

REPORT TO COUNCIL



Date: January 15, 2018

RIM No. 1250-30

To: City Manager

From: Community Planning Department (KB)

Application: Z17-0106

Owner: Mehdi Tehrani & Mandana Ghanyei

Address: 621 Glenmore Road

Applicant: Mehdi Tehrani

Subject: Rezoning Application

Existing OCP Designation: S2RES – Single / Two Unit Residential

Existing Zone: A1 – Agriculture 1

Proposed Zone: RU6 – Two Dwelling Housing

1.0 Recommendation

THAT Rezoning Application No. Z17-0106 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot A Section 32 Township 26 ODYD Plan 6835 Except Plan KAP71534, located at 621 Glenmore Road, Kelowna, BC from the A1 – Agriculture 1 zone to the Ru6 – Two Dwelling 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 outstanding conditions of approval as set out in Schedule "A" attached to the Report from the Community Planning Department dated January 15, 2018;

AND FURTHER 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 from A1 to RU6 to facilitate a two-lot subdivision.

3.0 Community Planning

Staff support the application to rezone from the A1 – Agriculture 1 zone to the RU6 – Two Dwelling Housing zone, to facilitate a two lot subdivision. The RU6 zone is consistent with the Future Land Use designation of

Single / Two Unit Residential and the property is within the Permanent Growth Boundary. The existing lot is in excess of the minimum lot dimensions and the applicant has submitted a conceptual plan that demonstrates that the two lot subdivision can be achieved without variances. While the City is generally supportive of achieving higher residential densities within the urban core area, this specific property has some challenges with access to a major arterial road and the more modest proposed density will help to ensure access and egress does not become a problem.

The application meets the intent of several Official Community Plan (OCP) goals and policies relating to containing growth within developed areas and providing additional housing options.

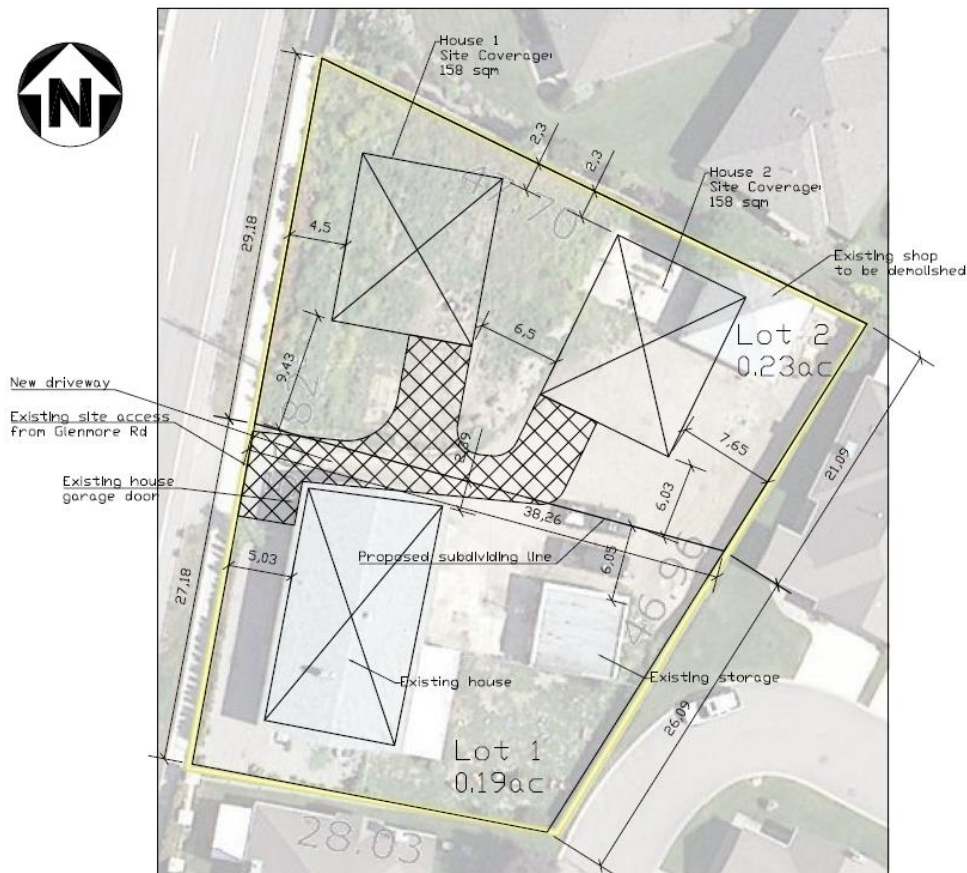
The applicant has confirmed the completion of neighbourhood notification in accordance with Council Policy No. 367.

4.0 Proposal

4.1 Project Description

The proposal is to rezone the subject property to facilitate a two lot subdivision. 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, using one shared driveway, off Glenmore Road is achieved.

Conceptual Subdivision Plan: 621 Glenmore Road



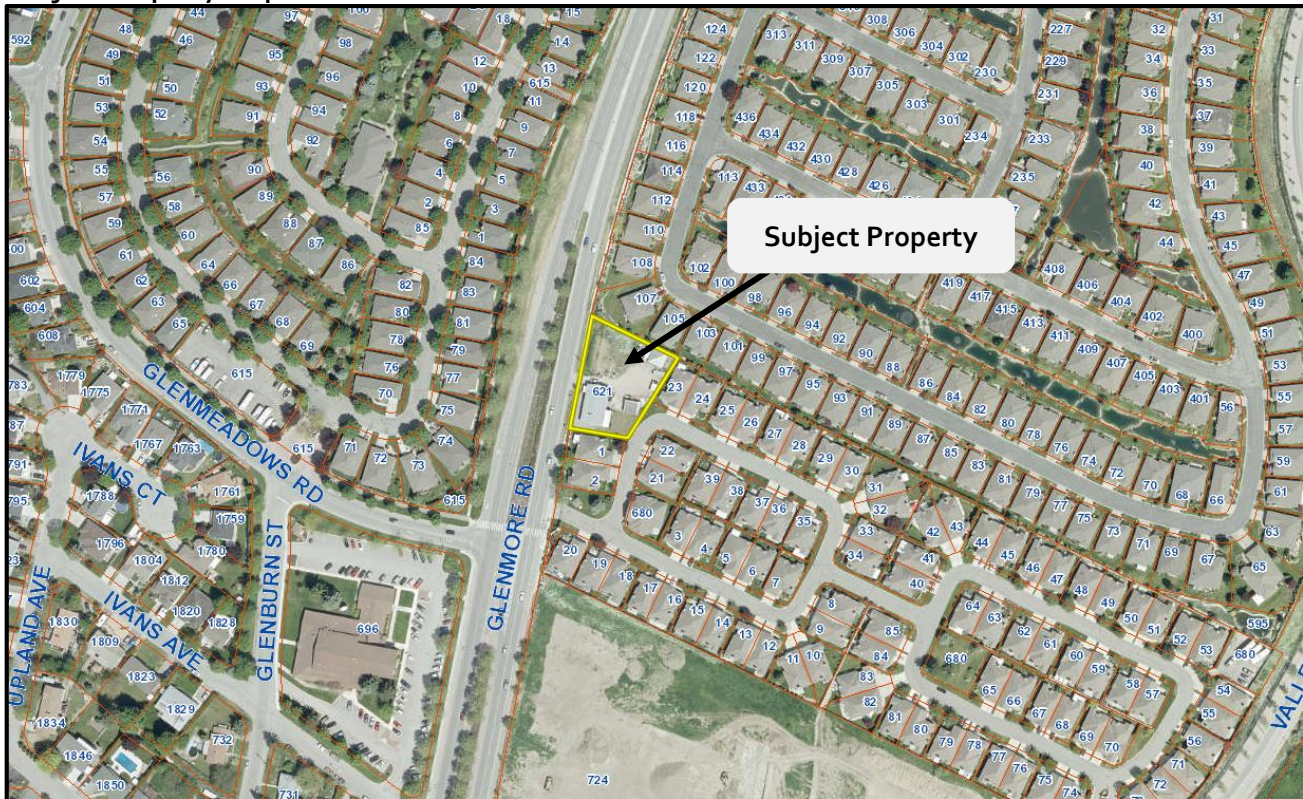
4.2 Site Context

The subject property is located on Glenmore Road in the Glenmore – Clifton – Dilworth Sector. It is approximately 0.433 acres (1,752 m²) in area and currently has one detached single house, which is proposed to remain after subdivision. The surrounding area is characterized by single family dwellings. It is located within the Permanent Growth Boundary.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	Ru5 – Bareland Strata Housing	Residential
East	Ru5 – Bareland Strata Housing	Residential
South	Ru5 – Bareland Strata Housing	Residential
West	Ru5 – Bareland Strata Housing	Residential

Subject Property Map: 621 Glenmore Road



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

6.0 Chapter 1: Introduction

Goal 1	Contain Urban Growth. Reduce greenfield urban sprawl and focus growth in compact, connected and mixed-use (residential and commercial) urban and village centres.
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 5.2.3	Compact Urban Form. 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 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.
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

6.1 Development Engineering Department

See Attachment "A" City of Kelowna Memorandum

7.0 Application Chronology

Date of Application Received: October 31, 2017

Date Public Consultation Completed: December 3, 2017

Report prepared by: Kimberly Brunet, Planner

Reviewed by: Terry Barton, Community Planning Manager

Approved for Inclusion: Ryan Smith, Community Planning Department Manager

Attachments:

Attachment "A" City of Kelowna Memorandum

Schedule "A" – Letter of Rationale