

REPORT TO COUNCIL



Date: May 17th, 2021

To: Council

From: City Manager

Department: Development Planning

Application: Z21-0012

Owner: Subhash C. Bajaj & Kamlesh R. Bajaj

Address: 156 Snowsell St N

Applicant: Suresh Kumar Khurana

Subject: Rezoning Application

Existing OCP Designation: S2RES – Single/Two Unit Residential

Existing Zone: RR3 – Rural Residential 3

Proposed Zone: RU2 – Medium Lot Housing

1.0 Recommendation

THAT Rezoning Application No. Z21-0012 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 9 Section 4 Township 23 ODYD Plan 10855, located at 156 Snowsell Street North, Kelowna, BC from the RR3 – Rural Residential 3 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 THAT final adoption of the Rezoning Application 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 May 17th, 2021;

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

AND FURTHER THAT final adoption of the Rezoning Application be considered in conjunction with Council's consideration of a Development Variance Permit for the subject property.

2.0 Purpose

To rezone the subject property from the RR3 – Rural Residential 3 zone to the RU2 – Medium Lot Housing zone to facilitate a two-lot subdivision, and to waive the Public Hearing.

3.0 Development Planning

Staff support the proposal to rezone the subject property from RR3 – Rural Residential 3 to RU2 – Medium Lot Housing 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 and the RU2 – Medium Lot Housing zone is congruous with the surrounding neighbourhood.

4.0 Proposal

4.1 Project Description

The proposed rezoning from RR3 – Rural Residential 3 to RU2 – Medium Lot Housing to facilitate a 2-lot subdivision. The subject property has the 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. To finalize the subdivision, a Development Variance Permit is required for the lot depth from 30.0m required to 27.22m proposed. If successful, the existing home will remain, and a single-family home can be constructed on the new lot.

4.2 Site Context

The property is located in the Glenmore – Clifton – Dilworth OCP Sector and is within the Permanent Growth Boundary (PGB). The surrounding area is primarily a mix of RR3 – Rural Residential 3, RU2 – Medium Lot Housing and P2 – Education and Minor Institutional.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RR3 – Rural Residential 3	Single-Family Dwelling
East	P2 – Education and Minor Institutional	North Glenmore Elementary School
South	RR3 – Rural Residential 3	Single-Family Dwelling
West	RR3 – Rural Residential 3	Single-Family Dwelling

Subject Property Map: 156 Snowsell St N



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Chapter 1: Introduction

Goals for a Sustainable Future:

Contain Urban Growth – Reduce greenfield urban sprawl and focus growth in compact, connected, and mixed-use (residential and commercial) urban and village centres.

Chapter 5: Development Process

Objective 5.3 Focus development to designated growth areas

Policy .1 Permanent Growth Boundary. Establish a Permanent Growth Boundary as identified on Map 4.1 and Map 5.2. The City of Kelowna will support development of properties outside the PGB for more intensive use only to the extent permitted as per the OCP Future Land Use designations in place as of initial adoption of OCP Bylaw 10500, except for Agri-Business designated sites or as per Council's specific amendment of this policy. The PGB may be reviewed as part of the next major OCP update.

6.0 Technical Comments

6.1 Development Engineering Department

6.1.1 Attached Development Engineering Memorandum dated May 17th, 2021

7.0 Application Chronology

Date of Application Received: February 13th, 2021

Date Public Consultation Completed: April 22nd, 2021

Report prepared by: Tyler Caswell, Planner I

Reviewed by: Dean Strachan, Community Planning & Development Manager

Reviewed by: Terry Barton, Development Planning Department Manager

Approved for Inclusion: Ryan Smith, Divisional Director, Planning & Development Services

Attachments:

Schedule A: Development Engineering Memo

Attachment A: Conceptual Drawing Package