

REPORT TO COUNCIL



Date: July 26, 2021

To: Council

From: City Manager

Department: Development Planning Department

Application: Z20-0103

Owner: 1033095 B.C. LTD.

Address: 494 Trumpeter Road

Applicant: Blue Vision Design Inc

Subject: Rezoning Application

Existing OCP Designation: S2RESH – Single / Two Unit Residential - Hillside

Existing Zone: RR2c – Rural Residential 2 with Carriage House

Proposed Zone: RU1h – Large Lot Housing (Hillside Area)

1.0 Recommendation

That Rezoning Application No. Z20-0103 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 2 Section 24 Township 28 SDYD Plan KAP90635, located at 494 Trumpeter Road, Kelowna, BC from the RR2c – Rural Residential 2 with Carriage House zone to the RU1h – Large Lot Housing (Hillside Area) 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 issuance of a Preliminary Layout Review Letter by the Approving Officer.

2.0 Purpose

To rezone the subject property from the RR2c – Rural Residential 2 with Carriage House zone to the RU1h- Large Lot Housing (Hillside Area) zone to facilitate a 2-lot subdivision, and to waive the public hearing.

3.0 Development Planning

Staff support the proposal to rezone the subject property to RU1h – Large Lot Housing (Hillside Area) to facilitate a 2-lot subdivision. The subject property has a Future Land Use Designation of S2RESH – Single/Two Unit Residential – Hillside and is within the City's Permanent Growth Boundary. In addition, Section 13.1 of the Zoning Bylaw defines the purpose of RU1H zoning as "to provide a zone for single

detached housing, and compatible secondary uses, on larger serviced urban lots”. 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. Chapter 4 of the Official Community Plan states that the Future Land Use designation of S2RESH “applies to suburban hillside areas where slopes are over 20%. Subdivisions on hillsides over 20% slope will be required to rezone to a hillside zone.” As this property is located within the Permanent Growth Boundary, is serviced, and has the Future Land Use of S2ResH, staff anticipate the proposed zone will fit the form and topography of the neighbourhood.

4.0 Proposal

4.1 Project Description

The proposed rezoning is to change the current RR2c – Rural Residential 2 with Carriage House zoning to the RU1h- Large Lot Housing (Hillside Area) zoning to facilitate a 2-lot subdivision. The subject property is currently vacant, see “Attachment A” for the proposed building footprints for both lots. Due to the topography of the property and a “no build” covenant area, single family dwellings are proposed to be located at the south side of the property with shared access off Trumpeter Road located on the south-west corner of proposed Lot A.

4.2 Site Context

The subject property is in the Southwest Mission OCP sector and is within the Permanent Growth Boundary. The property is on the corner of Upper Mission Drive and Trumpeter Road and the surrounding area is characterized by hillside urban and rural residential properties, park land, and agricultural land.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RR2c- Rural Residential 2 with Carriage House	Single Family Dwelling
East	RR2c- Rural Residential 2 with Carriage House	Single Family Dwelling
South	RR3 – Rural Residential 3	Single Family Dwelling
West	RU1h – Large Lot Housing (Hillside)	Single Family Dwelling
	RR3c - Rural Residential 3 with Carriage House	Single Family Dwelling

Subject Property Map: 494 Trumpeter Road



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Chapter 5: Development Process

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

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 outsid the PGB for more intensive use only to th 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 Application Chronology

Date of Application Received: November 13, 2020

Date Public Consultation Completed: December 09, 2020

Report prepared by: Bronwyn Wydeman, Planner I
Reviewed by: Dean Strachan, Community Planning & Development Manager
Approved for Inclusion: Terry Barton, Development Planning Department Manager

Attachments

Attachment A: Proposed Site Plan