

# REPORT TO COUNCIL



**Date:** July 12, 2021  
**To:** Council  
**From:** City Manager  
**Department:** Development Planning Department

**Application:** Z21-0031      **Owner:** 508 Trumpeter Road  
Developments Ltd., Inc. No  
BC1258630

**Address:** 508 Trumpeter Road      **Applicant:** D.E. Pilling & Associates Ltd.

**Subject:** Rezoning Application

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

**Existing Zone:** RR3C – Rural Residential 3 with Carriage House

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

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## 1.0 Recommendation

THAT Rezoning Application No. Z21-0031 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 5, Section 24, Township 28, Similkameen Division Yale District, Plan KAP90635, located at 508 Trumpeter Road, Kelowna, BC from the RR3C – Rural Residential 3 with Carriage House zone to the RU1 – Large 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.

## 2.0 Purpose

To rezone the subject property from the RR3C – Rural Residential 3 (Carriage House) zone to the RU1 – Large Lot Housing zone to facilitate a 2-lot subdivision, and to waive the Public Hearing.

### 3.0 Development Planning

Staff support the proposed rezoning application. The proposed rezoning will allow for a future 2-lot subdivision on the vacant lot. The proposal is well aligned with the Future Land Use Designation of S2RES – Single/Two Dwelling Housing and is located within the City’s Permanent Growth Boundary. The proposed lots are 899 m<sup>2</sup> and 722 m<sup>2</sup> respectively, which meets the minimum lot area for the RU<sub>1</sub> zone. Both lots will meet the minimum dimensions of the RU<sub>1</sub> zone, and no variances are required.

### 4.0 Proposal

#### 4.1 Project Description

The proposed rezoning from RR<sub>3</sub>C – Rural Residential 3 (Carriage House) to RU<sub>1</sub> – Large Lot Housing is to facilitate a 2-lot subdivision on the vacant lot. Both lots will meet the minimum dimensions of the RU<sub>1</sub> zone and will have negligible impacts on the existing utility services. The lot is currently graded flat in a walk out style orientation and is well suited within the RU<sub>1</sub> zone.

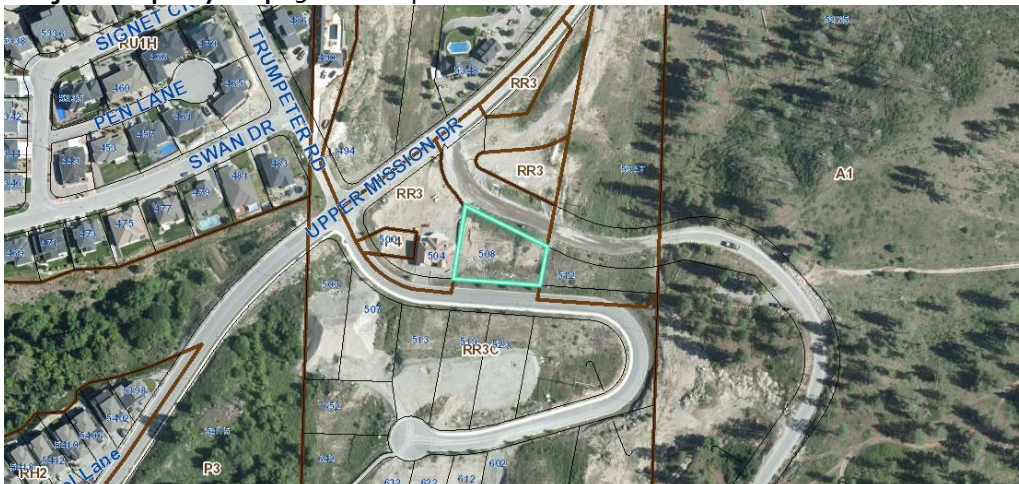
#### 4.2 Site Context

The subject property is located in the South Okanagan Mission City Sector and is within the Permanent Growth Boundary. The lot is serviced by Trumpeter Road to the south and adjacent to the Gillard Forest Service Road to the north. East of this parcel is a City owned lot, which will form part of a Park pedestrian corridor that follows the Fortis electric lines through the neighbourhood. The surrounding area is a mix of RR<sub>3</sub> – Rural Residential 3, RU<sub>1</sub>H/RU<sub>1</sub> – Large Lot Housing (Hillside) and RH<sub>2</sub> – Hillside Two Dwelling Housing. The surrounding Future Land Use is primarily S<sub>2</sub>RES – Single/Two Unit Residential and Park and Open Space.

Specifically, adjacent land uses are as follows:

| Orientation | Zoning   | Land Use   |
|-------------|--|--|
| North       | RR <sub>3</sub> - Rural Residential 3                    | Single/Two Unit Residential<br>Park and Open Space |
| East        | RR <sub>2</sub> C – Rural Residential 2 (Carriage House) | Park and Open Space                                |
| South       | RR <sub>3</sub> C – Rural Residential 3 (Carriage House) | Single/Two Unit Residential                        |
| West        | RR <sub>3</sub> – Rural Residential 3                    | Single/Two Unit Residential                        |

**Subject Property Map: 508 Trumpeter Road**



## 5.0 Current Development Policies

### 5.1 Kelowna Official Community Plan (OCP)

#### Chapter 5: Development Process

##### *Objective 5.22 Ensure context sensitive housing development*

*Policy .7 Healthy Communities.* Through current zoning regulations and development processes, foster healthy, inclusive communities and a diverse mix of housing forms, consistent with the appearance of the surrounding neighbourhood.

##### *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. Lands outside the permanent growth boundary will not be supported for urban or intensive uses with the exception with the extent permitted as per the OCP Future Land Use designations in place as of initial adoption of OCP Bylaw 10500, or for Agri-Business designated sites. Land outside the Permanent Growth Boundary will not be supported for any further parcelization. The Permanent Growth Boundary may be reviewed as per the next major OCP update.

## 6.0 Technical Comments

### 6.1 Development Engineering Department

A subdivision application will require the installation of additional services. The work will require road cuts and restoration of a fully urbanized road. Development Engineering is prepared to defer the requirements of the rezoning to the subdivision stage.

### 6.2 Fire Department

No objections

### 6.3 Real Estate Services

No comments

### 6.4 Parks and Buildings Planning

No comments received

### 6.5 Building and Permitting

No comments

### 6.6 Ministry of Forests – BC Parks

No comments received

6.7 Fortis BC Gas

No objections or concerns

6.8 Fortis BC Electric

No concerns

**7.0 Application Chronology**

Date of Application Received: March 24, 2021

Date Public Consultation Completed: June 2, 2021

**Report prepared by:** Corey Davis, Environmental Coordinator

**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: Site Plan