

REPORT TO COUNCIL



Date: November 1, 2021

To: Council

From: City Manager

Department: Development Planning

Application: Z21-0044

Owner: Rolan L Facette and Karen M Facette

Address: 3090 Holland Road

Applicant: Urban Options Planning Corp.

Subject: Rezoning Application

Existing OCP Designation: S2RES – Single / Two Unit Residential

Existing Zone: RU1 – Large Lot Housing

Proposed Zone: RU6 – Two Dwelling Housing

1.0 Recommendation

THAT Rezoning Application No. Z21-0044 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 3 District Lot 131 ODYD Plan 10710 Except Plan H16127, located at 3090 Holland Road, Kelowna, BC from the RU1 – Large 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;

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

AND FURTHER THAT final adoption of the Rezoning Bylaw 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 RU1 – Large Lot Housing to the RU6 – Two Dwelling Housing 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 RU1 – Large Lot Housing to RU6 – Medium Dwelling 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 RU6 – Two Dwelling Housing zone is congruous with the surrounding neighbourhood.

4.0 Proposal

4.1 Project Description

The proposed rezoning from the RU1 – Large Lot Housing to the RU6 – Two Dwelling Housing would facilitate a two-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 rear yard setback from the required 7.5m to 4.8m

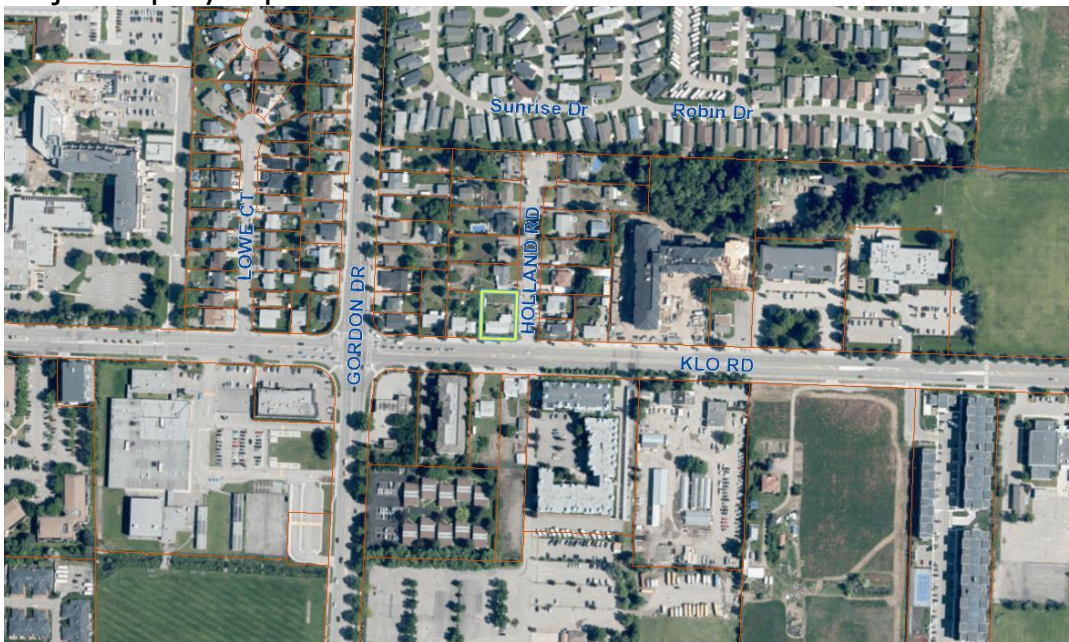
4.2 Site Context

The property is located in the South Pandosy OCP Sector and is within the Permanent Growth Boundary (PGB). The surrounding area is primarily a mix of RU1 – Large Lot Housing, RM1 – Four Dwelling Housing RM4– Medium Lot Housing and A1 – Agriculture 1.

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	A1 – Agriculture 1	Agriculture
West	RU1- Large Lot Housing	Single Family Dwelling

Subject Property Map:



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 March 14, 2021

7.0 **Application Chronology**

Date of Application Received: April 6, 2021

Date Public Consultation Completed: May 3, 2021

Report prepared by: Graham Allison, Planner 1

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: Conceptual Drawing Package

Attachment B: Applicant's Rationale