

# REPORT TO COUNCIL



**Date:** November 15<sup>th</sup>, 2021

**To:** Council

**From:** City Manager

**Department:** Development Planning

**Application:** Z21-0084

**Owner:** Paul Benjamin Neufeld,  
Meghan Mary Neufeld and  
Pillar West Developments Inc.,  
Inc.no. BC1066488

**Address:** 442 Eldorado Rd

**Applicant:** Urban Options Planning Corp.

**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. Z21-0084 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 6 District Lot 167 ODYD Plan 10989, located at 442 Eldorado 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 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 from the Development Planning Department dated November 15<sup>th</sup>, 2021;

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

AND FURTHER THAT final adoption of the Rezoning Application 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 RU1 – Large Lot Housing to RU2 – Medium Lot Housing 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 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 RU2 – Medium Lot Housing zone is congruous with the surrounding neighbourhood.

**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. To finalize the subdivision, a Development Variance Permit is required for Lot B from 15.0m required to 14.566m proposed. The existing dwelling will be removed, and the proposed new dwellings are anticipated to meet all the requirements of the zone, so no additional variances to the structures are proposed.

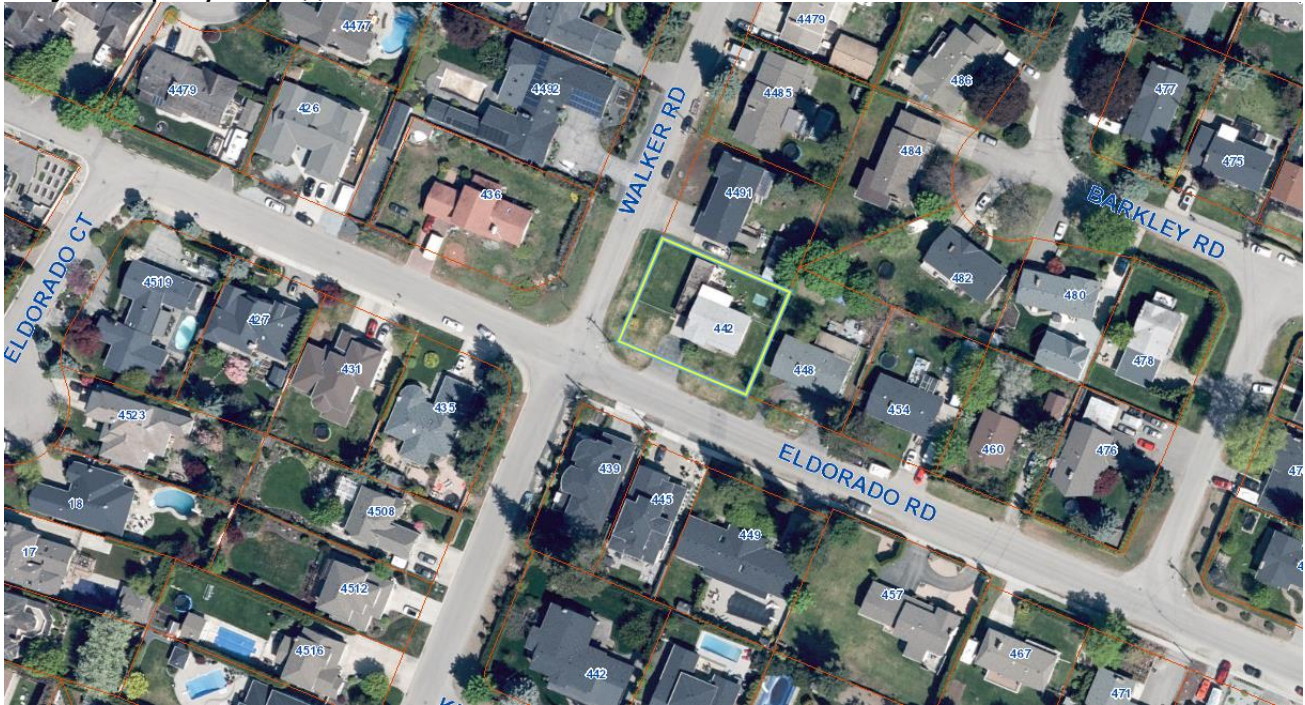
**4.2 Site Context**

The subject property is located in the North Mission – Crawford OCP Sector and is within the Permanent Growth Boundary (PGB). The surrounding area is largely zoned RU1 – Large Lot Housing and RU2 – Medium Lot Housing. The surrounding area almost entirely has the Future Land Use Designation of S2RES – Single/Two Unit Residential.

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: 442 Eldorado Rd**



**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 September 8<sup>th</sup>, 2021

**7.0 Application Chronology**

Date of Application Accepted: August 25<sup>th</sup>, 2021  
Date Public Consultation Completed: September 14<sup>th</sup>, 2021

**Report prepared by:** Tyler Caswell, Planner  
**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 Subdivision  
Attachment B: Applicant's Rationale