

REPORT TO COUNCIL



Date: March 26, 2018

RIM No. 1250-30

To: City Manager

From: Community Planning Department (TA)

Application: Z17-0027 **Owner:** William Bruce Povah

Address: 4329 Lakeshore Road **Applicant:** Len Suchocki, Chriscan Construction

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. Z17-0027 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot A, District Lot 358, ODYD, Plan 31689 located at 4329 Lakeshore 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 FURTHER 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 March 26, 2018.

2.0 Purpose

To rezone the subject property to facilitate the development of two dwelling housing.

3.0 Community Planning

Community Planning supports the proposed rezoning from RU1 – Large Lot Housing to RU6 – Two Dwelling Housing to facilitate the development of two dwelling housing. The rezoning aligns with Official Community Plan (OCP) Future Land Use Designation of S2RES – Single/Two Unit Residential, and aligns with OCP Development Policy regarding Compact Urban Form. The subject property meets the minimum lot size and width for two dwelling housing and no variances are proposed at this time.

Should Council support the rezoning, the applicant will proceed to apply for a building permit.

4.0 Proposal

4.1 Background

There was a single family dwelling on the subject property that was demolished in 2015 in anticipation of this rezoning application.

4.2 Project Description

The applicant proposes to rezone the subject property from RU1 to RU6 to facilitate the development of two dwelling housing. The proposal is for two single family dwellings, and the first dwelling is currently under construction. Neither dwelling is permitted to have a suite under the current RU6 zone regulations. No variances are requested and a shared driveway is proposed.

4.3 Site Context

The .45-acre subject property is on the east side of Lakeshore Road near the intersection of Lakeshore Road and Sarsons Road. The neighbourhood is predominantly single family residential with several schools and parks in the near vicinity. The subject property has a walkscore of 25, meaning it is car dependent and most errands require a vehicle.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1 – Large Lot Housing	Single Dwelling Housing
East	RU1 – Large Lot Housing	Single Dwelling Housing
South	RU1 – Large Lot Housing	Single Dwelling Housing
West	RU1 – Large Lot Housing	Single Dwelling Housing

Subject Property Map: 4329 Lakeshore Road**4.4 Zoning Analysis Table**

Zoning Analysis Table		
CRITERIA	RU6 ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Lot Area	700.0 m ²	1821 m ²
Lot Width	18.0m m	21.2 m
Lot Depth	30.0 m	38.1 m

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.

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

Future Land Use

Single / Two Unit Residential (S2RES).² Single detached homes for occupancy by one family, single detached homes with a secondary suite or carriage house, semi-detached buildings used for two dwelling units, modular homes, bareland strata, and those complementary uses (i.e. minor care centres, minor public services/utilities, convenience facility and neighbourhood parks), which are integral components of urban neighbourhoods. Suitability of non-residential developments within the neighbourhood environment will be determined on a site-specific basis. Nonresidential developments causing increases in traffic, parking demands or noise in excess of what would typically be experienced in a low density neighbourhood would not be considered suitable.

6.0 Technical Comments

6.1 Building & Permitting Department

- Full Plan check for Building Code related issues will be done at time of Building Permit applications

6.2 Development Engineering Department

- Please see attached Schedule "A": Development Engineering Memorandum dated April 25, 2017.

7.0 Application Chronology

Date of Application Received: March 13, 2017
Date Public Consultation Completed: February 13, 2018

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": Site Plan
Schedule "A": Development Engineering Memorandum

² City of Kelowna Official Community Plan, Chapter 4: Future Land Use