

# REPORT TO COUNCIL



**Date:** November 1st, 2021

**To:** Council

**From:** City Manager

**Department:** Development Planning

**Application:** Z21-0075

**Owner:** Kevan Kruger & Cary Dawn Kruger

**Address:** 639 Bonjou Road

**Applicant:** Kevan & Cary Kruger

**Subject:** Rezoning Application

**Existing OCP Designation:** S2RES – Single/Two Unit Residential

**Existing Zone:** RU1 – Large Lot Housing

**Proposed Zone:** RU2 – Medium Lot Housing

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## 1.0 Recommendation

THAT Rezoning Application No. Z21-0075 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 8 District Lot 357 SDYD Plan 18280, located at 639 Bonjou 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 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 zone to the RU2 – Medium Lot Housing 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 from RU1 – Large Lot Housing 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. In addition, both lots meet the minimum dimensions of the RU2 zone.

#### 4.0 Proposal

##### 4.1 Project Description

The proposed rezoning application from RU1 – Large Lot Housing to RU2 – Medium Lot Housing is to facilitate a 2-lot subdivision. The existing dwelling will remain, and the new home is anticipated to meet all the requirements of the new zone, so no variances are anticipated.

##### 4.2 Site Context

The property is in the North Mission – Crawford OCP Sector and is within the Permanent Growth Boundary (PGB). The surrounding area is primarily zoned RU1 – Large Lot Housing, RU2 – Medium Lot Housing and RU6 – Two Dwelling Housing.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1 – Large Lot Housing	Single-Family Dwelling
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: 639 Bonjou Road**



#### 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 Development Engineering Department Memo attached dated November 1<sup>st</sup>, 2021

## 7.0 **Application Chronology**

Date of Application Received: July 30<sup>th</sup>, 2021  
Date Public Consultation Completed: September 7<sup>th</sup>, 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:**

Attachment A: Proposed Subdivision