

REPORT TO COUNCIL



Date: June 27, 2022

To: Council

From: City Manager

Department: Development Planning

Application: Z22-0016

Owner: Simarjeet Kaur Sandhu

Address: 140 Muir Road

Applicant: NAI Commercial Okanagan Ltd.
– Tony Parmar

Subject: Rezoning Application

Existing OCP Designation: C-NHD – Core Area Neighbourhood

Existing Zone: RU1 – Large Lot Housing

Proposed Zone: RU2 – Medium Lot Housing

1.0 Recommendation

THAT Rezoning Application No. Z22-0016 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 19, Section 26, Township 26, ODYD, Plan 15377, located at 140 Muir Rd, 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 issuance of a Preliminary Layout Review Letter by the Approving Officer;

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 RU2 – Medium Lot Housing zone to facilitate a 2-lot subdivision.

3.0 Development Planning

Staff supports the proposal to rezone the property to RU2 – Medium Lot Housing to facilitate a 2-lot subdivision. The proposal aligns with the Future Land Use designation of Core Area Neighbourhood. It complies with Official Community Plan (OCP) policy encouraging ground-oriented residential uses in the

Core Area that reflect the existing development pattern. The proposed lots meet the minimum dimensions of the RU2 zone.

4.0 Proposal

4.1 Project Description

The proposed rezoning from the RU1 – Large Lot Housing to the RU2 – Medium Lot Housing will facilitate a 2-lot subdivision of the subject property. The applicant proposes to retain the existing single family dwelling on Proposed Lot A by removing the attached car port. Proposed Lot B is vacant. Both parcels would be provided driveway accesses from Muir Road.

4.2 Site Context

The subject property is located on Muir Road between the intersections with Highway 33 E and Myron Road. The Future Land Use Designation to the west is C-NHD – Core Area Neighbourhood and to the east it is S-RES – Suburban Residential. The surrounding area is primarily zoned RU1 – Large Lot Housing and RU6 – Two Dwelling Housing.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1 – Large Lot Housing	Single Detached Housing
East	RU1 – Large Lot Housing	Single Detached Housing
South	RU6 – Two Dwelling Housing	Duplex
West	RU6 – Two Dwelling Housing	Duplex

Subject Property Map: 140 Muir Road



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Objective 5.3 Design residential infill to be sensitive to neighbourhood context.	
Policy 5.3.1 Ground Oriented Infill	Encourage gentle densification in the form of ground-oriented residential uses such as house-plexes, townhouses and narrow lot housing to approximately 2 storeys, maintaining residential uses and setbacks that reflect the existing development pattern. Consider opportunities for greater height and massing at block ends and along Active Transportation Corridors.
	<i>The 2-lot subdivision of an existing large residential parcel constitutes gentle densification.</i>

6.0 Application Chronology

Date of Application Accepted: March 3, 2022

Date Public Consultation Completed: June 7, 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: Proposed Subdivision Plan