

# REPORT TO COUNCIL



**Date:** February 15, 2016

**RIM No.** 1250-30

**To:** City Manager

**From:** Community Planning Department (TB)

**Application:** Z15-0066

**Owner:** Pam Irene Sahlin

**Address:** Lakeshore Rd 3697

**Applicant:** Thomson Dwellings Inc.

**Subject:** Rezoning Application

**Existing OCP Designation:** S2RES - Single/Two Unit Residential

**Existing Zone:** RU1 - Large Lot Housing

**Proposed Zone:** RU6 - Two Dwelling Housing

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## 1.0 Recommendation

THAT Rezoning Application No. Z15-0066 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 24, Block 4, District Lot 134, ODYD, Plan 515 except Plan KAP91276, located at 3697 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 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 February 15, 2016;

## 2.0 Purpose

To rezone the subject property to allow for the development of duplex housing.

## 3.0 Community Planning

Community Planning supports the proposal to rezone the subject property. The rezoning of this property from RU1 to RU6 would allow it to be developed for duplex housing. This is consistent with the Official Community Plan (OCP) Future Land Use Designation and the OCP policy of creating a compact urban form. As part of the rezoning, the City of Kelowna would receive a 5.0 m road dedication on Lakeshore Road, a 5.0 m road reserve on Lakeshore Road, and a 3.0 m road reserve along Barrerra Road for future use.

In fulfillment of Council Policy No. 367 respecting public consultation, the applicant undertook neighbour consultation by individually contacting the neighbours. To date, staff has not received any feedback.

#### 4.0 Proposal

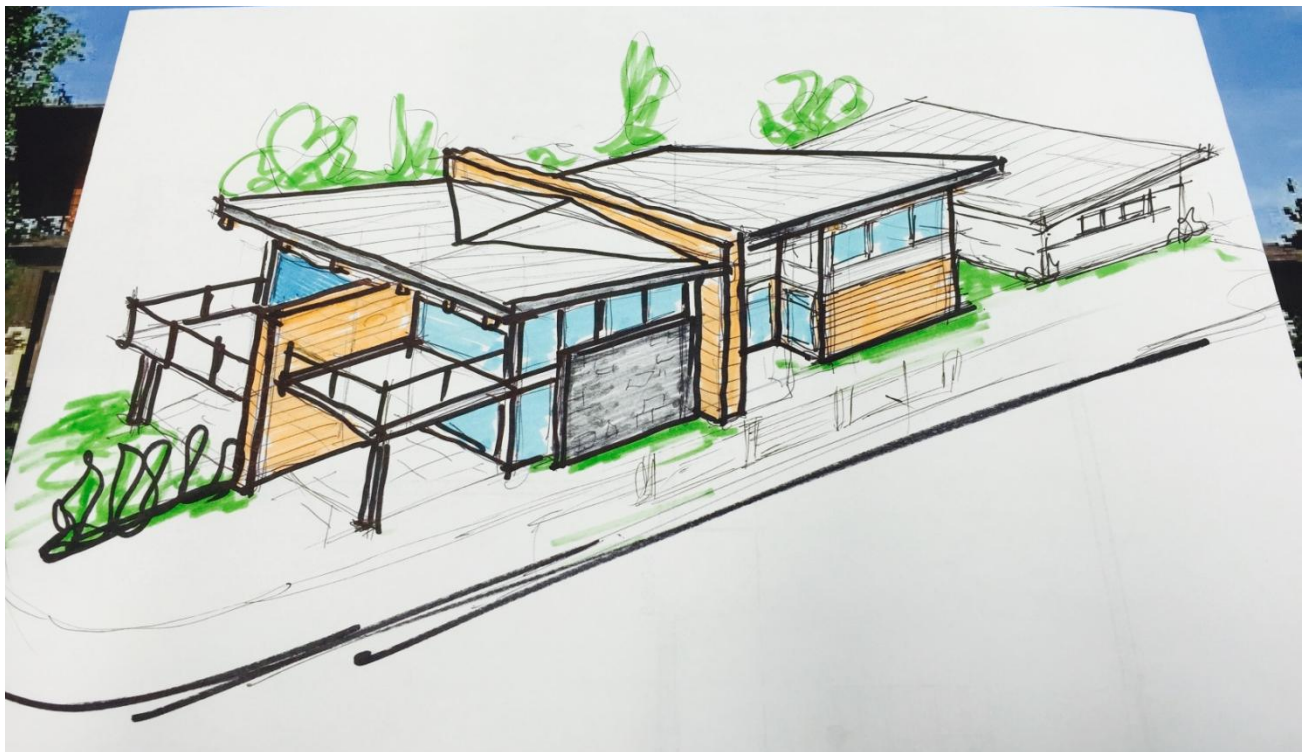
##### 4.1 Background

The single family dwelling was built in 1965 and will be demolished to facilitate the proposed duplex.

##### 4.2 Project Description

The subject property is 990 m<sup>2</sup> and requires no variances for the proposed duplex. The road dedication and road reserves on this property would allow for future widening of Lakeshore and Barrera Roads. Access to the proposed development would be from the lane on the east side of the property. Parking is provided in rear-oriented garages, and private open space is accommodated with front decks. The proposed duplex will require a direct (non-council) development permit.

Conceptual Rendering:



#### 4.3 Site Context

The subject property is located on the north-east corner of Lakeshore Road and Barrera Road. The neighborhood is a mix of RU1, RU2, and RM2 zones. Two recreation corridors border this property, and Rotary Beach Park is across Lakeshore Road on the west.

Adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1 - Large Lot Housing	Residential
East	RU2 - Medium Lot Housing	Residential
South	RM2 - Low Density Row Housing	Residential
West	P3 - Parks and Open Space	Rotary Beach Park

Subject Property Map:



#### 4.4 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RU6 ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Minimum Lot Area	550 m <sup>2</sup>	990.35 m <sup>2</sup>

Minimum Lot Width	20 m	20.12 m
Minimum Lot Depth	30 m	46.59 m (to road dedication)
<b>Development Regulations</b>		
Maximum Site Coverage (buildings)	40%	39.96%
Maximum Site Coverage (buildings, driveways and parking)	50%	41.86%
Minimum Front Yard	4.5 m	4.5 m
Minimum Side Yard (south)	4.5 m	4.5 m
Minimum Side Yard (north)	2.3 m	2.3 m
Minimum Rear Yard to Garages	1.5 m	1.5 m
Minimum Private Outdoor Space	60 m <sup>2</sup>	+60 m <sup>2</sup>
Minimum Parking Requirements	4 stalls	4 stalls

## 5.0 Current Development Policies

### 5.1 Kelowna Official Community Plan (OCP)

#### Development Process

**Compact Urban Form.**<sup>1</sup> 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.

## 6.0 Technical Comments

### 6.1 Development Engineering Department

- See attached Schedule "A" dated January 14, 2016.

### 6.2 FortisBC Inc - Electric

- There are primary distribution facilities along Lakeshore Road. The applicant is responsible for costs associated with any change to the subject property's existing service, if any, as well as the provision of appropriate land rights where required.
- Otherwise, FortisBC Inc. (Electric) has no concerns with this circulation.

### 6.3 Real Estate and Building Services Manager

- Ensure Lakeshore Rd dedication/reserve is adequate (30m cross-section).

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

## 7.0 Application Chronology

Date of Application Received: December 14, 2015  
Date Public Consultation Completed: January 29, 2015

Report prepared by:

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Trisa Brandt, Planner I

Reviewed by: ☐ Terry Barton, Urban Planning Manager

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

### Attachments:

Site Plan

Context/Site Photos

Schedule "A": Development Engineering Memorandum dated January 14, 2016.