

REPORT TO COUNCIL



Date: February 19, 2018

RIM No. 1250-30

To: City Manager

From: Community Planning Department (LK)

Application: Z17-0076

Owner:

South Okanagan Construction
LTD., INC. No. BC0130141

Single Bros. Holdings LTD.,
INC. No. BC1095629

Address: 935 Mayfair Road

Applicant: Singla Bros. Holdings LTD.

Subject: Rezoning Application

Existing OCP Designation: S2RES – Single/Two Unit Residential

Existing Zone: RU1 – Large Lot Housing

Proposed Zone: RU6 – Two Dwelling Housing

1.0 Recommendation

THAT Rezoning Application No. Z17-0076 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 6 District Lot 143 ODYD Plan 22014, located at 935 Mayfair Road, Kelowna, BC from the RU1 – Large Lot Housing 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 August 31, 2017;

AND FURTHER THAT final adoption of the Rezoning Bylaw be considered in conjunction with Council's consideration of a Development Permit and Development Variance Permit for the subject property.

2.0 Purpose

To rezone the subject property to facilitate the development of two single detached dwellings.

3.0 Community Planning

Community Planning Staff support the proposed rezoning application to allow the construction of two dwellings on the subject property. The Official Community Plan has a Future Land Use of S2RES – Single/ Two Unit Residential and rezoning to the RU6 – Two Dwelling Housing designation would allow for up to two dwellings on the parcel. Increased density already exists in the area as the surrounding neighbourhood contains a mix of single family and two dwelling housing parcels. The proposed two dwelling housing use meets many of the OCP’s Urban Infill Policies of supporting densification of neighbourhoods through appropriate infill development, including the use of smaller lots. The increase in density is further supported by local amenities such as parks, schools, transit and recreational opportunities in the immediate area. The two lots will be serviced by one common driveway access to Mayfair Road, in an effort to minimize any traffic impacts to the roadway.

Council Policy No. 367 with respect to public notification was undertaken by the applicant. All adjacent neighbours within a 50m radius were provided with a circulation package in regards to the proposed development.

4.0 Proposal

4.1 Project Description

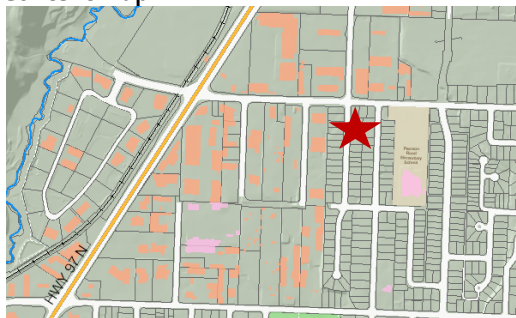
The proposal is to rezone the parcel from the RU1 – Large Lot Housing zone to the RU6 – Two Dwelling Housing zone. The applicant is proposing to construct two new single family dwellings on the property. Each dwelling is two storeys with four bedrooms and parking in the garage for two vehicles. The two units will have a shared driveway which helps reduce the amount of impermeable surfaces on the parcel. The application meets all but one of the Zoning Bylaw Regulations for the development of two dwelling housing and the applicant continues to work with staff regarding the site layout. Should Council support the rezoning of the parcel, the proposed parcel depth variance would come before Council for consideration.

4.2 Site Context

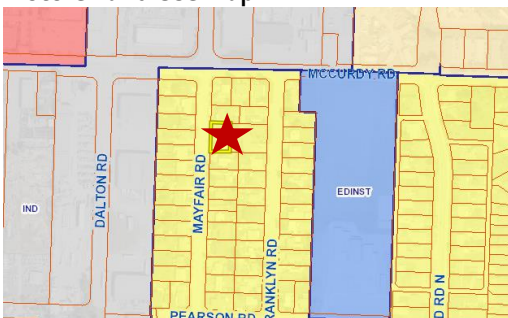
Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1 - Large Lot Housing	Single Family Dwelling
East	RU1 - Large Lot Housing	Single Family Dwelling
South	RU1 - Large Lot Housing	Single Family Dwelling
West	RU1 - Large Lot Housing RU6 - Two dwelling Housing	Single Family Dwelling Two Family Dwellings

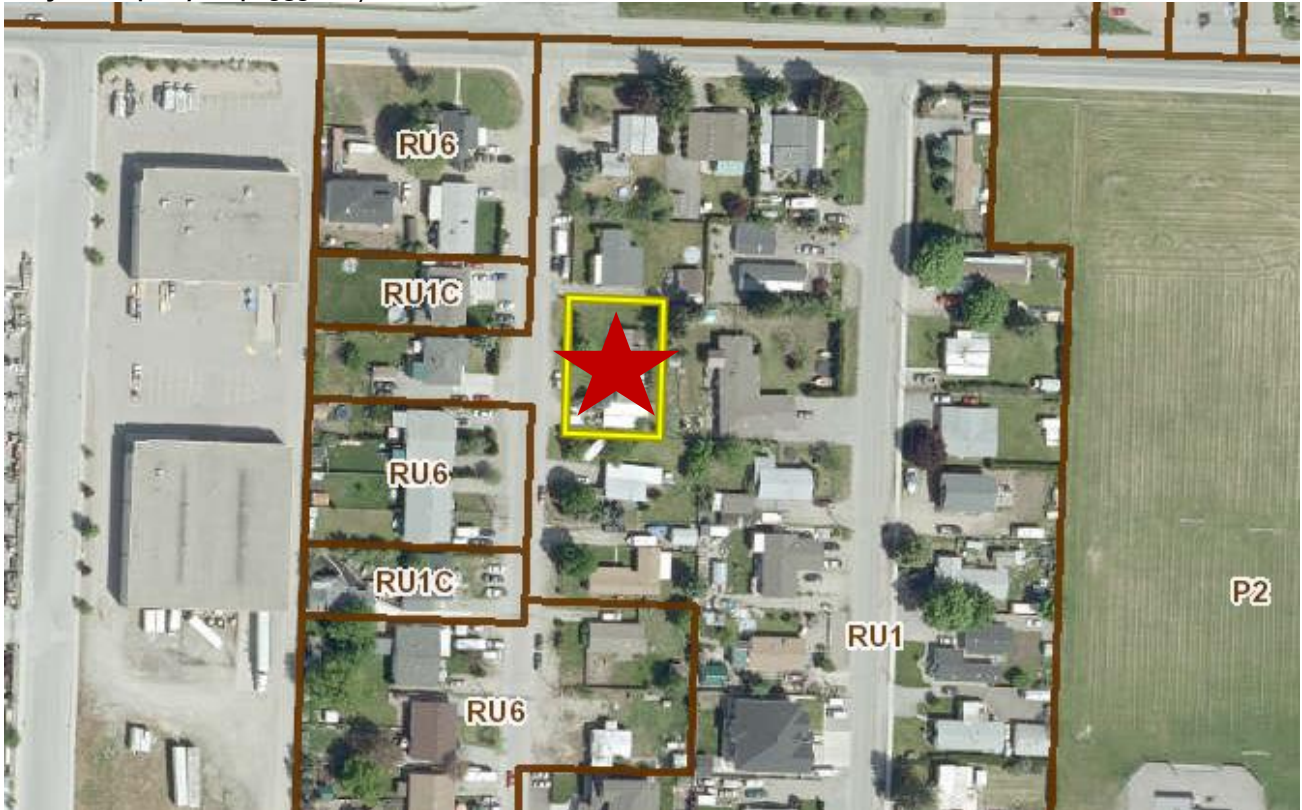
Context Map:



Future Land Use Map:



Subject Property Map: 935 Mayfair Road



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Development Process

Compact Urban Form.¹ 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.

Sensitive Infill.² 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.

6.0 Technical Comments

6.1 Building & Permitting Department

- No comments applicable to Rezoning.

6.2 Development Engineering Department

- Refer to Attachment 'A' dated August 31, 2017.

¹ City of Kelowna Official Community Plan, Policy 5.2.3 (Development Process Chapter).

² City of Kelowna Official Community Plan, Policy 5.22.6 (Development Process Chapter).

6.3 BMID

- Refer to attached Letter.

6.4 FortisBC - Electric

No comments applicable to Rezoning.

7.0 Application Chronology

Date of Application Received: August 9, 2017

Date Public Consultation Completed: January 29, 2018

Report prepared by: Lydia Korolchuk, Planner

Reviewed by: Terry Barton, Urban Planning Manager

Approved for Inclusion by: Ryan Smith, Community Planning Department Manager

Attachments:

Attachment A: Development engineering Memorandum

Attachment B: Site Plan

Attachment C: Conceptual Elevations