

REPORT TO COUNCIL



Date: November 8th, 2021

To: Council

From: City Manager

Department: Development Planning Department

Application: Z21-0021

Owner: Christopher John Thomson and
Nicole Dawn Wilson

Address: 763 Barnaby Road

Applicant: Chris Thomson

Subject: Rezoning Application

Existing OCP Designation: S2RES – Single/Two Unit Residential

Existing Zone: RR2 – Rural Residential 2

Proposed Zone: RU6 – Two Dwelling Housing

1.0 Recommendation

THAT Rezoning Application No. Z21-0021 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot C District Lot 357 SDYD Plan 24757, located at 763 Barnaby Road, Kelowna, BC from the RR2 – Rural Residential 2 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 Application be considered subsequent to the outstanding conditions of approval as set out in Schedule "A" attached to the Report for the Development Planning Department dated November 8th, 2021;

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

2.0 Purpose

To rezone the subject property from the RR2 – Rural Residential 2 zone to the RU6 – Two Dwelling 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 RR2 – Rural Residential 2 to the RU6 – Two Dwelling Housing zone. 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 RU6 zone.

4.0 Proposal

4.1 Background

The subject property had a legal non-conforming duplex on the property that was built in 1974 (BP2774). This dwelling was decommissioned in 2017 to allow for the construction of a single-family dwelling at the rear of the property. The owner has operated a small section of the original building as a home-based business, but the structure remains uninhabited.

4.2 Project Description

The proposed rezoning from RR2 – Rural Residential 2 to RU6 – Two Dwelling Housing is to facilitate a 2-lot subdivision. Both buildings will remain on the property, and all structures are anticipated to meet all the requirements of the new zone, so no variances are anticipated. The proposal will allow for a panhandle subdivision and allow for the recommissioning of the former duplex.

4.3 Site Context

The property is located in the Southwest Mission OCP Sector and is within the Permanent Growth Boundary (PGB). The surrounding area entirely has a Future Land Use Designation of S2RES – Single/Two Unit Residential and the area is primarily zoned RR1 – Rural Residential 1, RR2 – Rural Residential 2, RR3 – Rural Residential 3, RU1c – Large Lot Housing with Carriage House, RU5 – Bare Land Strata Housing and RU6 – Two Dwelling Housing.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RR3 – Rural Residential 3	Single-Family Dwelling
East	RU6 – Two Dwelling Housing & RU1C – Large Lot Housing with Carriage House	Semi-Detached Housing, Single-Family Dwelling and Carriage House
South	RU5 – Bare Land Strata Housing & RU1 – Large Lot Housing	Single-Family Dwelling(s)
West	RU6 – Two Dwelling Housing	Single-Family Dwelling

Subject Property Map: 763 Barnaby 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 Memo attached dated October 25th, 2021

7.0 Application Chronology

Date of Application Received: March 18th, 2021
Date Public Consultation Completed: October 21st, 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: Proposed Site Plan