

REPORT TO COUNCIL



Date: February 29, 2016

RIM No. 1250-30

To: City Manager

From: Community Planning Department (LK)

Application: Z15-0063

Owner: Joseph & Cindy Burd

Address: 875 Graham Road

Applicant: Urban Options

Subject: Rezoning Application

Existing OCP Designation: S2RES - Single / Two Unit Residential

Existing Zone: RU1 - Large Lot Housing

Proposed Zone: RU2 - Medium Lot Housing
RU2c - Medium Lot Housing with Carriage House

1.0 Recommendation

THAT Rezoning Application No. Z15-0063 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of the south portion of Lot 1 Section 22 Township 26 ODYD Plan 19161, located at 875 Graham Road, Kelowna, BC from the RU1 - Large Lot Housing zone to the RU2 - Medium Lot Housing zone and by changing the zoning classification of the north portion of Lot 1 Section 22 Township 26 ODYD Plan 19161, located at 875 Graham Road, Kelowna, BC from the RU1 - Large Lot Housing zone to the RU2c - Medium Lot Housing with Carriage House zone as shown on Map "A" attached to the Report from the Community Planning Department dated January 22, 2016, 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 January 29, 2016;

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

To rezone the property to Medium Lot Housing zone to facilitate a subdivision of the parcel into two lots, with the north lot having appropriate zoning to allow for the construction of a Carriage House.

3.0 Community Planning

The subject property is within the Rutland Sector of Kelowna. It has a designation of S2RES - Single / Two Unit Residential in the Official Community Plan (OCP) Future Land Use map. The application to rezone the parcel also meets further OCP policy encouraging the densification of neighbourhoods through appropriate infill development, including the use of smaller lots. The proposed lots also meet or exceed the zoning criteria standards for the RU2 - Medium Lot Housing zone.

Overall the proposal is consistent with current City policy and municipal services are available to service the lots. Therefore, Staff recommend support to Council for this application to rezone the subject parcel.

4.0 Proposal

4.1 Project Description

The proposal is to subdivide the existing 1093 m² (0.27 ac) parcel into two parcels. The proposed property line runs east/west through the property. The south parcel will have frontage on Matt Road and the north parcel, being a corner lot, will have frontage on both Matt Road and Graham Road. The north parcel meets the corner lot width requirements of the Zoning Bylaw (See Subject Property Map below) and will have the additional 'c' designation to allow for the construction of a Carriage House.

Should the rezoning application be successful, the applicant is planning to subdivide and build two new homes, one with a carriage house. A direct Development Permit will be required for the Carriage House to ensure conformity with the Carriage House Urban Design Guidelines and Zoning Development Regulations, including providing adequate on-site parking.

Council Policy No. 367 with respect to public consultation was undertaken by the applicant. All adjacent neighbours within a 50 m radius were provided with a circulation package in regards to the development.

4.2 Site Context

Adjacent land uses are as follows:

| Orientation | Zoning | Land Use |
|-------------|---|---|
| North | RU1 - Large Lot Housing RU6 - Two Dwelling Housing | Single Dwelling Housing Two 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 |

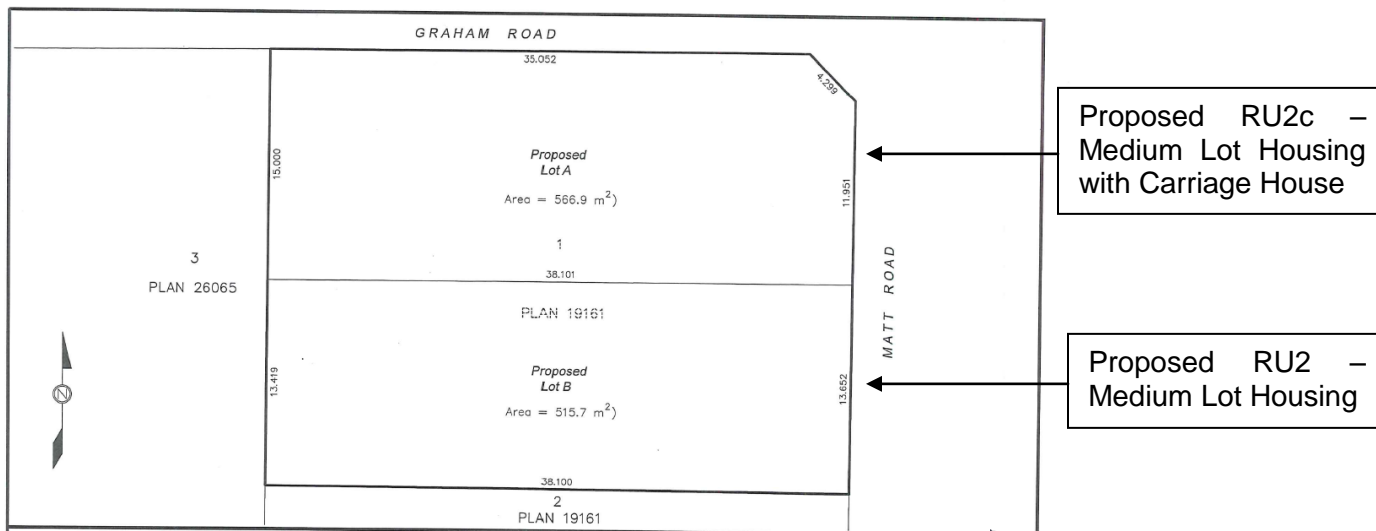
Subject Property Map:



Future Land Use Map: S2RES - Single / Two Unit Residential



Proposed Subdivision Layout:



4.3 Zoning Analysis Table

| Zoning Analysis Table | | |
|--------------------------------------|-----------------------------------|--|
| CRITERIA | RU2 ZONE REQUIREMENTS | PROPOSAL |
| Existing Lot/Subdivision Regulations | | |
| Minimum Lot Area | 400 m ² | South Lot 515.70 m ² North Lot 566.90 m ² |
| Minimum Lot Width | 13.0 m 15.0 m for a corner lot | South Lot 13.42 m North Lot 15.0 m |
| Minimum Lot Depth | 30 m | 38.1 m |

No variances are required for this rezoning application.

4.4 RU2 Zoning Criteria Table

| CRITERIA | RU2 - MEDIUM LOT HOUSING - ZONE REQUIREMENTS |
|--------------------------------|---|
| Development Regulations | |
| Minimum Front Yard | 4.5 m (6.0 m from a garage or carport) |
| Minimum Side Yard | 1.5 m (for up to 1 ½ storey portion of building) |
| | 1.8 m (for up to 2 ½ storey portion of building) |
| | 3.0 m (if there is no garage or carport from the front) |
| Minimum Rear Yard | 6.0 m (for up to 1 ½ storey portion of building) |
| | 7.5 m (for up to 2 ½ storey portion of building) |
| Maximum Site Coverage | 40% (50% including driveways and parking areas) |

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.

Permanent Growth Boundary.² Establish a Permanent Growth Boundary as identified on Map 4.1 and Map 5.2. The City of Kelowna will support development of property outside the Permanent Growth Boundary for more intensive use only to the extent permitted as per the OCP Future Land Use designations in place as of initial adoption of OCP Bylaw 10500, except for Agri-Business designated sites or as per Council's specific amendment of this policy. The Permanent Growth Boundary may be reviewed as part of the next major OCP update.

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

² City of Kelowna Official Community Plan, Policy 5.3.1 (Development Process Chapter).

Sensitive Infill. 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.

Healthy Communities. 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.

6.0 Technical Comments

6.1 Development Engineering Department

- See Attachment A

6.2 Fortis BC - Electric

- There are primary distribution facilities along Graham Road, and south of the proposed lots in Matt Road. To date, arrangements have not been completed to meet the requirements to service the proposed subdivision. The applicant is responsible for costs associated with any change to the proposed lots' existing service, if any, as well as the provision of appropriate land rights where required.

7.0 Application Chronology

Date of Application Received: December 1, 2015

Date of Public Consultation Received: February 2, 2016

Report prepared by:

Lydia Korolchuk, Planner

Reviewed by:

Terry Barton, Urban Planning Manager

Approved for Inclusion:

Ryan Smith, Community Planning Department Manager

Attachments:

Subject Property Map

Site Plan - Proposed Subdivision Layout

Attachment A: Development Engineering Memorandum dated January 29, 2016

Attachment B: Rutland Waterworks District Letter

Map "A" Proposed Zoning