REPORT TO COUNCIL



Date: February 7, 2022

To: Council

From: City Manager

Department: Development Planning Department

Application: Z21-0104 Owner: Neil Jason Roe & Lynsay Clare

Roe

Address: 549 Knowles Road Applicant: D.E. Pilling & Associates –

David Mori

Subject: Rezoning Application

Existing OCP Designation: S-RES – Suburban Residential

Existing Zone: RU1 – Large Lot Housing

Proposed Zone: RU₂ – Medium Lot Housing

1.0 Recommendation

THAT Rezoning Application No. Z21-0104 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot B, District Lot 167, ODYD, Plan 7438, located at 549 Knowles Road, Kelowna, BC from the RU1 – Large Lot Housing zone to the RU2 – Medium Lot Housing zone, be considered by Council;

AND THAT final adoption of the Rezoning Bylaw 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 February 7, 2022;

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

2.0 Purpose

To rezone a the subject property from the RU1 – Large Lot Housing zone to the RU2 – Medium Lot Housing zone to facilitate a 3-lot residential subdivision.

3.0 Development Planning

Staff support the proposal to rezone the property from RU1 – Large Lot Housing to RU2 – Medium Lot Housing to facilitate a 3-lot subdivision as the subject property is within the Permanent Growth Boundary and the proposal aligns with the OCP Future Land Use designation of S-RES – Suburban Residential. S-RES

designated lands are intended to accommodate most of the city's single and two dwelling residential growth. The proposal conforms to OCP suburban neighbourhood policies encouraging ground-oriented housing in suburban residential areas. Properties in the immediate vicinity, including along Knowles Road, are zoned RU2. The applicant has submitted a site plan indicating that the proposed subdivision can be achieved in compliance with the RU2 zone.

4.0 Proposal

4.1 Project Description

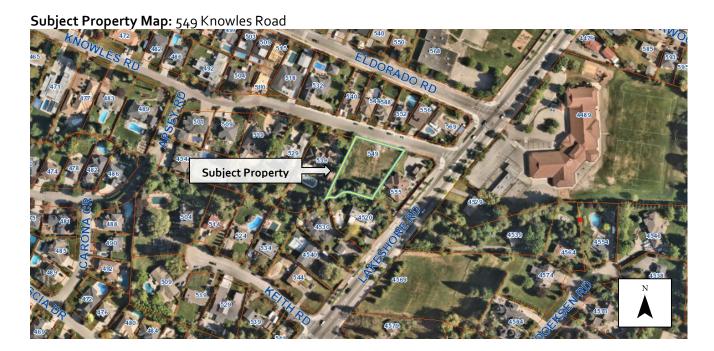
The proposed rezoning to RU2 – Medium Lot Housing will facilitate a 3-lot subdivision of the subject property. The proposed lots would meet the minimum dimensions of the RU2 zone.

4.2 Site Context

The property is located in the Lower Mission within the Permanent Growth Boundary. The surrounding areas have a Future Land Use Designation of S-RES – Suburban Residential and are zoned RU1 – Large Lot Housing and RU2 – Medium Lot Housing. The subject property is within 150 m of transit stops on Lakeshore Road and Anne McClymont Elementary School. A commercial node at the Lakeshore Road & Collett Road intersection, Okanagan Mission Community Hall, and Okanagan Mission Secondary School are also nearby.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1 – Large Lot Housing	Single Family Housing
East	RU1 – Large Lot Housing	Single Family Housing
South	RU1 – Large Lot Housing	Single Family Housing
West	RU1 – Large Lot Housing	Single Family Housing



5.0 Current Development Policies

5.1 <u>Kelowna Official Community Plan (OCP)</u>

Objective 7.2 Design Suburban Neighbourhoods to be low impact, context sensitive and		
adaptable		
Policy 7.2.1	Consider a range of low density ground-oriented housing development to	
Ground Oriented	improve housing diversity and affordability to reduce the overall urban footprint	
Housing	of Suburban Neighbourhoods. Focus more intensive ground-oriented housing	
	where it is in close proximity to small scale commercial services, amenities like	
	schools and parks, existing transit service and/or transportation facilities.	
	The proposed development is ground-oriented housing in close proximity to a	
	transit stop, a small commercial node, and a school.	

6.o Technical Comments

6.1 <u>Development Engineering Department</u>

See Schedule A

7.0 Application Chronology

Date of Application Received: November 16, 2021
Date Public Consultation Completed: December 7, 2021

Report prepared by: Mark Tanner, 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

Schedule A: Development Engineering Memo

Attachment A: Letter of Rationale & Proposed Subdivision Plan