

REPORT TO COUNCIL



Date: February 28th, 2022

To: Council

From: City Manager

Department: Development Planning

Application: Z20-0096 **Owner:** 1870 Treetop Road
Development Ltd., Inc. No.
BC1265565

Address: 1870 Treetop Road **Applicant:** New Town Architecture and
Engineering Inc.

Subject: Rezoning Application

Existing OCP Designation: S-RES – Suburban Residential

Existing Zone: A1 – Agriculture 1

Proposed Zone: RU1h – Large Lot Housing (Hillside Area)

1.0 Recommendation

THAT Rezoning Application No. Z20-0096 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 1 Section 19 Township 27 ODYD Plan 33849, located at 1870 Treetop Road, Kelowna, BC from the A1 – Agriculture 1 zone to the RU1h – Large Lot Housing (Hillside Area) 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 28th, 2022;

AND FURTHER THAT final adoption of the Rezoning Bylaw be considered subsequent to the issuance of a Natural Environment Development Permit by the Development Planning Department Manager;

2.0 Purpose

To rezone the subject property from the A1 – Agriculture 1 to the RU1h – Large Lot Housing (Hillside Area) to facilitate a 17-lot subdivision.

3.0 Development Planning

Staff support the proposed rezoning application to RU1h – Large Lot Housing (Hillside Area) to facilitate a 17-lot subdivision. The subject property has the Future Land Use Designation of S-RES – Suburban Residential and is within the Permanent Growth Boundary. As such, the proposed zone is consistent with the Official Community Plan (OCP) objectives. In addition, the proposed lots are consistent with the minimum dimensions of the RU1 zone and can be adequately serviced.

Due to the regulatory complexity of developing land within environmentally sensitive and hillside areas, Staff are recommending final adoption be considered subsequent to issuance of related development permits and a subdivision preliminary layout review (PLR) letter.

If successful, the subdivision offers an important road connection between Treetop Rd and Turnberry Street, but more importantly Black Mountain Drive and Swainson Road.

4.0 Proposal

4.1 Project Description

The proposed rezoning application to RU1h – Large Lot Housing is to facilitate a 17-lot subdivision. The property is currently vacant, and all proposed lots are required to meet the minimum lot sizes of the RU1h zone, so no variances are anticipated.

The rezoning and subdivision is an extension of the residential subdivision and is consistent with the S-RES designated land in between Birkdale Avenue and Treetop Road.

4.2 Site Context

The subject property is in the Belgo-Black Mountain OCP Sector and is within the Permanent Growth Boundary. The surrounding area is primarily zoned A1 – Agriculture 1, RR1 – Rural Residential 1 and RU1h – Large Lot Housing (hillside area).

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	A1 – Agriculture 1	Agriculture
East	RR1 – Rural Residential 1	Single-Family Dwelling (Acreage)
South	RU1h – Large Lot Housing (Hillside Area)	Single-Family Dwelling(s)
West	A1 – Agriculture 1	Agriculture

Subject Property Map: 1870 Treetop 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.</i>

6.0 Technical Comments

6.1.1 Attached Development Engineering Memorandum dated February 28th, 2022.

7.0 Application Chronology

Date of Application Received: November 11th, 2020
 Date Public Consultation Completed: February 8th, 2021 & February 3rd, 2022

Report prepared by: Tyler Caswell, Planner I
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 Plan