REPORT TO COUNCIL

Date:	July 30, 2018		
RIM No.	1250-20		
To:	City Manager		
From:	Community Planning Department (BBC)		
Application:	Z18-0064	**Owner:**	Aspen Point Construction Ltd., Inc. No. BC0922170
Address:	477-2 Curlew Drive	**Applicant:**	Chris King
Subject:	Rezoning Application		
Existing OCP Designation:	S2RES - Single / Two Unit Residential		
Existing Zone:	CD2 – Kettle Valley		
Proposed Zone:	RU2 – Medium Lot Housing		

1.0 Recommendation

THAT Rezoning Application No. Z18-0064 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot A, Sections 23 and 24, Township 28, Similkameen Division Yale District, Plan KAP57684, Except Plans KAP57685, KAP60948, KAP60950, KAP61235, KAP62639, KAP67007, KAP68747, KAP72416, and KAP 85435, located at 477-2 Curlew Drive, Kelowna, BC from the CD2 – Kettle Valley zone to the RU2 – Medium Lot Housing zone as shown on Attachment "A" attached to the Report from Community Planning Department dated February 2018, be considered by Council;

AND THAT the Rezoning Bylaw be forwarded to a Public Hearing for further consideration.

2.0 Purpose

To rezone the subject property from CD2 – Kettle Valley to RU2 – Medium Lot Housing, to facilitate the development of a single family dwelling.

3.0 Community Planning

Community Planning supports the proposed rezoning of the subject property from CD2 – Kettle Valley to RU2 – Medium Lot Housing, to facilitate the development of a single family dwelling.

The property is located within the Permanent Growth Boundary in Southwest Mission neighbourhood of Kelowna. The application to rezone the parcel to RU2 – Medium Lot Housing to construct a single family dwelling is in line with the OCP Future Land Use Designation of S2RES – Single / Two Unit Residential. The property is in close proximity to transit, parks, and schools. It is therefore consistent with the Compact

Urban Growth and Sensitive Infill Housing OCP Land Use Policies. 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.

To fulfil Council Policy No. 367, the applicant submitted a Neighbour Consultation Summary Form to staff on July 24, 2018, outlining that the neighbours within 50 m of the subject property were notified.

4.0 Proposal

4.1 Background

The current zoning of the lot, CD2 – Kettle Valley, is a remnant from the residential development located immediately to the south of the subject property. A pedestrian walkway runs parallel to the lot along the eastern side of the property, and will be preserved during and following completion of development.

4.2 Project Description

The subject property currently is vacant. The small, narrow lot is unusual for this area, and the proposed rezoning from CD2 – Kettle Valley zone to RU2 – Medium Lot Housing zone would facilitate the development of a single family dwelling on the subject property. The proposed rezoning meets all of the zoning regulations and the conceptual development plan does not require any variances.

A portion of a City of Kelowna parcel located adjacent to the north of the subject property is being sold to the owner for lot consolidation under a separate subdivision application.

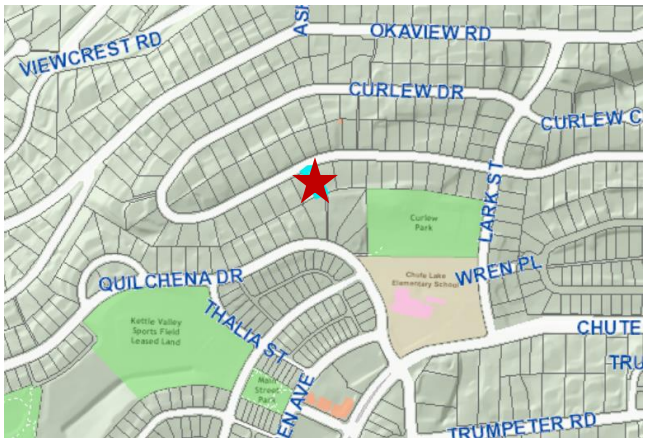
4.3 Site Context

The subject property is located on Curlew Drive, west of Lark Street and is approximately 300 meters north of Chute Lake Road within the Southwest Mission neighbourhood. The area is characterized primarily by single family dwellings, with Chute Lake Elementary School and Curlew Park, and a large park area located to the southeast and southwest of the subject property.

Adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RR3 - Rural Residential	Residential
East	RR3 - Rural Residential P3 – Major Institutional	Residential School and Park
South	CD2 – Kettle Valley RR1 – Rural Residential	Residential
West	RR3 - Rural Residential RR1 – Rural Residential	Residential

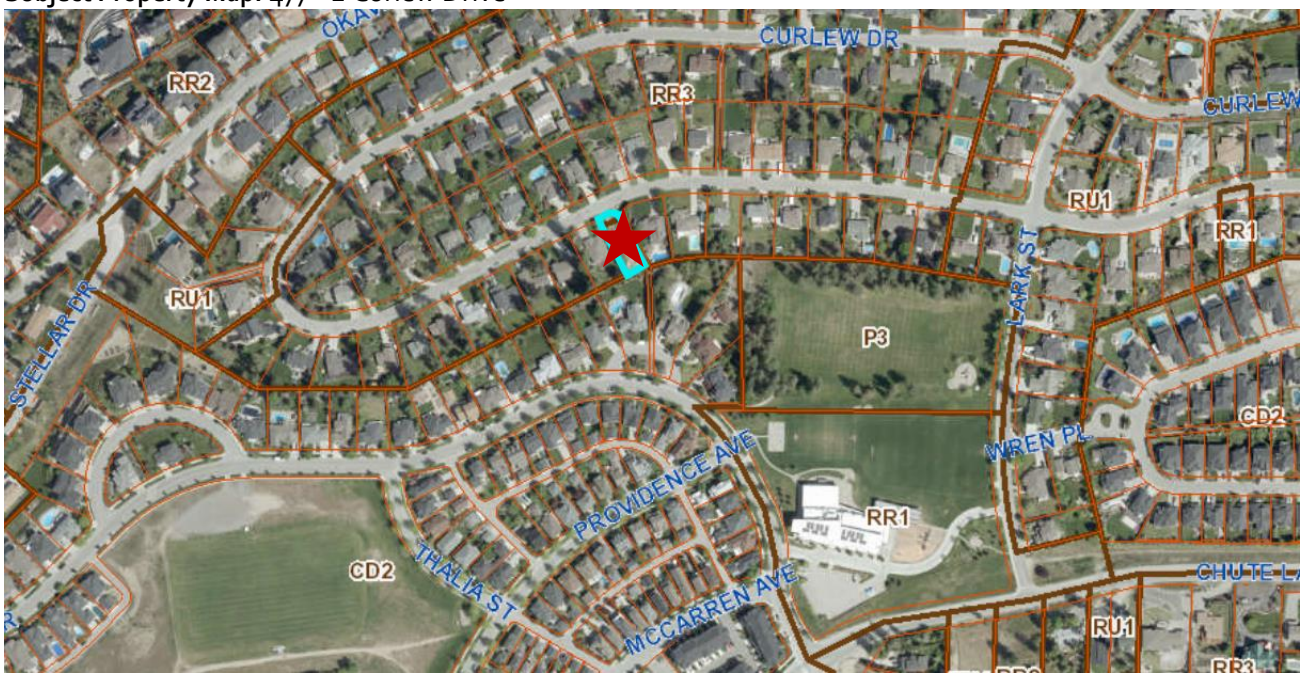
Site Context Map



Future Land Use Map



Subject Property Map: 477 - 2 Curlew Drive



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.

[1] City of Kelowna Official Community Plan, Policy 5.3.2 (Development Process Chapter).

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

- No comment

6.2 Development Engineering Department

- Please see attached Development Engineering Memorandum (Attachment B) dated June 13, 2018.

7.0 Application Chronology

Date of Application Received: April 18, 2018
Date Public Consultation Completed: July 24, 2018

Report prepared by: Barbara B. Crawford, Planner
Reviewed by: Dean Strachan, Suburban and Rural Planning Manager
Approved for Inclusion: Ryan Smith, Community Planning Department Manager

Attachments:

Attachment A – Rational Letter, Site Plan and Proposed Development Plan
Attachment B – Development Engineering Memorandum

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