

REPORT TO COUNCIL



Date: August 23rd, 2021

To: Council

From: City Manager

Department: Development Planning

Application: Z21-0026 **Owner:** Vision Excavating Ltd., Inc.No. BC0707315

Address: 472 Knowles Road **Applicant:** Cannan Consulting Corp.

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. Z21-0026 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot A District Lot 167 ODYD Plan 9341 Except Plans 13481 and 19834, located at 472 Knowles Road, Kelowna, BC from the RU1 – Large Lot Housing zone to the RU2 – Medium Lot Housing zone, be considered by Council;

AND THAT the Rezoning Bylaw be forwarded to a Public Hearing for further consideration;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the outstanding condition of approvals as set out in Schedule "A" attached to the Report from the Development Planning Department dated August 23rd, 2021;

AND THAT final adoption the Rezoning Bylaw be considered subsequent to a Section 219 Covenant being registered on the property limiting the site coverage and future building heights;

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 RU1 – Large Lot Housing to the RU2 – Medium Lot Housing to facilitate a 3-lot subdivision.

3.0 Development Planning

Staff support the proposed rezoning to the RU2 – Medium Lot Housing zone to facilitate a 3-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 (PGB). The proposed zone is consistent with the Official Community Plan’s (OCP) objective of incrementally increasing residential densities in existing neighbourhoods. In addition, each of the proposed lots meet the dimension of the RU2 zone. There are also multiple properties in the vicinity that are zoned RU2. Following the previous application, Staff believe the applicant has revised their plans in a constructive way to be better integrated into the neighbourhood.

4.0 Proposal

4.1 Background

A previous Rezoning (Z20-0029) application was submitted to the City of Kelowna for the subject property in 2020. The proposal was to rezone to the RU2 – Medium Lot Housing zone, which would have facilitated a 3-lot subdivision. The application received first reading, but Council decided to defeat the bylaw at Public Hearing on July 14th, 2020. The property has since been sold and the new owner has submitted another Rezoning application.

4.2 Project Description

The applicant is proposing to rezone the subject property to the RU2 – Medium Lot Housing zone to facilitate a 3-lot subdivision. All proposed lots will meet the minimum dimensions of the RU2 zone.

Since the last application was unsuccessful the applicant has added several items and updates to the proposal, which they believe will address several of the neighbourhood’s concerns. This includes placing a Section 219 covenant on the subject properties that will limit the site coverage to 37%, as well as limiting the building heights to 8.5m (from 9.5m). The covenant will be a condition of the zoning and will be required to be placed on Title prior to final adoption of the zone. The applicant has also provided a Landscape Plan and Landscape Estimate, which will be bonded for and will be a condition of the subdivision approvals. Finally, the applicant has provided conceptual renderings where they believe the homes will be a craftsman/farmhouse style, which will be better integrated into the neighbourhood. The applicant believes these changes will help address many of the neighbourhoods concerns that were brought up at the previous Public Hearing.

4.3 Site Context

The property is located in the North Mission – Crawford OCP Sector and is within the Permanent Growth Boundary (PGB). The lot is in close proximity to Anne McClymont Elementary School and the Lakeshore Road Recreation Corridor to the East, and Eldorado Beach Access to the West. The commercial node at Collett Road, Okanagan Mission Community Hall, and Okanagan Mission Secondary School area also nearby in the neighbourhood.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU6 – Two Dwelling Housing	Semi-Detached Housing
East	RU1 – Large Lot Housing	Single-Family Dwelling
South	RU1 – Large Lot Housing	Single-Family Dwelling
West	RU1 – Large Lot Housing	Single-Family Dwelling

Subject Property Map: 472 Knowles 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 character of the neighbourhood with respect to building design, height and siting.

6.0 Technical Comments

6.1 Development Engineering Department

6.1.1 Attached Development Engineering Memo dated August 23rd, 2021.

7.0 Application Chronology

Date of Application Received: March 30th, 2021

Date Public Consultation Completed: April 3rd, 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 Renderings

Attachment B: Site Plan

Attachment C: Landscape Plan