

REPORT TO COUNCIL



Date: November 28, 2022

To: Council

From: City Manager

Department: Development Planning

Application: Z22-0005

Owner: Haidong Liu

Address: 741 Barnaby Rd

Applicant: Custom Choice Builders Ltd. –
Richard Delaurier

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. Z22-0005 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of Lot A District Lot 357 SDYD Plan 24757, located at 741 Barnaby 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 issuance of a Preliminary Layout Review Letter by the Approving Officer.

2.0 Purpose

To rezone the subject property from the RU₁ – Large Lot Housing zone to the RU₄ – Duplex Housing zone to facilitate a two-lot subdivision.

3.0 Development Planning

Staff support the proposed rezoning to RU₄ – Duplex Housing to facilitate a 2-lot subdivision. The proposed zone aligns with the Future Land Use Designation of Suburban Residential which is intended to accommodate most of the city's single and two dwelling residential growth. It complies with Official Community Plan (OCP) Policy encouraging low density, ground-oriented housing. The proposed lots meet the minimum dimensions of the RU₄ zone. The proposed panhandle subdivision complies with Council Policy

No. 196 for Panhandle Lots as the property has topographical constraints (steep slope at the rear of the lot). The steep slope will be protected by a no-disturb covenant as a condition of the subdivision.

4.0 Proposal

4.1 Project Description

The proposed rezoning from RU₁ – Large Lot Housing to RU₄ – Duplex Housing will facilitate a 2-lot subdivision of the subject property. After the proposed subdivision is complete, each resulting parcel would be permitted to have two dwellings.

4.2 Site Context

The subject property is located in the Upper Mission on Barnaby Road between Drummond Court and Steele Road. The southern portion of the property contains a steep slope. The Future Land Use Designation of the surrounding area is S-RES – Suburban Residential and zoned RU₁ – Large Lot Housing and RU₄ – Duplex Housing.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU ₁ – Large Lot Housing	Single detached dwelling
East	RU ₄ – Duplex Housing	Single detached dwelling
South	RU ₁ – Large Lot Housing	Single detached dwelling
West	RU ₁ – Large Lot Housing	Single detached dwelling

Subject Property Map: 741 Barnaby Road



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Objective 7.2 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 and to reduce the overall urban footprint of Suburban Neighbourhoods. Focus more intensive ground-oriented housing where it is close proximity to small scale commercial services, amenities like schools and parks, existing transit service and/or active transportation facilities.
	<i>The proposed RU4 zone will allow low density ground-oriented housing forms such as single detached dwellings and duplexes.</i>
Objective 15.2 Design and locate development to reduce risks associated with steep slopes.	
Policy 15.2.1 Steep Slopes	Restrict development on steep slopes. These areas should be retained as natural open space, either public or private.
	<i>The steep slope at the rear of the lot will be covenanted as a no-disturb area. Building envelopes can be located outside of this steep slope area.</i>

6.0 Application Chronology

Date of Application Accepted: January 19, 2022

Date Public Consultation Completed: February 2, 2022

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:

Attachment A: Site Plan