

REPORT TO COUNCIL



Date: February 1, 2021

To: Council

From: City Manager

Department: Development Planning

Application: Z20-0092

Owner: Ravdeep S. Tiwana & Kulwinder K. Khatra

Address: 387 Moubray Road

Applicant: Ravdeep Tiwana

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. Z20-0092 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 13 Section 32 Township 26 ODYD Plan 14234, located at 387 Moubray Road, Kelowna, BC from the RU1 – Large Lot Housing zone to the RU2 – Medium Lot 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 February 1, 2021.

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, and to waive the Public Hearing.

3.0 Development Planning

Development Planning supports the proposal to rezone the subject property to the RU2 – Medium Lot Housing zone to facilitate a 2-lot subdivision.

The property is in an area of the city where existing infrastructure is able to accommodate a modest amount of infill development in line with the RU2 – Medium Lot Housing zone. Accordingly, the lot has a future land use designation of S2RES – Single / Two Unit Residential in the Official Community Plan (OCP) which does support the RU2 zone. This being the case, the rezoning is consistent with the OCP goal of incrementally increasing residential densities in existing neighbourhoods.

In addition, there are numerous properties in the area that have already been rezoned to RU2 and that have similar lot dimensions to the 2 proposed lots. As such, the proposed zone and lots should fit in with the context of the neighbourhood.

4.0 Proposal

4.1 Project Description

The applicant proposes to rezone the subject lot to RU2 – Medium Lot Housing to allow for a 2-lot subdivision. The two proposed lots each meet the minimum lot dimensions of the RU2 zone. Specifically, regards to lot width, the two proposed lots are 13.7m wide, while the minimum lot width for the RU2 zone is 13m.

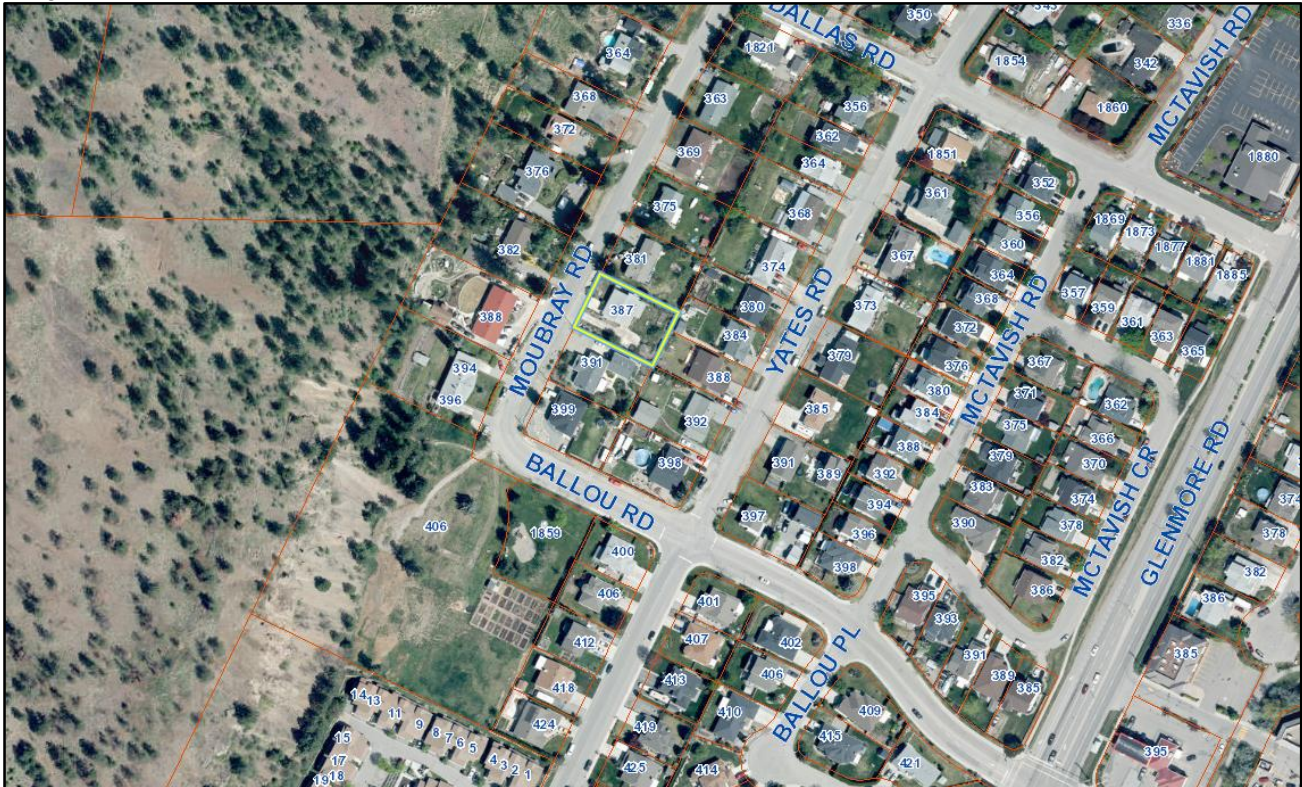
4.2 Site Context

The property is located in the Glenmore City Sector and the nearest major intersection is Glenmore Rd. and Kane Rd. The lot is approximately a 5-minute walk from the neighbourhood commercial node on Kane Rd. east of Glenmore Rd. and is less than a 5-minute walk to Glenmore Rd., considered to be a Transit Supportive Corridor. The property is also nearby Watson Road Elementary School.

Specifically, adjacent land uses are as follows:

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

Subject Property Map: 387 Moubray Rd.



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 400m 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.

6.0 Technical Comments

6.1 Development Engineering Department

- See Schedule A

7.0 Application Chronology

Date of Application Received: October 22, 2020
Date Public Consultation Completed: November 23, 2020

Report prepared by: A.D. Thibeault, Planner II
Reviewed by: Jocelyn Black, Urban Planning Manager
Approved for Inclusion: Terry Barton, Development Planning Department Manager

Attachments:

Schedule A: Development Engineering Memo
Attachment A: Conceptual Drawing Package