

REPORT TO COUNCIL



Date: May 7, 2018

RIM No. 1250-30

To: City Manager

From: Community Planning Department (AF)

Application: Z18-0014 **Owner:** James Brigham Wilson
Robin Leslie Wilson

Address: 814 Hubbard Road **Applicant:** Damien Burggraeve

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. Z18-0014 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 2, District Lot 580A, SDYD, Plan 17390, located at 814 Hubbard 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;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out in Attachment "A" attached to the Report from the Community Planning Department dated May 7, 2018;

2.0 Purpose

A development application to rezone the subject property from RU1 – Large Lot Housing to RU2 – Medium Lot Housing to facilitate a proposed two lot subdivision.

3.0 Community Planning

Community Planning supports the proposed rezoning from RU1 – Large Lot Housing to RU2 – Medium Lot Housing as it is in line with the Official Community Plan (OCP) Future Land Use Designation of S2RES – Single/Two Unit Residential for the subject property and is located within the Permanent Growth Boundary. The property is fully serviced and is in close proximity to transit, parks, and schools. It is

therefore consistent with the Compact Urban Growth and Sensitive Infill Housing OCP Land Use Policies. These policies state that growth should occur in areas that are already serviced and have access to transit, and that growth should be designed to be sensitive to the existing character of the neighbourhood.

As a condition of rezoning, the applicant will be required to upgrade the adjacent frontage by installing curb and gutter, storm drainage and pavement widening or by providing cash in lieu for the frontage improvements.

4.0 Proposal

4.1 Background

The subject property currently has an existing one and a half storey single family dwelling with two accessory buildings located at the rear of the property.

4.2 Project Description

The proposed rezoning from RU₁ to RU₂ would facilitate the development of a two lot subdivision of the subject property. The proposed rezoning meets all of the zoning regulations and does not require any variances.

In order to facilitate the proposed subdivision, the existing single family dwelling and accessory buildings will be demolished and subsequently removed.

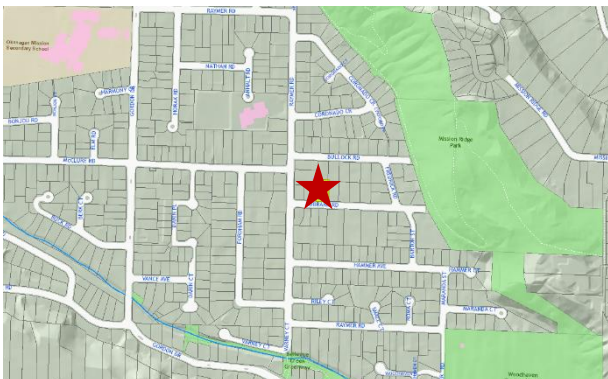
4.3 Site Context

The subject property is located in North Okanagan Mission near the intersection of Raymer Road and McClure Road and just west of Mission Ridge Park. It is in close proximity to transit routes located along Gordon Drive and is within walking distance to Mission Ridge Park. The surrounding neighborhood is comprised largely of RU₁ – Large Lot Housing zoned properties. Currently, there are two other RU₂ – Medium Lot Housing zoned properties within the neighborhood. Other surrounding zones include several RU₆ – Two Dwelling Housing and RU_{1c} – Large Lot Housing with Carriage House zoned properties.

Adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU ₁ – Large Lot Housing	Residential
East	RU ₁ – Large Lot Housing	Residential
South	RU ₁ – Large Lot Housing	Residential
West	RU ₁ – Large Lot Housing	Residential

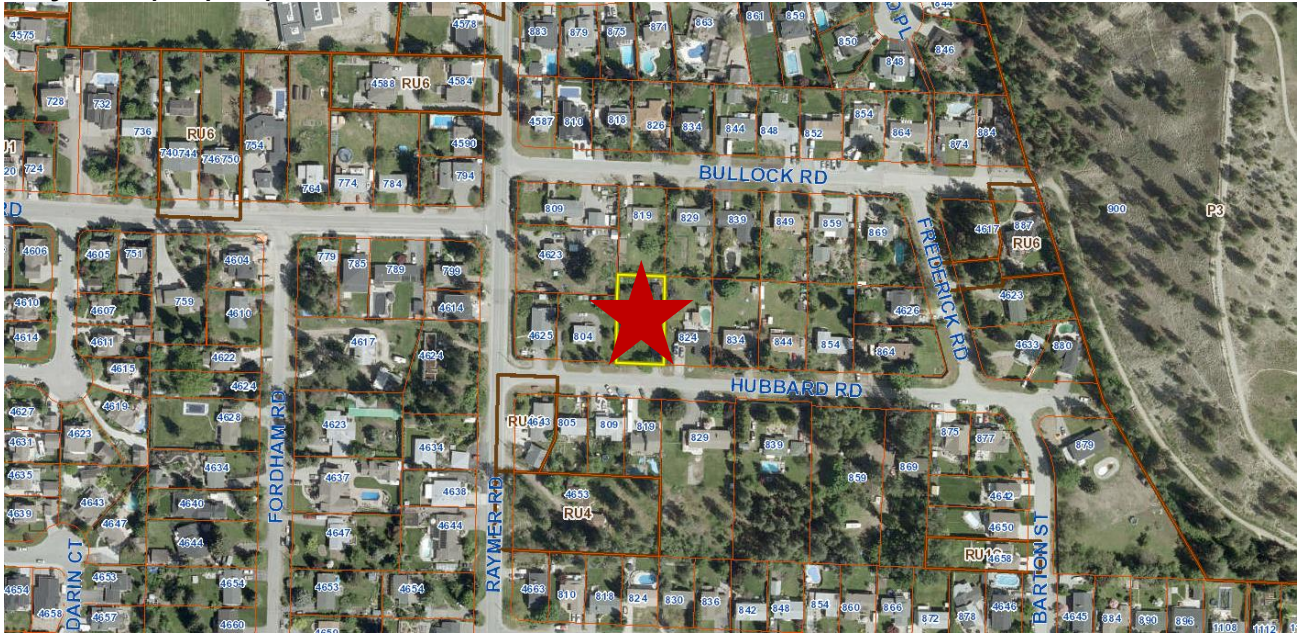
Site Context Map



Future Land Use Map



Subject Property Map: 814 Hubbard 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 comment

6.2 Development Engineering Department (see attached Dev. Eng. memo dated February 26, 2018)

- Road frontage improvements are triggered by this rezoning application. The requirements include curb and gutter, storm drainage system and pavement widening. Also required is a landscaped boulevard, street lighting and the re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction. The cost of this construction is at the applicant’s expense.
- The proposed redevelopment includes the subject parcel being subdivided into two lots. A subdivision application will require service upgrades that include the installation of additional

¹ City of Kelowna Official Community Plan, Policy 5.3.2 (Development Process Chapter).

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

services. The work will require road cuts and boulevard and pavement restoration. Development Engineering is prepared to defer the requirements of the rezoning to the subdivision stage.

7.0 Application Chronology

Date of Application Received: January 18, 2018

Date Public Consultation Completed: March 28, 2018

Report prepared by: Andrew Ferguson, Planner

Reviewed by: Terry Barton, Urban Planning Manager

Approved for Inclusion: Ryan Smith, Community Planning Department Manager

Attachments:

Attachment A: Development Engineering Technical Comments

Attachment B: Site Plan