REPORT TO COUNCIL

Date:	May 7, 2018		
RIM No.	1250-30		
To:	City Manager		
From:	Community Planning Department (BBC)		
Application:	Z18-0013	**Owner:**	JK Quest Ltd., Inc. No. BC1108914
Address:	424 Sarsons Road	**Applicant:**	Urban Options Planning & Permits
Subject:	Rezoning Application – Z18-0013		
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. Z18-0013 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 17, District Lot 167, Osoyoos Division, Yale District, Plan 8049, located at 424 Sarsons Road, Kelowna, BC from the RU1 – Large Lot Housing zone to the RU2 – Medium Lot Housing, 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" from the Development Engineering Department dated February 13, 2017;

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

Community Planning supports the proposed rezoning from RU1 – Large Lot Housing to RU2 – Medium Lot Housing, to facilitate a two-lot subdivision.

3.0 Community Planning

Community Planning supports the proposed rezoning from RU1 – Large Lot Housing to RU2 – Medium Lot Housing, to facilitate a two-lot subdivision.

The property is located within the Permanent Growth Boundary in the Mission neighbourhood of Kelowna. The parcel is designated as S2RES - Single/Two Unit Residential in the Official Community Plan (OCP). The application to rezone the parcel meets the OCP urban infill policy of supporting the densification of neighbourhoods through appropriate infill development, including the use of smaller lots. The modest increase in density is supported by local amenities such as parks, schools, transit and recreational opportunities in the immediate area. Recently a similar rezoning application to facilitate a two-lot subdivision on an adjacent lot to the subject property was supported by Council.

To fulfill Council Policy No. 367, the applicant submitted a Neighbour Consultation Summary Form to staff on February 20, 2018, outlining that the neighbours within 50 m of the subject property were notified.

4.0 Proposal

4.1 Project Description

The proposal is to rezone the parcel from the existing RU1 – Large Lot Housing zone to the RU2 – Medium Lot Housing zone. Should the rezoning be successful, the applicant is planning to subdivide the parcel into two parcels to facilitate the development of one single family dwelling on each of the two new lots.

Should the rezoning be supported by Council, the applicant could proceed with the subdivision application and then directly to building permit applications to construct a single family dwelling on each of the lots. The Zoning Bylaw Development Regulations and parking requirements would be reviewed at time of Building Permit application to ensure compliance.

4.2 Site Context

The subject property is located near the corner of Sarsons Road and Hobson Road within the North Mission City Sector. The area is characterized primarily by single family dwellings, with several parks within walking distance, including a park accessing the Okanagan Lake located within 100 m to the west.

Adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1 – Large Lot Housing	Single Dwelling Housing
East	RU1 – Large Lot Housing P3 – Parks and Open Spaces	Single Dwelling Housing Park Area
South	RU1 - Large Lot Housing	Single Dwelling Housing
West	RU2 – Medium Lot Housing RU1 - Large Lot Housing	Single Dwelling Housing

Subject Property Map: 424 Sarsons 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

- Please see attached Development Engineering Memorandum (Attachment A).

[1] City of Kelowna Official Community Plan, Policy 5.2.3 (Development Process Chapter).
[2] City of Kelowna Official Community Plan, Policy 5.27.6 (Development Process Chapter)

7.0 Application Chronology

Date of Application Received: January 17, 2018
Date Public Consultation Completed: February 20, 2018

Report prepared by: Barbara B. Crawford, Planner
Reviewed by: Terry Barton, Urban Planning Manager
Approved for Inclusion: Ryan Smith, Community Planning Department Manager

Attachments:

Attachment A – Development Engineering Memorandum
Attachment B – Applicant's Rationale Letter