

REPORT TO COUNCIL



Date: November 15, 2021

To: Council

From: City Manager

Department: Development Planning

Application: Z21-0054 **Owner:** ERAC DEVELOPMENTS INC.,
INC.No. BC1293206

Address: 1925 Fisher Rd **Applicant:** Gurjit Cheema

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. Z21-0054 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot B District Lot 130 Osoyoos Division Yale District Plan EPP104385, located at 1925 Fisher Road, Kelowna, BC from the RU1 – Large Lot Housing zone to the RU6 – Two Dwelling Housing zone, be considered by Council;

AND FURTHER THAT Council, in accordance with Local Government Act s. 464(2), waive the Public Hearing for the Rezoning Bylaw.

2.0 Purpose

To rezone the subject property to facilitate a two-dwelling housing development, and to waive the Public Hearing.

3.0 Development Planning

Staff recommend support for the rezoning application. The subject property is outside of the Permanent Growth Boundary (PGB) in the 2030 Official Community Plan (OCP). However, several factors favor the proposed RU6 – Two Dwelling Housing zone in this instance. First, the currently vacant lot is part of a neighbourhood that has been built out with single family and semi-detached homes. Second, the lot already

has service connections for both water and sanitary sewer. Third, the lot is not adjacent to the Agricultural Land Reserve (ALR). The property has a Future Land Use designation of Single / Two Unit Residential (S2RES) which supports the RU6 – Two Dwelling Housing zone.

4.0 Proposal

4.1 Background

The subject property was previously rezoned from A1 – Agriculture 1 to RU1 – Large Lot Housing in March of 2020, to facilitate a two-lot subdivision.

4.2 Project Description

This application proposes a rezoning from RU1 – Large Lot Housing to RU6 – Two Dwelling Housing to facilitate the development of two-dwelling housing on the subject property. The lot meets minimum area requirements for two dwelling housing, and is connected to City services, including water and sanitary.

4.3 Site Context

The subject property is located to the east of Benvoulin Road, and north of K.L.O. Road in the City’s South Pandosy – KLO OCP Sector. The Walk Score is 9 indicating that it is car dependent, and almost all errands require a car. It is in proximity to a small pocket of commercial businesses, as well as to the Kelowna Christian School.

Specifically, adjacent land uses are as follows:

| Orientation | Zoning | Land Use |
|-------------|-------------------------------|-------------------------|
| North | A1 – Agriculture 1 | Single Dwelling Housing |
| East | RU1 – Large Lot Housing | Single Dwelling Housing |
| South | RU5 – Bareland Strata Housing | Single Dwelling Housing |
| West | A1 – Agriculture 1 | Single Dwelling Housing |

Subject Property Map: 1925 Fisher Road



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

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.

Policy .2 Compact Urban Form. Develop a compact urban form that maximizes the use of existing infrastructure and contributes to energy efficient settlement patterns. This will be done by increasing densities (approximately 75 – 100 people and/or jobs per ha located within a 400 metre walking distance of transit stops is required to support the level of transit service through development, conversion, and re-development within Urban Centres (see Map 5.3) in particular and existing areas as per the provisions of the Generalized Future Land Use Map 4.1

6.0 Technical Comments

6.1 Development Engineering Department

Application does not compromise municipal infrastructure. All requirements are addressed under City of Kelowna subdivision application No. S20-0025.

7.0 Application Chronology

Date of Application Accepted: May 7, 2021

Date Public Consultation Completed: October 7, 2021

Report prepared by: Kimberly Brunet, Planner II
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: Applicant's Rationale

Attachment B: Draft Site Plan