

REPORT TO COUNCIL



Date: June 14, 2021

To: Council

From: City Manager

Department: Development Planning

Application: Z21-0029

Owner: 1244855 BC Ltd.

Address: 1818 Crosby Road

Applicant: NAI Commercial Okanagan Ltd.
- Tony Parmar

Subject: Rezoning Application

Existing OCP Designation: S2RES – Single/Two Unit Residential

Existing Zone: RU2 – Medium Lot Housing

Proposed Zone: RU6 – Two Dwelling Housing

1.0 Recommendation

THAT Rezoning Application No. Z21-0029 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot C Section 5 Township 23 ODYD Plan EPP104080, located at 1818 Crosby Road, Kelowna, BC from the RU2 – Medium Lot Housing 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.

2.0 Purpose

To rezone the subject property from the RU2 – Medium Lot Housing zone to the RU6 – Two Dwelling Housing zone to facilitate the construction of a second single-family dwelling, and to waive the Public Hearing.

3.0 Development Planning

Staff support the proposed rezoning from the RU2- Medium Lot Housing to RU6- Two Dwelling Housing, as the subject property is within the Permanent Growth Boundary (PGB) and the plans align with the Official Community Plan (OCP) Future Land Use Designation of S2RES – Single/Two Unit Residential.

The proposal is consistent with the OCP as it relates to sensitive infill. The OCP encourages sensitive infill development in the existing neighbourhood close to amenities that limits the impacts on the overall

neighbourhood character, which this proposal accomplishes. There are several amenities in the area including Knox Mountain Park, Glenmore Road Recreational Corridor and Dr. Knox Middle School.

4.0 Proposal

4.1 Project Description

The proposed rezoning from RU2 to RU6 will facilitate the development of two single-family homes on the subject property. The subject property is currently vacant and was part of a recent three-lot subdivision (20-0007-01), and it is the only property of the three, large enough to have two dwellings. The subject property is 1077m² in size well above the required minimum for 700m². The two homes will have to meet all the required setbacks of the RU6 zone. Access to proposed future development can be accommodated from Ranch Hill Ct and Crosby Rd and will be addressed at time of building permit.

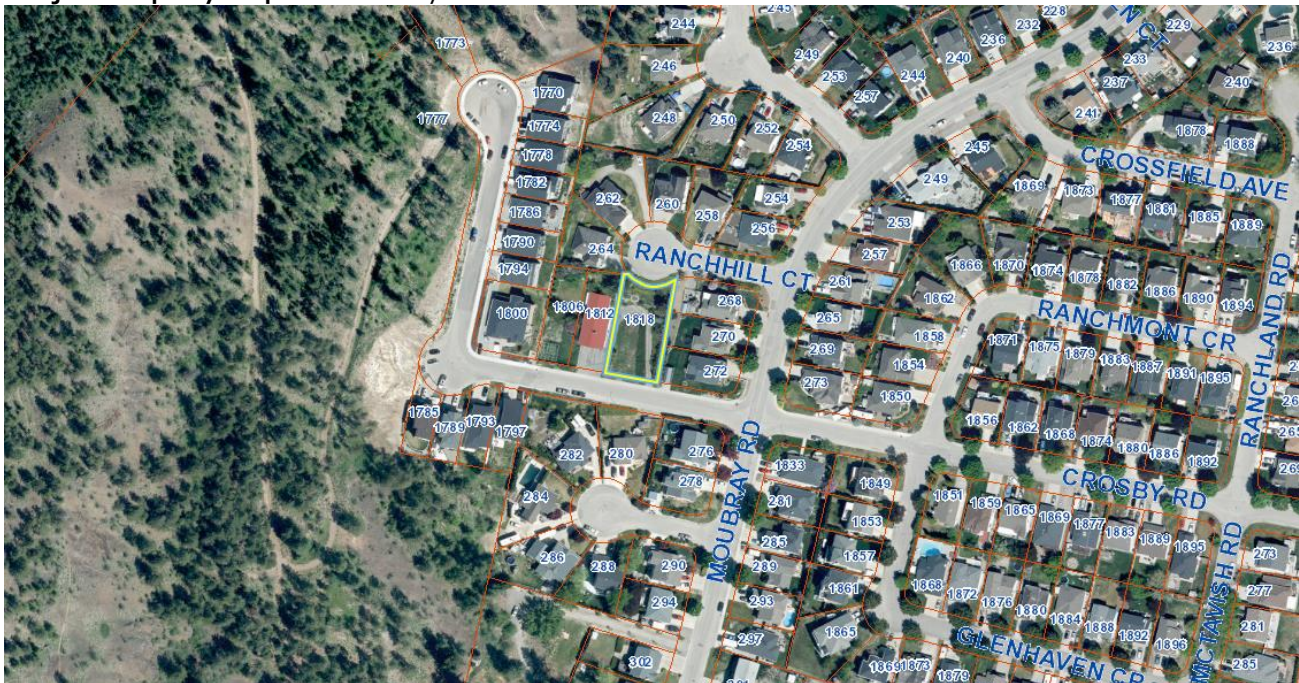
4.2 Site Context

The subject property is in the Glenmore – Clifton – Dilworth OCP Sector and is located on Crosby Road, near the intersection with Moubray Road. The surrounding area is primarily zoned RU2 – Medium Lot Housing and the Future Land Use Designation of the area is S2RES – Single/Two Unit Residential.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU2 – Medium Lot Housing	Single-Family Home
East	RU2 – Medium Lot Housing	Single-Family Home
South	RU2 – Medium Lot Housing	Single-Family Home
West	RU2 – Medium Lot Housing	Single-Family Home

Subject Property Map: 1818 Crosby 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 .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

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 Application Chronology

Date of Application Accepted: April 13th, 2021

Date Public Consultation Completed: May 6th, 2021

Report prepared by: Tyler Caswell, Planner I

Reviewed by: Jocelyn Black, Urban Planning Manager

Reviewed by: Terry Barton, Development Planning Department Manager

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

Attachments:

Attachment A: Site Plan