

REPORT TO COUNCIL



Date: June 27, 2022

To: Council

From: City Manager

Department: Development Planning

Application: Z21-0107

Owner: Ricki Chan

Address: 658 Greene Road

Applicant: Bear Lands Development Ltd.

Subject: Rezoning Application

Existing OCP Designation: S-Res – Suburban Residential

Existing Zone: RU1 - Large Lot Housing

Proposed Zone: RU6 - Two Dwelling Housing

1.0 Recommendation

THAT Rezoning Application No. Z21-0107 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot B District Lot 358 ODYD Plan 32043, located at 658 Greene Road, Kelowna, BC from the RU1 – Large Lot Housing zone to the RU6– Two Dwelling Housing zone, be considered by Council;

AND FURTHER 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 June 27, 2022.

2.0 Purpose

To rezone the subject property from the RU1 – Large Lot Housing zone to the RU6 – Two Dwelling Housing zone.

3.0 Development Planning

Staff support the proposal to rezone the subject property from RU1 – Large Lot Housing to RU6 – Two Dwelling Housing. The subject property has a Future Land Use Designation of S-RES – Suburban Residential and is within the City's Permanent Growth Boundary. As such, the proposed zone is consistent with the Official Community Plan's (OCP) objectives and the RU6 – Two Dwelling Housing zone should integrate well into the surrounding neighbourhood.

4.0 Proposal

4.1 Project Description

The proposed rezoning from the RU1 – Large Lot Housing to the RU6 – Two Dwelling Housing would facilitate the construction of a second home on the site. The subject property has the Future Land Use Designation of S-RES – Suburban Residential and is within the City’s Permanent Growth Boundary. As such, the proposed zone is consistent with the Official Community Plan’s (OCP) objectives.

4.2 Site Context

The subject property is located on Greene Road near the intersection with Lakeshore Road. The parcel has a Future Land Use Designation of S-RES – Suburban Residential and is within the City’s Permanent Growth Boundary. The surrounding area consists primarily of RU1 – Large Lot Housing.

Specifically, adjacent land uses are as follows:

| Orientation | Zoning | Land Use |
|-------------|-------------------------|-------------------------|
| North | RU1 – Large Lot Housing | Single Dwelling Housing |
| East | RU1 – Large Lot Housing | Single Dwelling Housing |
| South | RU1 – Large Lot Housing | Single Dwelling Housing |
| West | RU1 – Large Lot Housing | Single Dwelling Housing |

Subject Property Map:



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Kelowna 2040 – Official Community Plan Policy Template

Objective 7.2. Design Suburban Neighbourhoods to be low impact, context sensitive and adaptable.

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|---|---|
| <p>Policy 7.2.1. Ground-Oriented Housing.</p> | <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 proposed rezoning would provide an additional , ground oriented dwelling contributes to diverse and affordable housing within suburban communities.</i></p> |

Objective 7.6. Support a variety of low-density housing.

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| <p>Policy 7.6.1. Family-friendly multi-unit housing.</p> | <p>Encourage multi-unit developments near schools to include a variety of unit sizes, including three or more bedrooms</p> <p><i>The proposed rezoning would provide an additional dwelling unit on a site near multiple schools</i></p> |
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6.0 Application Chronology

Date of Application Received: December 16, 2021

Date Public Consultation Completed: March 14, 2022

Report prepared by: Graham Allison, 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: Site Plan

Attachment A: Developmeny Engineering Memo

Attachment B: Application Rationale