

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

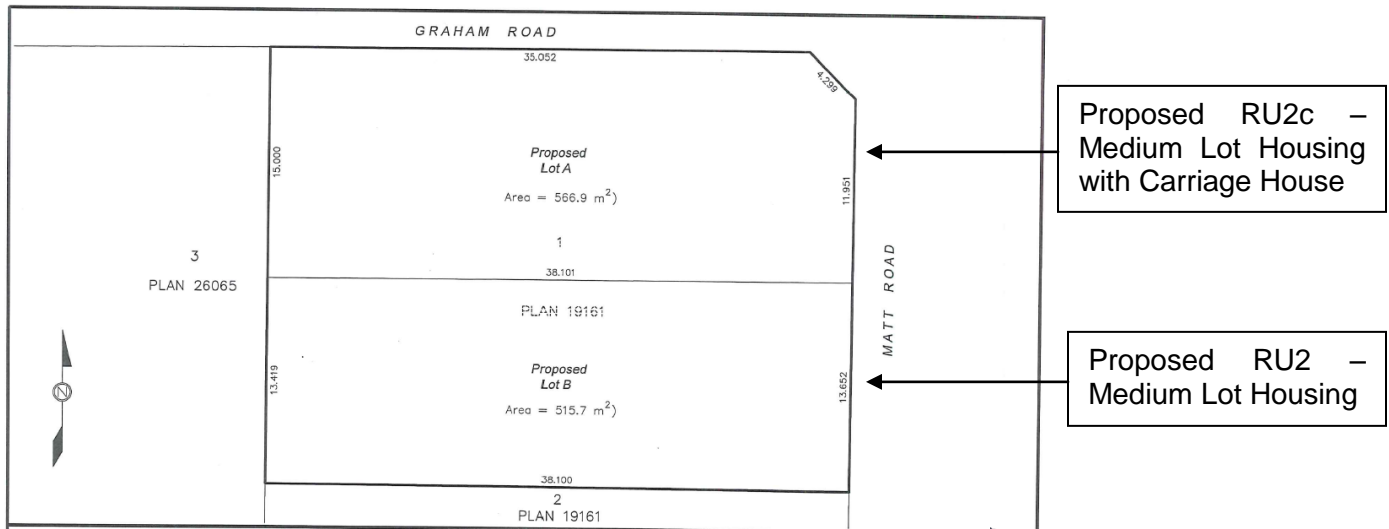
Subject Property Map:



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