

REPORT TO COUNCIL



Date: May 28, 2018

RIM No. 1250-30

To: City Manager

From: Community Planning Department (BBC)

Application: Z18-0010

Owners: Scott Richard Payer and
Chandra Sarasotee Payer; John
William Woodfield and
Alexandra Tiffany Woodfield

Address: 3010 Holland Road

Applicant: Urban Options Planning &
Permits

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. Z18-0010 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 14, District Lot 131, Osoyoos Division Yale District, Plan 10710, located at 3010 Holland Road, Kelowna, BC from the RU1 – Large Lot Housing zone to the RU6 – Two Dwelling 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 1, 2018.

2.0 Purpose

To rezone the subject property from RU1 - Large Lot Housing to RU6 - Two Dwelling Housing, to facilitate the development of two new dwellings.

3.0 Community Planning

Community Planning supports the proposed rezoning of the subject property from RU1 Large Lot Housing to RU6 – Two Dwelling Housing to facilitate the development of two new single home dwellings.

The property is located within the Permanent Growth Boundary in the South Pandosy – KLO neighbourhood of Kelowna. The application to rezone the parcel to RU6 to construct two additional single family dwellings is in line with the OCP Future Land Use Designation of S2RES – Single / Two Unit Residential. The proposed use is consistent with the OCP urban infill policies for Compact Urban Form and Sensitive Infill and the OCP generally supports the densification of neighbourhoods through appropriate infill development.

To fulfil Council Policy No. 367, the applicant submitted a Neighbour Consultation Summary Form to staff on March 5, 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 subject property parcel from the existing RU1 - Large Lot Housing to RU6 – Two Dwelling Housing to facilitate the development of two new dwellings. The property currently has a one storey single family dwelling which will be demolished prior to redevelopment. The proposed RU6 zoning will allow for the construction of two new single family dwellings; one unit located near the front and the second unit located in the rear of the property.

The proposed two single family dwellings meet all zoning requirements for the RU6 – Two Dwelling Housing zone. Parking requirements are met with attached double car garage for each proposed unit. An existing hedge located along the northern property line will be retained to maintain privacy.

The close proximity to parks, schools, downtown and nearby transit on Gordon Drive makes this an ideal location for increased density as per the OCP urban policies for Compact Urban Form and Sensitive Infill.

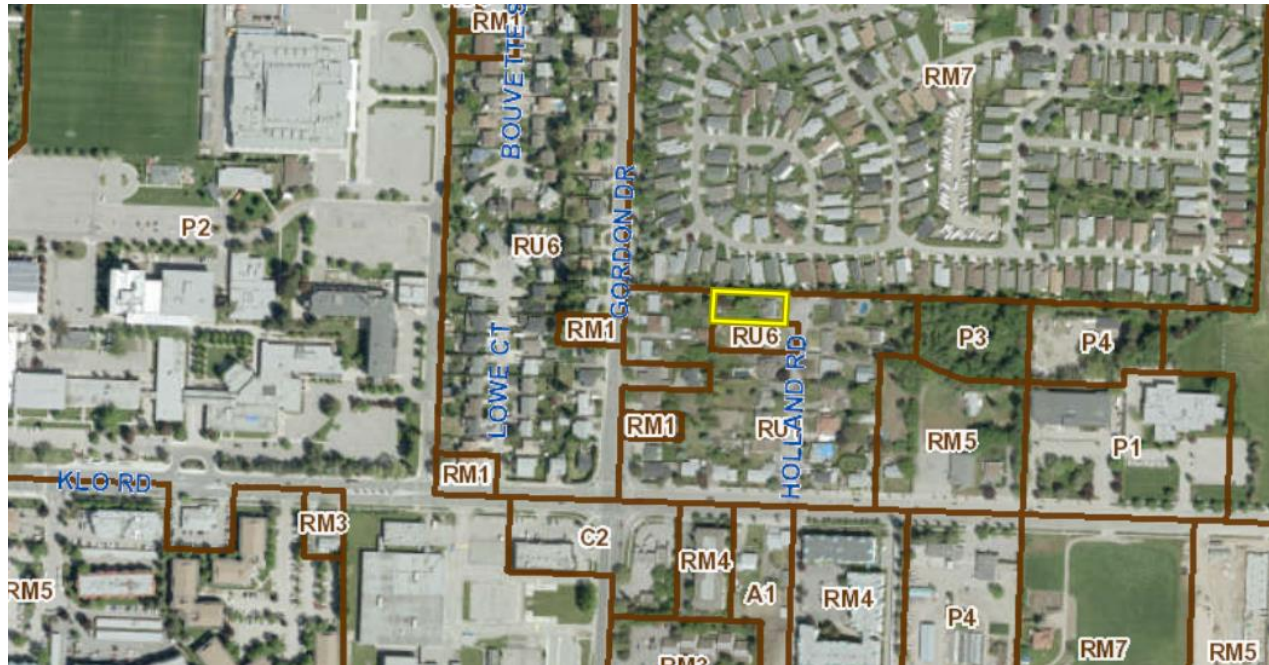
4.2 Site Context

The subject property is accessed from the end of Holland Road, a cul-de-sac, and is approximately 140 meters north of K.L.O. Road. The area is characterized primarily by single family dwellings, with a gated mobile-home community located adjacent and north of the subject property. The property is in close proximity to parks, schools, downtown and nearby transit on Gordon Drive and K.L.O Road.

Adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1 – Large Lot Housing RM7 – Mobile Park Home	Residential
East	RU1 – Large Lot Housing	Residential
South	RU1 – Large Lot Housing	Residential
West	RU1 – Large Lot Housing	Residential

Subject Property Map: 3010 Holland 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.

Healthy Communities². 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.

Sensitive Infill.³ 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 concerns with rezoning application. A Full Plan check for Building Code related issues will be done at time of Building Permit applications.

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

² City of Kelowna Official Community Plan, Policy 5.22.7 (Development Process Chapter).

³ City of Kelowna Official Community Plan, Policy 5.27.6 (Development Process Chapter)

6.2 Development Engineering Department

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

7.0 **Application Chronology**

Date of Application Received: January 3, 2018

Date Public Consultation Completed: March 5, 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 dated February 1, 2018

Attachment B – Applicant's Rationale Letter

Schedule A – Site Plan, Conceptual Elevations, and Floor Plan