

REPORT TO COUNCIL



Date: Jan 29, 2018

RIM No. 1250-30

To: City Manager

From: Community Planning Department (TA)

Application: Z17-0085 **Owner:** Chris Roworth
Shanna Harvey-Roworth

Address: 485 Eldorado Road **Applicant:** Chris and Shanna Roworth

Subject: Rezoning Application

Existing OCP Designation: S2RES – Single / Two Unit Residential

Existing Zone: RU1 – Large Lot Housing

Proposed Zone: RU2 – Medium Lot Housing

1.0 Recommendation

THAT Rezoning Application No. Z17-0085 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification Lot A District Lot 167 ODYD Plan 35110, located at 485 Eldorado Road, Kelowna, BC from the RU1 – Large Lot Housing zone to the RU2 – Medium Lot Housing zone, be considered by Council;

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

2.0 Purpose

To rezone the subject property from RU1 – Large Lot Housing zone to the RU2 – Medium Lot Housing zone to facilitate a two lot subdivision.

3.0 Community Planning

The subject property is within the North Mission - Crawford Sector of Kelowna. It is designated as S2RES – Single/Two Unit Residential in the Official Community Plan (OCP) and as such the application to rezone to RU2 to facilitate a 2 lot subdivision is in compliance with the designated future land use. In addition, the Official Community Plan urban infill policies support the densification of urban residential neighbourhoods where infrastructure already exists, and through sensitive development including the use of smaller lots.

The subject property is fully serviced and both proposed lots meet subdivision requirements for the RU2 – Medium Lot Housing.

Based on current OCP Policy and the services available, Community Planning Staff supports this application.

4.0 Proposal

4.1 Background

The subject property has an existing single family dwelling constructed in 1968 which will be demolished as a function of this rezoning and subdivision.

4.2 Project Description

The applicant is requesting permission to rezone and then subdivide the existing 931m² parcel into two parcels. The subject property is fully serviced and both proposed lots meet subdivision requirements for the RU₂ – Medium Lot Housing.

4.3 Site Context

The subject property is located west of Lakeshore Road in the Lower Mission. It is walking distance to the Eldorado Road beach access and the Lakeshore Recreation Corridor. The neighbourhood is characterized by Single Dwelling Housing, and there is one other active RU₁ to RU₂ rezoning in close proximity on Eldorado Road.

The subject property earns a walkscore of 23 which means it is a car-dependent neighbourhood.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU ₁ – Large Lot Housing	Single Dwelling Housing
East	RU ₁ – Large Lot Housing	Single Dwelling Housing
South	RU ₁ – Large Lot Housing	Single Dwelling Housing
West	RU ₆ – Two Dwelling Housing	Semi-Detached Housing

Subject Property Map: 485 Eldorado Road



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Development Process

Focus development to designated growth areas.¹

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 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 in particular and existing areas as per the provisions of the Generalized Future Land Use Map.

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.

¹ City of Kelowna Official Community Plan, Objective 5.3 (Development Process Chapter).

***Ensure context sensitive housing development.*²**

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.

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.

6.0 Technical Comments

6.1 Development Engineering Department

All Development Engineering Requirements have been deferred until Subdivision Approval.

7.0 Application Chronology

Date of Application Received: September 14, 2017

Date Public Consultation Completed: December 11, 2017

Report prepared by: Trisa Atwood, Planner II

Reviewed by: Terry Barton, Urban Planning Manager

Approved for Inclusion: Ryan Smith, Community Planning Department Manager

Attachments:

Attachment "A": Proposed Subdivision Plan

² City of Kelowna Official Community Plan, Objective 5.27 (Development Process Chapter)