

REPORT TO COUNCIL



Date: January 23, 2017

RIM No. 1250-30

To: City Manager

From: Community Planning Department (EW)

Application: Z16-0063

Owner: Cathy Wolf

Address: 769 Barnaby Rd

Applicant: Thomson Dwellings Inc.

Subject: Rezoning Application

Existing OCP Designation: S2RES – Single/ Two Unit Residential

Existing Zone: RR2 – Rural Residential 1

Proposed Zone: RU1 – Large Lot Housing/ RU6 – Two Dwelling Housing

1.0 Recommendation

THAT Rezoning Application No. Z16-0063 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of a portion of Lot A District Lot 357 Similkameen Division Yale District Plan 10457, located at 769 Barnaby Rd, Kelowna BC from the RR2 – Rural Residential 2 zone to the RU1 – Large Lot Housing zone and from the RR2 – Rural Residential 2 zone to the RU6 – Two Dwelling Housing zone as shown on Map "B" attached to the report from Community Planning, dated January 23, 2017 be considered by Council;

AND THAT the Zone Amending Bylaw be forwarded to a Public Hearing for further consideration;

AND THAT final adoption of the Zone Amending Bylaw be considered subsequent to the issuance of Preliminary Layout Review Letter by the Approving Officer;

AND FURTHER THAT final adoption of the Zone Amending Bylaw be considered subsequent to the requirements of the Development Engineering Branch being completed to their satisfaction.

2.0 Purpose

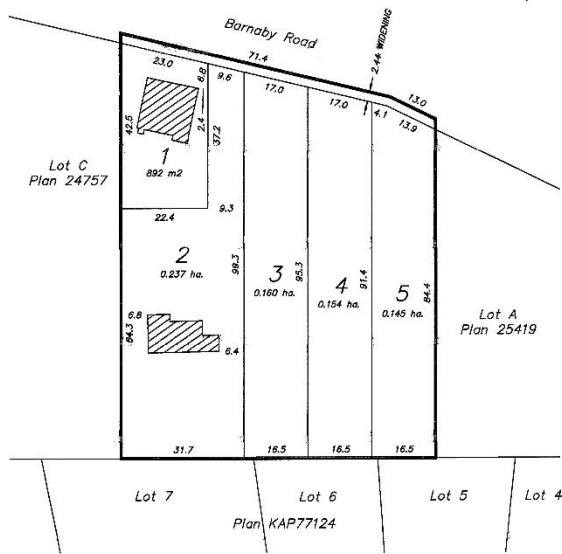
To consider a rezoning on the subject property from the RR2 – Rural Residential 2 zone to the RU1 – Large Lot Housing zone and the RU6 – Two Dwelling Housing zone to facilitate a future subdivision.

3.0 Community Planning

The subject property has a future land use designation of S2RES – Single/ Two Unit Residential in the Official Community Plan (OCP) and is zoned RR2 – Rural Residential 2. The property is within the Permanent Growth Boundary.

Community Planning Staff support the application as the proposed rezoning to the RU1 and the RU6 zone is supported by the OCP S2Res Future Land Use Designation. Rezoning to support a future subdivision is also consistent with the OCP's permanent growth boundary policies which direct urban uses to lands within the urban portions of the City as well as the OCP's urban infill policies which aim to maximize the use of existing infrastructure and develop energy efficient settlement patterns.

Figure 1: Proposed Subdivision Layout



4.0 Proposal

4.1 Project Description

The applicant proposes rezoning the majority of the property to the RU1 – Large Lot Housing zone and a smaller western portion of the property to the RU6 – Two Dwelling Housing zone (*Attachment- Map B Zone Amending Map*). The property currently has a duplex and single family dwelling on the property.



Figure 2 (left). Existing single detached dwelling on the property. Figure 3 (right). Existing duplex on the property.

The rezoning will legalize the existing duplex and facilitate a future 5 lot subdivision (*Attachment A*). All servicing and technical considerations will be managed through a future subdivision and development permit application.

4.2 Site Context

The subject property is in the South Okanagan Mission city sector, in a suburbanized neighbourhood characterized by single family dwellings. Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RR3 – Rural Residential 3	Residential
East	RR2 – Rural Residential 2	Residential
South	RU1 – Large Lot Housing	Residential
West	RR2 – Rural Residential 2	Residential

Subject Property Map: 769 Barnaby Rd



4.3 Zoning Analysis Table

Zoning Analysis Table				
CRITERIA	RU1 ZONE REQUIREMENTS	RU1 PROPOSAL	RU6 ZONE REQUIREMENTS	RU6 ZONE PROPOSAL
Existing Lot/Subdivision Regulations				
Lot Area	550 m ²	>1450 m ²	700 m ²	892 m ²
Lot Width	16.5 m	16.5 m	18.0 m	23.0 m
Lot Depth	30.0 m	>84.4 m	30.0 m	39.9 m

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Future Land Use - Single/Two Unit Residential (SRES)¹. Single detached homes for occupancy by one family, single detached homes with a secondary suite or carriage house, semi-detached buildings used for two dwelling units, modular homes, and those complementary uses (i.e. minor care centres, minor public services / utilities, and neighbourhood parks), which are integral components of urban neighbourhoods. This designation applies to suburban hillside areas where slopes are over 20%. Subdivisions on hillsides over 20% slope will be required to rezone to a hillside zone.

Chapter 5 - Development Process

General Objective 5.3 Focus Development to designated growth areas.

Permanent Growth Boundary². Policy .1. Establish a Permanent Growth Boundary as identified on Map 4.1 and Map 5.2. The City of Kelowna will support development of property outside the Permanent Growth Boundary for more intensive use only to the extent permitted as per the OCP Future Land Use designations in place as of initial adoption of OCP Bylaw 10500, except for Agri-Business designated sites or as per Council's specific amendment of this policy. The Permanent Growth Boundary may be reviewed as part of the next major OCP update.

Compact Urban Form³. Policy .2. Develop a compact urban form that maximizes the use of existing infrastructure and contributes to energy efficient settlement patterns. This will be done by increasing densities (approximately 75 - 100 people and/or jobs per ha located within a 400 metre walking distance of transit stops is required to support the level of transit service) through development, conversion, and re-development within Urban Centres (see Map 5.3) in particular and existing areas as per the provisions of the Generalized Future Land Use Map 4.1.

6.0 Technical Comments

Most of the technical comments will be addressed at subdivision preliminary layout review stage. However, the following comments are included for Council's consideration.

6.1 Building & Permitting Department

- No comment.

6.2 Development Engineering Department

- See attached memorandums dated November 14 and 15, 2016 (*Attachment B*).

6.3 Fire Department

- All lots shall have access from Barnaby and be addressed off of Barnaby Rd. No concerns with zoning change.

7.0 Application Chronology

¹ City of Kelowna Official Community Plan – Future Land Use Chapter

² City of Kelowna Official Community Plan, Policy 5.3.1 (Development Process Chapter)

³ City of Kelowna Official Community Plan, Policy 5.3.2 (Development Process Chapter)

Date of Application Received: September 15, 2016
Date Public Consultation Received: December 22, 2016

Report prepared by: Emily Williamson, Planner I

Reviewed by: Terry Barton, Urban Planning Manager

Approved for Inclusion: Doug Gilchrist, Divisional Director, Community Planning & Real Estate

Attachments:

Map "B" Zone Amending Map

Attachment A - Proposed Subdivision Plan

Attachment B – Development Engineering Memorandums dated November 14 and 15, 2016