the RU1 – Large Lot Housing zone to the RU2 – Medium Lot Housing zone be considered by Council;

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 August 10, 2020;

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 in conjunction with Council's consideration of a Development Variance Permit for the subject property.

## 2.0 Purpose

To consider an application to rezone the subject property from the RU1 – Large Lot Housing zone to the RU2 – Medium Lot Housing zone to facilitate a future 2-lot subdivision.

### 3.0 Development Planning

Development Planning Staff are recommending support for the proposed rezoning from the RU<sub>1</sub> – Large Lot Housing zone to the RU<sub>2</sub> – Medium Lot Housing zone to facilitate a future 2-lot subdivision as it is consistent with the Official Community Plan (OCP) Future Land Use designation of S<sub>2</sub>RES – Single / Two Unit Residential. The property is located within the Permanent Growth Boundary (PGB), is fully serviced, and is located in close proximity to parks and schools.

The intent of the application is to rezone the property to facilitate a future 2-lot subdivision. The applicant has proposed to keep the existing dwelling and accessory garage located on the eastern most lot identified as Lot B. Should the rezoning application be supported, the applicant would proceed with a subdivision application. Currently, Staff are tracking a variance to lot width in the RU<sub>2</sub> zone, which would come to Council for consideration.

### 4.0 Proposal

#### 4.1 Background

The property as it stands today comprises an existing single-family dwelling with two detached accessory buildings and with existing access off of both Mugford Rd and Merrifield Rd. Should a Rezoning application be supported and the applicant move forward with a 2-lot subdivision application, the applicant will be required to remove the existing driveway access on Mugford Rd at the northeast site corner and formalize the other existing access located off of Merrifield Rd to be consistent with the site access provisions in City of Kelowna Subdivision, Development & Servicing Bylaw No. 7900.

#### 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 Rutland City Sector at the intersection of Mugford and Merrifield roads and just west of Mugford Park. The surrounding neighbourhood is largely comprised of single-family properties predominantly zoned RU<sub>1</sub> – Large Lot Housing with some RU<sub>2</sub> – Medium Lot Housing and RU<sub>6</sub> – Two Dwelling Housing zoned sites. Other surrounding zones include P<sub>3</sub> – Parks and Open Space, A<sub>1</sub> – Agriculture 1 and RU<sub>4</sub> – Low Density Cluster Housing. Surrounding Future Land Use designations include predominantly S<sub>2</sub>RES – Single / Two Unit Residential with some MRL – Multiple Unit Residential (Low Density), PARK – Major Park / Open Space (Public), REP – Resource Protection Area and EDINST – Educational / Major Institutional. The subject property has a walk score of 31 meaning most errands require a vehicle.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU <sub>1</sub> – Large Lot Housing	Single Dwelling Housing
East	RU <sub>1</sub> – Large Lot Housing	Single Dwelling Housing
South	RU <sub>2</sub> – Medium Lot Housing	Single Dwelling Housing
West	RU <sub>1</sub> – Large Lot Housing	Single Dwelling Housing

**Subject Property Map: 595 Mugford 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 (see Map 5.3) in particular and existing areas as per the provisions of the Generalized Future Land Use Map 4.1.

Chapter 5: Development Process

*Objective 5.22 Ensure context sensitive housing development.*

*Policy .6 Sensitive Infill.* Encourage new development or re-development 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 attached memorandum dated January 15, 2020.

## **7.0 Application Chronology**

Date of Application Received: December 19, 2019

Date Public Consultation Completed: June 30, 2020

**Report prepared by:** Andrew Ferguson, Planner II

**Reviewed by:** James Moore, Acting 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