

REPORT TO COUNCIL



Date: December 4, 2017

RIM No. 1250-30

To: City Manager

From: Community Planning Department (EW)

Application: Z17-0082 **Owner:** Richard Hubert Bazett

Address: 366 Braeloch Rd **Applicant:** Worman Homes

Subject: Rezoning Application

Existing OCP Designation: S2RES – Single/Two Unit Residential

Existing Zone: RR3 – Rural Residential 3

Proposed Zone: RU1 – Large Lot Housing

1.0 Recommendation

THAT Rezoning Application No. Z17-0082 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot A Section 23 Township 28 SDYD Plan 19727 Except Plan KAP59227, located at 366 Braeloch Rd, Kelowna, BC from the RR3 – Rural Residential 3 zone to the RU1 – Large Lot Housing zone, be considered by Council;

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

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 to facilitate a two-lot subdivision.

3.0 Community Planning

Community Planning supports the proposed rezoning from RR3 – Rural Residential 3 to RU1 – Large Lot Housing to facilitate a two-lot subdivision. The property is fully serviced and located within the Permanent Growth Boundary. The Official Community Plan (OCP) Future Land use is designated as S2RES – Single/Two Unit Residential, which supports this modest increase in density. The subject property is large at 2,918m² and is suitable for a two-lot subdivision.

To fulfill Council Policy No. 367, the applicant submitted a Neighbour Consultation Summary Form to staff on October 29, 2017, outlining that neighbours within 50m of the subject property were notified.

4.0 Proposal

4.1 Project Description

The proposed rezoning to RU1 – Large Lot Housing to facilitate a two-lot subdivision is supported by the OCP Future Land Use designation of S2RES – Single/Two Unit Residential. The large 2,918m² site is fully serviced and within the Permanent Growth Boundary – where growth should be concentrated to alleviate pressure on agricultural and environmentally sensitive hillside located outside the Permanent Growth Boundary. Both of the proposed lots meet the subdivision requirements of the RU1 zone (Attachment A).

4.2 Site Context

The subject property is located in the Southwest Mission City Sector north of Lakeshore Rd and east of Cedar Creek Park.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RR3c – Rural Residential 3 with Carriage House	Residential
East	RR2 – Rural Residential 2	Residential
South	RR3 – Rural Residential 3	Residential
West	RR3 – Rural Residential 3	Residential

Subject Property Map: 366 Braeloch Rd



4.3 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RU ₁ ZONE REQUIREMENTS	PROPOSAL
Subdivision Regulations		
Lot Area	550m ²	Lot 1: 1495.6m ² Lot 2: 1495.6m ²
Lot Width	15.0m (access to rear lane) 17.0m (corner lot)	Lot 1: 15.0m Lot 2: 27.8m
Lot Depth	30.0m	Lot 1: 37.5m Lot 2: 45m

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Development Process Chapter 5

Objective 5.3.1 Focus development to designated growth areas.

Permanent Growth Boundary. 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.

6.0 Technical Comments

6.1 Development Engineering Department

- See Attachment ‘B’ – Development Engineering Memorandum dated October 20, 2017.

6.2 Fire Department

- No concerns with zoning.

7.0 Application Chronology

Date of Application Received: August 8, 2017
 Date Public Consultation Completed: October 29, 2017

Report prepared by: Emily Williamson, Planner
 Reviewed by: Terry Barton, Urban Planning Manager
 Approved for Inclusion: Ryan Smith, Community Planning Department Manager

Attachments:

Attachment ‘A’ – Proposed Subdivision Plan
 Attachment ‘B’ – Development Engineering Memorandum dated October 20, 2017.