

# REPORT TO COUNCIL



**Date:** February 1, 2021

**To:** Council

**From:** City Manager

**Department:** Development Planning

**Application:** Z20-0087

**Owner:** Balraj Singh Sidhu &  
Gurinderjeet Kaur Sidhu

**Address:** 1788 Joe Riche Road

**Applicant:** NAI Commercial Okanagan Ltd,  
Tony Parmar

**Subject:** Rezoning Application

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

**Existing Zone:** A1 – Agriculture 1

**Proposed Zone:** RU6 – Two Dwelling Housing

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## 1.0 Recommendation

THAT Rezoning Application No. Z20-0087 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 165 Section 18 Township 27 Osoyoos Division Yale District Plan 24361 Except Plan KAP46606, located at 1788 Joe Riche Road, Kelowna, BC from the A1 – Agriculture 1 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 THAT final adoption of the Rezoning Bylaw be considered subsequent to the outstanding conditions of approval a set out in Schedule "A" attached to the Report from the Development Planning Department dated February 1, 2021;

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

AND FURTHER THAT final adoption of the Rezoning Bylaw be considered subsequent to the approval of the Ministry of Transportation and Infrastructure.

## 2.0 Purpose

To consider an application to rezone the subject property from the A1 – Agriculture 1 zone to the RU6 – Two Dwelling Housing zone to facilitate a 2-lot subdivision, and to waive the Public Hearing.

## 3.0 Development Planning

Development Planning Staff support the rezoning application to facilitate a 2-lot subdivision. The RU6 – Two Dwelling Housing zone meets the form and density objectives of the Official Community Plan (OCP) S2RES – Single / Two Unit Residential designation, and as such, the application is in compliance with the designated Future Land Use for the property. In addition, the OCP urban infill policies support the densification of urban residential neighbourhoods where infrastructure already exists, and through sensitive development including the use of smaller lots. The subject property is fully serviced and meets the minimum lot width and area for two RU6 – Two Dwelling Housing zoned lots.

The applicant has confirmed the completion of neighbourhood notification in accordance with Council Policy No. 367.

## 4.0 Proposal

### 4.1 Project Description

The subject property is located on and has access from Joe Riche Road. The property is located adjacent to Hwy 33 East and where Joe Riche Road terminates. The applicant is proposing to rezone to the RU6 – Two Dwelling Housing zone to facilitate a 2-lot subdivision. The existing single-family dwelling is proposed to be demolished upon rezoning approval. Proposed Lot A meets the width requirements for single detached housing, and proposed Lot B meets the width requirements for two dwelling housing, each lot is proposed to have separate access off Joe Riche Road. Both lots meet the minimum dimensions of the RU6 zone, and no variances are required.

### 4.2 Site Context

The property is in the Belgo – Black Mountain OCP sector and is within the Permanent Growth Boundary (PGB). The surrounding area is primarily A1 – Agriculture 1 and RU1 – Large Lot Housing, with some Commercial, Multi-Family and Public and Institutional zoned properties. The surrounding Future Land use is primarily S2RES – Single/Two Unit Residential, Commercial, Park, Educational / Major Institutional and Multiple Unit Residential (Low Density).

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	A1 – Agriculture 1	Single Dwelling Housing
East	A1 – Agriculture 1	Single Dwelling Housing
South	C10 – Service Commercial	Gas Station
West	A1 – Agriculture 1	Single Dwelling Housing

**Subject Property Map: 1788 Joe Riche 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 5.3.2 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.

**6.0 Technical Comments**

**6.1 Development Engineering Department**

See Schedule "A": Development Engineering Memorandum

**7.0 Application Chronology**

Date of Application Received: September 16, 2020  
Date Public Consultation Completed: October 20, 2020

**Report prepared by:** Bronwyn Wydeman, Planner I

**Reviewed by:** Jocelyn Black, Urban Planning Manager

**Approved for Inclusion:** Terry Barton, Development Planning Department Manager

**Attachments:**

Schedule A: Development Engineering Memorandum

Attachment A: Conceptual Site Plan