

REPORT TO COUNCIL



Date: January 8, 2017

RIM No. 1250-30

To: City Manager

From: Community Planning Department (KB)

Application: Z17-0086

Owner: Barbara Jordan

Address: 1172 Mission Ridge Road

Applicant: New Town Services (Jesse Alexander)

Subject: Rezoning Application

Existing OCP Designation: S2RES – Single / Two Unit Residential

Existing Zone: A1 – Agriculture 1
RU1 – Large Lot Housing

Proposed Zone: RR3 – Rural Residential 3

1.0 Recommendation

THAT Rezoning Application No. Z17-0086 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 2 Section 31 Township 29 Osoyoos Division Yale District Plan EPP50904, located at 1172 Mission Ridge Road, Kelowna, BC from the A1 – Agriculture 1 zone and from the RU1 – Large Lot Housing Zone to the RR3 – Rural Residential 3 zone, be considered by Council;

AND FURTHER THAT the Rezoning Bylaw be forwarded to a Public Hearing for further consideration.

2.0 Purpose

To rezone the subject property from A1 and RU1 to RR3 to facilitate a two-lot subdivision at a later date.

3.0 Community Planning

Staff support the application to rezone the subject property from the A1 – Agriculture 1 and RU1 – Large Lot Housing zones to the RR3 – Rural Residential 3 zone, to facilitate a two lot subdivision. The RR3 zone complies with the existing Future Land Use Designation of S2RES – Single / Two Unit Residential and is an appropriate zone that facilitates the subdivision and a modest increase in density while remaining in character with the existing rural/suburban neighbourhood. The RR3 zone provides regulation that the minimum lot size is 1600 m² providing consistency in the large lot neighbourhood along Mission Ridge Rd. Rezoning the entire subject property will also eliminate the current split zoning of A1 and RU1 providing consistent land use regulations.

The applicant has confirmed that they have completed neighbourhood consultation in accordance with Council Policy No. 367.

4.0 Proposal

4.1 Project Description

The proposal is to rezone the subject property to facilitate a two lot subdivision at a later date. The conceptual subdivision plan indicates that a second lot can be created meeting all zoning and subdivision regulations. Staff will work with the applicant at the time of subdivision to ensure appropriate vehicle access to both lots off Mission Ridge Road is achieved as well as protection of the steep slope portions of the property.

Conceptual Subdivision Plan: 1172 Mission Ridge Road (to be applied for at a later date)



4.2 Site Context

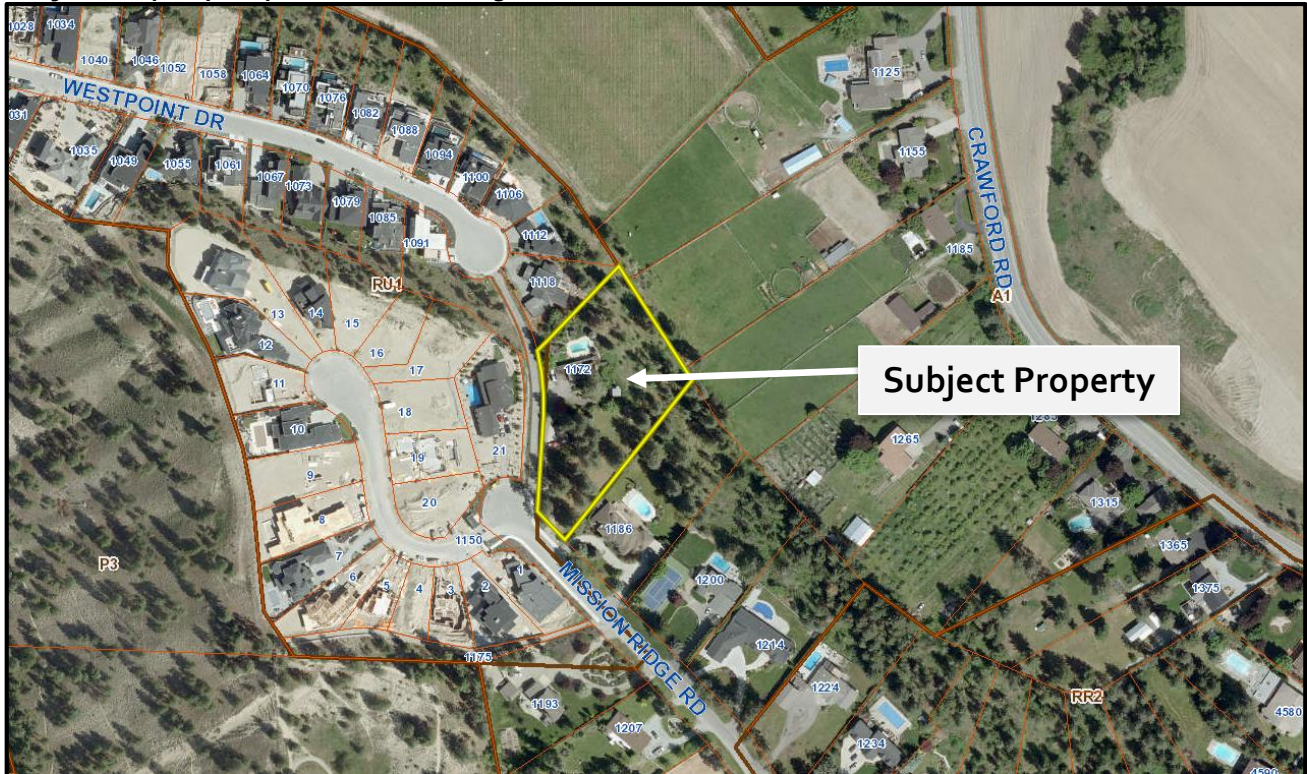
The subject property is located on Mission Ridge Road, in the City's North Mission – Crawford Sector. It is approximately 1.574 acres (6,370 m²) in area and currently has one single detached house. The surrounding area is characterized by single family dwellings and agriculture, though it is not directly adjacent to any land located in the Agricultural Land Reserve. It is located within the Permanent Growth Boundary.

Although the majority of the lot is currently zoned A1, there are existing water and sewer services that are already in place.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1 – Large Lot Residential A1 – Agriculture 1	Residential Agriculture
East	A1 – Agriculture 1	Residential Agriculture
South	RU1 – Large Lot Residential A1 – Agriculture 1	Residential
West	RU1 – Large Lot Residential	Residential

Subject Property Map: 1172 Mission Ridge Road



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Chapter 1: Introduction	
Goal 2	Address Housing Needs of All Residents. Address housing needs of all residents by working towards an adequate supply of a variety of housing.
Chapter 5: Development Process	
Objective 5.3	Focus development to designated growth areas.
Policy 5.22.6	Sensitive Infill. Encourage new development or redevelopment in existing residential areas to be sensitive to or reflect the character of the neighbourhood with respect to building design, height and siting.
Policy 5.22.7	Healthy Communities. Through current zoning regulations and development processes, foster healthy, inclusive communities and a diverse mix of housing forms, consistent with the appearance of the surrounding neighbourhood.

Technical Comments

5.2 Development Engineering Department

- All requirements will be addressed at time of subdivision. There are no requirements directly related to this rezoning.

6.0 Application Chronology

Date of Application Received: September 7, 2017
 Date Public Consultation Completed: October 30, 2017

Report prepared by: Kimberly Brunet, Planner

Reviewed by: Terry Barton, Urban Planning Manager

Approved for Inclusion: Ryan Smith, Community Planning Department Manager

Attachments:

Attachment "A" – Proposal for Rezoning