

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	RU ₁ – Large Lot Housing	Single Family Housing
East	RU ₁ – Large Lot Housing	Single Family Housing
South	RU ₁ – Large Lot Housing	Single Family Housing
West	RU ₁ – Large Lot Housing	Single Family Housing

Subject Property Map: 549 Knowles Road



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Objective 7.2 Design Suburban Neighbourhoods to be low impact, context sensitive and adaptable	
Policy 7.2.1 Ground Oriented Housing	Consider a range of low density ground-oriented housing development to improve housing diversity and affordability to reduce the overall urban footprint 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.
	<i>The proposed development is ground-oriented housing in close proximity to a transit stop, a small commercial node, and a school.</i>

6.0 Technical Comments

6.1 Development Engineering Department

- 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