

# REPORT TO COUNCIL



**Date:** November 21, 2022

**To:** Council

**From:** City Manager

**Department:** Development Planning

**Application:** Z22-0049

**Owner:** Paramdeep Singh Sidhu &  
Jagjit Kaur Sidhu

**Address:** 1233 Lund Rd

**Applicant:** Urban Options Planning Corp. –  
Jack Pawsey

**Subject:** Rezoning Application

**Existing OCP Designation:** S-RES – Suburban Residential

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

**Proposed Zone:** RU4 – Duplex Housing

---

## 1.0 Recommendation

THAT Rezoning Application No. Z22-0049 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of Lot A Section 18 Township 27 ODYD Plan KAP59358, located at 1233 Lund Road, Kelowna, BC from the RU1 – Large Lot Housing zone to the RU4 – Duplex 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 Attachment "A" attached to the Report from the Development Planning Department dated November 21<sup>st</sup>, 2022;

AND FURTHER THAT final adoption of the Rezoning Bylaw be considered subsequent to the approval of the Ministry of Transportation and Infrastructure;

## 2.0 Purpose

To rezone the subject property from the RU1 – Large Lot Housing zone to the RU4 – Duplex Housing zone to facilitate the development of a second single-family dwelling.

### 3.0 Development Planning

Staff support the proposal to rezone the subject property from the RU1 – Large Lot Housing zone to the RU4 – Duplex Housing zone. The subject property has a Future Land Use Designation of S-RES – Suburban Residential and is within the City's Permanent Growth Boundary (PGB). As such, the proposed zone is consistent with the 2040 Official Community Plan's (OCP) objectives. The subject property is relatively large and can accommodate the RU4 zoning regulations.

### 4.0 Proposal

#### 4.1 Project Description

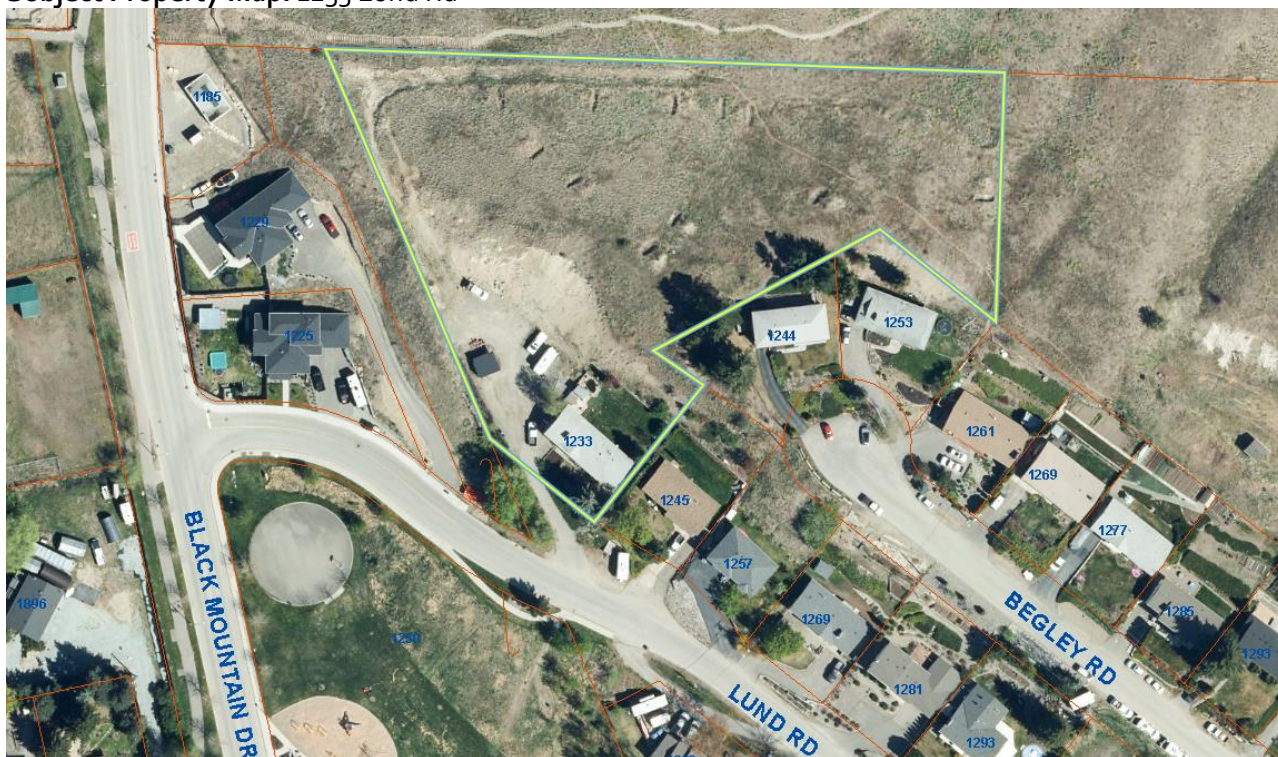
The proposed rezoning to the RU4 – Duplex Housing zone would retain the existing dwelling on the property, and facilitate the development of an additional single-family dwelling. The lot area is 10,198.08 m<sup>2</sup>, which exceeds the minimum lot area size requirement for the RU4 - Duplex Housing zone.

#### 4.2 Site Context

The subject property is located on Lund Road, accessed from Black Mountain Drive. The surrounding area is zoned RU1 – Large Lot Housing, P3 – Parks and Open Space and RR1 – Large Lot Rural Residential. The property is located in close proximity to Black Mountain Elementary School, Lund Park and Black Mountain Golf Club.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	P3 – Parks and Open Space	Open Space & Hiking Trail
East	RU1 – Large Lot Housing	Single Family Dwelling
South	P3 – Parks and Open Space	Park
West	P3 – Parks and Open Space	Open Space



## 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	<p>Consider a range of low density ground-oriented housing development to improve housing diversity and affordability and 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 active transportation facilities.</p> <p><i>The property is located in close proximity to Lund Park, Black Mountain Elementary School and the Black Mountain Golf Course.</i></p>

### 6.1 Development Engineering Department

6.1.1 Refer to Attachment A dated August 23<sup>rd</sup>, 2022

## **7.0 Application Chronology**

Date of Application Accepted: August 11<sup>th</sup>, 2022

Date Public Consultation Completed: October 4<sup>th</sup>, 2022

**Report prepared by:** Breanna Sartori, 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:**

Attachment A: Development Engineering Memo

Attachment B: Conceptual Site Plan

Attachment C: Applicant's Rationle Letter