

REPORT TO COUNCIL



Date: September 14th, 2020

To: Council

From: City Manager

Department: Development Planning

Application: Z20-0017

Owner: 1232798 BC Ltd., Inc No.
BC1232798

Address: 4633 Frederick Road

Applicant: Owen Brown

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. Z20-0017 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot A District Lot 580A SDYD Plan 38083, located at 4633 Frederick Road, Kelowna, BC from the RU1 – Large Lot Housing zone to the RU2 – Medium Lot 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 14th, 2020;

AND FURTHER 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 2-lot subdivision.

3.0 Development Planning

Development Planning staff support the proposal to rezone the subject property to the RU2 – Medium Lot Housing zone to facilitate a 2-lot subdivision. The subject property has a Future Land Use Designation of S2RES – Single/Two Unit Residential and is within the City’s Permanent Growth Boundary. As such, the proposed zone is consistent with the Official Community Plan’s (OCP) objectives. 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. Staff anticipate that the proposed zone and lots will fit within the character of the neighbourhood.

4.0 Proposal

4.1 Project Description

The proposed rezoning from RU1 – Large Lot Housing to RU2 – Medium Lot Housing zone is to facilitate a 2-lot subdivision. The existing dwelling will remain and will be able to meet all required setbacks of the new lot. Both of the two lots meet the minimum dimensions of the RU2 zone, and no variances are required.

4.2 Site Context

The property is located in the North Mission – Crawford OCP Sector and is within the Permanent Growth Boundary (PGB). The surrounding area is primarily RU1 – Large Lot Housing, RU1C – Large Lot Housing with Carriage House, RU2 – Medium Lot Housing and RU6 – Two Dwelling Housing. The surrounding Future Land use is primarily S2RES – Single/Two Unit Residential and PARK.

Specifically, adjacent land uses are as follows:

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

Subject Property Map: 4633 Frederick Road



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 neighbourhood with respect to building design, height and siting.

6.0 Technical Comments

6.1 Development Engineering Department

6.1.1 See Schedule A

7.0 Application Chronology

Date of Application Received: February 14th, 2020

Date Public Consultation Completed: March 24th, 2020

Report prepared by: Tyler Caswell, Planner I

Reviewed by: Ryan Smith, Divisional Director, Planning & Development Services

Attachments:

Schedule A: Development Engineering Memo

Attachment A: Conceptual Drawing Package