REPORT TO COUNCIL

Date:	July 30, 2018		
RIM No.	1250-30		
To:	City Manager		
From:	Community Planning Department (AF)		
Application:	Z18-0035	**Owner:**	Montemurro Industries Inc.
Address:	4624 Raymer Road	**Applicant:**	New Town Services
Subject:	Rezoning Application		
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. Z18-0035 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 6, District Lot 357, ODYD, Plan 17105, located at 4624 Raymer Road, Kelowna, BC from the RU1 – Large Lot Housing zone to the RU2 – Medium Lot 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 Attachment "A" attached to the Report from the Community Planning Department dated April 11, 2018;

AND THAT a maintenance access easement be registered on the title of the subject property prior to final adoption;

2.0 Purpose

To consider a development application to rezone to RU2 – Medium Lot Housing to facilitate a potential future four lot subdivision

3.0 Community Planning

Community Planning supports the proposed rezoning from RU1 – Large Lot Housing to RU2 – Medium Lot Housing as it fulfills the Official Community Plan (OCP) objective of modestly increasing density in an existing single family neighbourhood within the City's Permanent Growth Boundary. The rezoning will facilitate a potential future four-lot subdivision as the RU2 zone allows for narrower width lots than the

existing Ru1 zone. The subject property is fully serviced and is in close proximity to transit, parks, and schools.

Community Planning recommends that a 4.5 m wide maintenance right-of-way be registered on the subject property to provide access over the existing drainage channel located at the southwest corner of the site. This right-of-way requirement will be a condition of zoning approval.

4.0 Proposal

4.1 Background

The subject property currently has an existing single family dwelling located near the western or rear portion of the site with a large amount of mature vegetation surrounding the home. The existing home would be required to be removed from the site to facilitate a future subdivision of the existing lot.

4.2 Project Description

The proposed rezoning from RU1 to RU2 would facilitate the development of a potential future four lot subdivision of the subject property. The proposed rezoning meets all of the zoning regulations and does not require any variances. The property has an OCP Future Land Use of S2RES – Single / Two Unit Residential, is fully serviced, and is located within the Permanent Growth Boundary. The subject property is one of the larger properties within the neighbourhood and is suitable for an increase in density as it is located near transit routes with access to parks and schools.

The proposed rezoning meets the OCP Urban Infill Policies for Compact Urban Growth and Sensitive Infill. These policies state that growth should occur in areas that are already serviced and have access to transit, and that growth should be designed to be sensitive to the existing character of the neighbourhood.

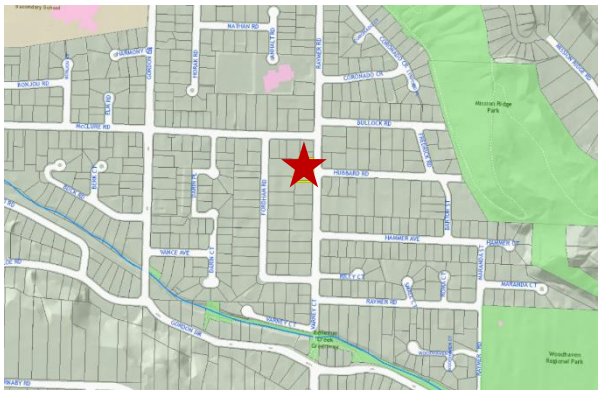
4.3 Site Context

The subject property is located in North Okanogan Mission near the intersection of McClure Road and Raymer Road and west of Mission Ridge Park. It is in close proximity to transit routes located along Gordon Drive and is within walking distance to Mission Ridge Park and Woodhaven Regional Park. The surrounding neighbourhood is largely comprised of RU1 zoned properties. There is one other RU2 zoned property within the area. Other surrounding zones within the neighbourhood include several RU1c – Large Lot Housing with Carriage House, RU6 – Two Dwelling Housing, and one RU4 – Low Density Cluster Housing zoned properties.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1 – Large Lot Housing	Residential
East	RU1 – Large Lot Housing	Residential
South	RU1 – Large Lot Housing	Residential
West	RU1 – Large Lot Housing	Residential

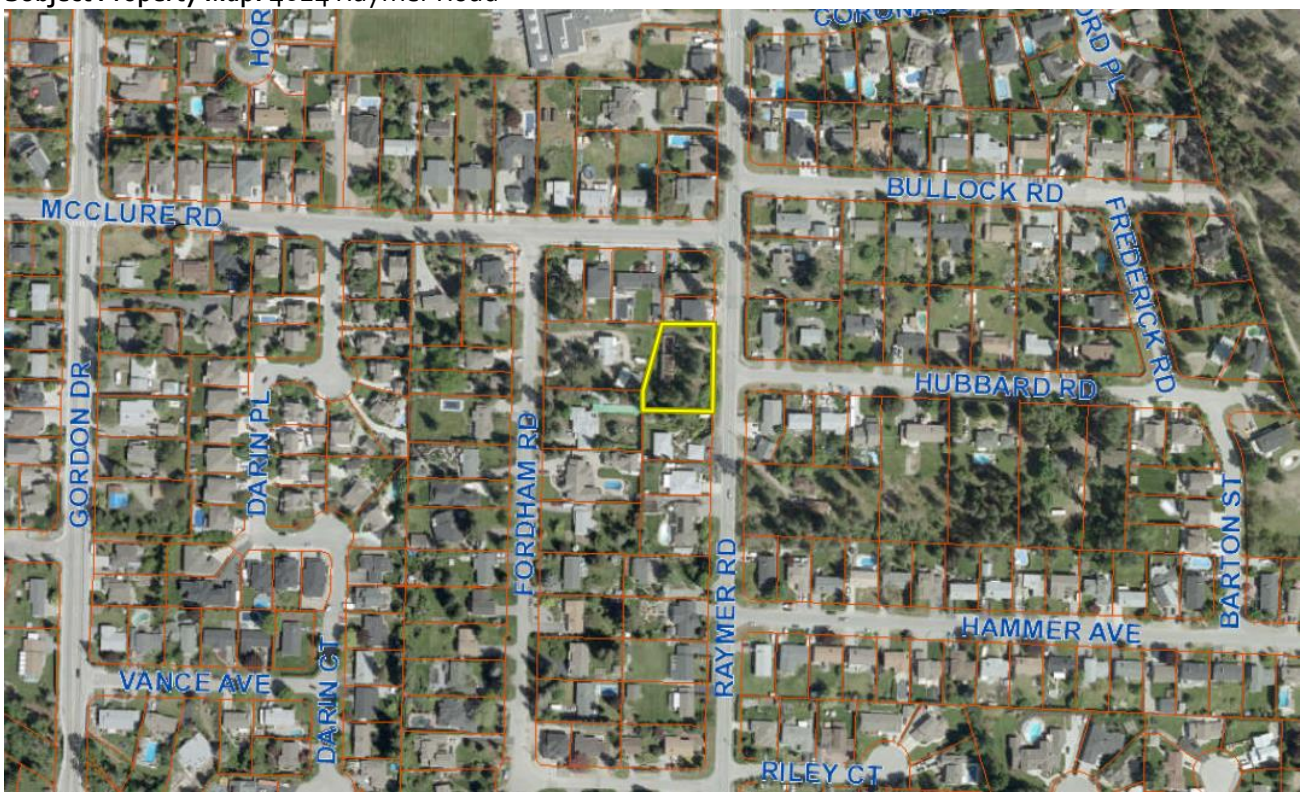
Site Context Map



Future Land Use Map



Subject Property Map: 4624 Raymer 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

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

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

- Demolition Permit required for the existing structure.

6.2 Development Engineering Department

- See attached memorandum dated April 11, 2018

6.3 Fire Department

- No concerns with proposed rezoning application

7.0 Application Chronology

Date of Application Received: March 22, 2018
Date Public Consultation Completed: May 23, 2018

Report prepared by: Andrew Ferguson
Reviewed by: Terry Barton, Urban Planning Manager
Approved for Inclusion: Ryan Smith, Community Planning Department Manager

Attachments:

Attachment A: Development Engineering Technical Comments
Site Plan

[2] City of Kelowna Official Community Plan, Policy 5.22.6 (Development Process Chapter).