

REPORT TO COUNCIL



Date: November 16, 2020

To: Council

From: City Manager

Department: Development Planning

Application: Z20-0028

Owner: Janis Wiens

Address: 1295 Rodondo Pl

Applicant: Alfred Wiens

Subject: Rezoning Application

Existing OCP Designation: S2RES – Single/ Two Unit Residential
PARK – Major Park / Open Space (public)

Existing Zone: RR1 – Rural Residential 1

Proposed Zone: RU1 – Large Lot Housing
P3 – Parks and Open Space

1.0 Recommendation

THAT Rezoning Application No. Z20-0028 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 2, Section 6, Township 23, Osoyoos Division Yale District Plan 29771, located at 1295 Rodondo Place, Kelowna, BC from the RR1- Rural Residential 1 zone to the RU1- Large Lot Housing zone and P3- Parks and Open Space zone as shown on Map "A" attached to the Report from the Development Planning Department dated November 16, 2020, 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 November 16, 2020;

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

2.0 Purpose

To consider an application to rezone the subject property from the RR1- Rural Residential 1 zone to the RU1- Large Lot Housing zone and P3- Parks and Open Space zone to facilitate a 2-lot subdivision.

3.0 Development Planning

Development Planning staff support the proposed rezoning application. The proposed rezoning will allow for a future two lot subdivision. The existing residence will be isolated on proposed lot B and a new single-family dwelling can be accommodated on proposed lot A. The proposal is well aligned with the Future Land Use Designation of S2Res- Single/Two Dwelling Housing and is located within the City's Permanent Growth Boundary (PGB). The proposed lots are 861 m² and 1,380 m² which meets the minimum lot size, width and length for the RU1 zone.

There is a small section of the SE Corner of the property that has the Official Community Plan Future Land Use Designation of PARK – Major Park / Open Space (Public). The City is asking for this section to be dedicated to the City, as the existing trail is within the riparian area of Blair Pond and the trail needs to be safely setback from the water's edge and widened to allow for better pedestrian/cycling access. This trail is identified on Official Community Plan Map 5.9 - Linear Park Trails. Objective 5.14 – Policy .2 permits the City to ask for up to 10-metre width for linear trails at Rezoning or Subdivision. If approved, the new lots being adjacent to Blair Pond Park will be required to install a 1.2m height, black vinyl chain link fence 150mm inside private property line. Both lots are permitted to include a one-person gate, no larger than 1-metre width to access the park.

4.0 Proposal

4.1 Project Description

The proposed rezoning from RR1 – Rural Residential 1 to RU1 – Large Lot Housing 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 will meet the minimum dimensions of the RU1 zone, and no variances are required.

4.2 Site Context

The subject property is located in the Glenmore-Clifton OCP Sector and is within the Permanent Growth Boundary. The surrounding area is primarily zoned RR1 – Rural Residential 1 and RU1 – Large Lot 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-dwelling Housing
East	P3- Parks and Open Space	Public Parks
South	P3- Parks and Open Space	Public Parks
West	RR1- Rural Residential Zone	Single-dwelling Housing

Subject Property Map:



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Chapter 5: Development Process

Objective 5.2 Develop sustainably.

Policy .5 Integrated Land Use. Integrate land use approaches wherever possible to improve opportunities for biodiversity, ecosystem, connectivity, recreation, agriculture and local food production, while reducing conflicts.

Objective 5.14 Provide parks for a diversity of people and a variety of uses

Policy .2 Dedication of Linear Parks. At subdivision and rezoning for all development types secure a minimum 10-metre wide linear corridor for public access as included in Table 5.1 Linear Park – Public Access and/or shown on Map 5.9 – Linear Corridors / Paths. The 10-metre wide corridor may be in addition to, and outside, any riparian management area requirements imposed through the Environmental Development Permit (see Chapter 12) requirements of the OCP. On the private property side of the public access corridor, the City may, as necessary, consider stipulating additional “no disturb” zones. Lot line adjustments or other subdivision applications not resulting in the creation of new lots suitable for the construction of buildings permitted under the applicable zoning will be considered exempt from this policy. Linear trail corridors can have the following tenure which will be determined by staff at time of subdivision or rezoning:

- Titled property in the name of the city as park, protected area, or
- Road reserve right of way; or
- Statutory right of way.

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.o Application Chronology

Date of Application Received: March 9, 2020

Date Public Consultation Completed: August 26, 2020

Report prepared by: Tyler Caswell, Planner I

Reviewed by: Jocelyn Black, Urban Planning Manager

Approved for Inclusion: Terry Barton, Development Planning Department Manager

Attachments:

Schedule A: Development Engineering Memo

Attachment A: Map "A"

Attachment B: Site Plan