REPORT TO COUNCIL

Date:	August 27, 2018		
RIM No.	1250-30		
To:	City Manager		
From:	Community Planning Department (JR)		
Application:	Z18-0084	**Owner:**	Alexander Mark Duffield & Nadja Duffield
Address:	461 Curlew Drive	**Applicant:**	Alexander Mark Duffield
Subject:	Rezoning Application		
Existing OCP Designation:	S2RES – Single / Two Unit Residential		
Existing Zone:	RR3 – Rural Residential 3		
Proposed Zone:	RU1 – Large Lot Housing		

1.0 Recommendation

THAT Rezoning Application No. Z18-0084 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 108, Section 23, Township 28, SDYD, Plan 32591, located 461 Curlew Drive, Kelowna, BC from RR3 – Rural Residential 3 zone to the RU1 – Large Lot Housing zone, be considered by Council;

AND THAT Council's consideration of this Rezoning Bylaw be considered subsequent to the registration of a Right of Way for sewer connection with neighbouring property located along Quilchena Drive, Kelowna, BC, in favor of the subject property;

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 August 27, 2018;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the discharge of LUC77-1002 on October 3, 2018;

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

2.0 Purpose

To rezone the subject property from RR3 – Rural Residential 3 to RU1 – Large Lot Housing to facilitate an addition for a secondary suite.

3.0 Community Planning

Community Planning Staff support the proposed rezoning to facilitate an addition to the house for a secondary suite. The property is located within the Permanent Growth Boundary , adjacent to the Kettle Valley sector of the City. The parcel is designated as S2RES – Single/Two Unit Residential in the Official Community Plan (OCP) and is 1214 m^2. The applicant is looking to rezone to RU1 as it would allow for a larger lot size coverage pertentage which is needed to accomplish the addition. The addition will be a maximum of 100 m^2 and will be located on the West side of the house. Rezoning the subject property to an urban zone is appropriate as it meets all aspects of an urban neighbourhood. The addition of the secondary suite would meet policy objectives including fostering a mix of housing forms and concentrating growth within the Permanent Growth Boundary. The proposed rezoning is consistent with the property's future land use designation and will have urban services (i.e. Sewer). Sewer connection is proposed to be completed by connecting through neighbours backyard.

In accordance with Council Policy No. 367, the applicant submitted a Neighbour Consultation Form outlining that the neighbours within 50m of the subject property were notified of the proposed rezoning application.

4.0 Proposal

4.1 Project Description

The proposed addition, is to be located in the side yard and requires no variances. The design and height, one storey, will match that of the original house.

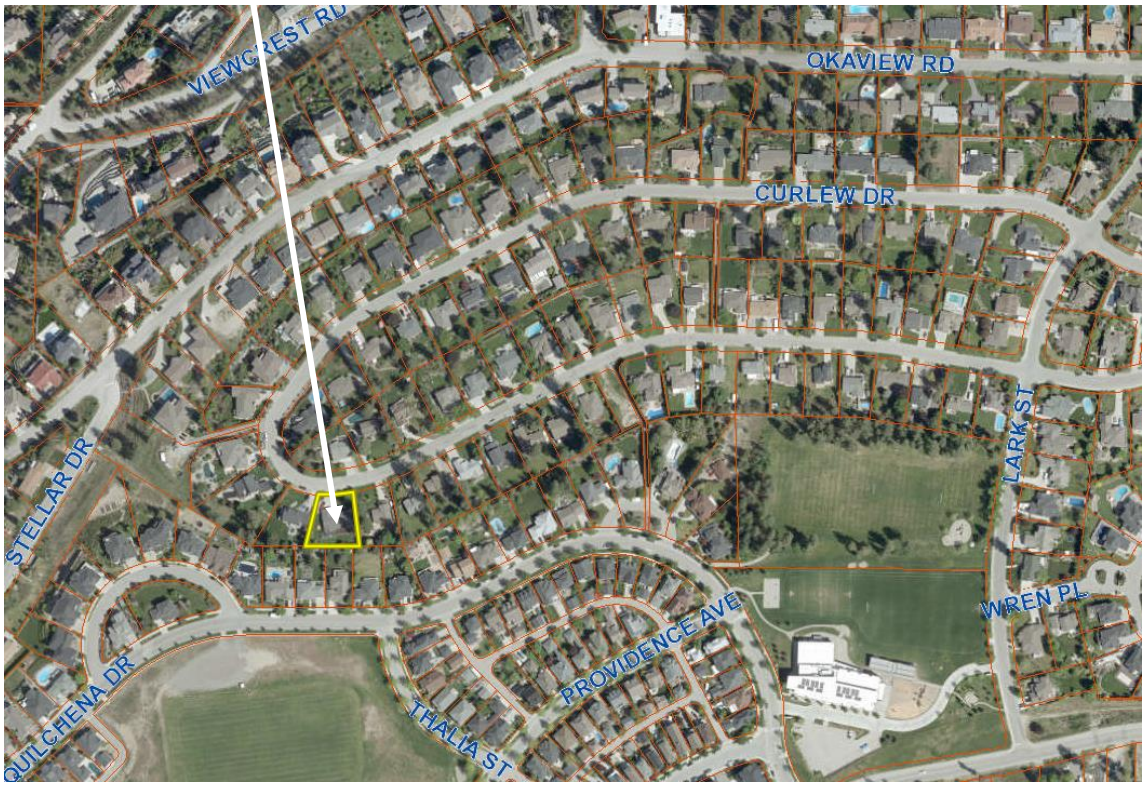
4.2 Site Context

The subject property has a total area of 1214 m2 and is located at 461 Curlew Drive. The property is designated S2RES – Single / Two Unit Residential in the Official Community Plan and the surrounding area is single family residential.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RR3 – Rural Residential 3	Single Family Residential
East	RR3 – Rural Residential 3	Single Family Residential
South	CD2 – Kettle Valley	Single Family Residential
West	RR3 – Rural Residential 3	Single Family Residential

Subject Property Map: 461 Curlew Drive



4.3 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	**RU1 ZONE REQUIREMENTS**	**PROPOSAL**
Existing Lot/Subdivision Regulations		
Lot Area	550 m²	1172m²
Lot Width	16.5 m	25m Front / 40m Back
Lot Depth	30 m	40m (East side) / 39m (West side)
Development Regulations		
Site Coverage	40%	36%
Site Coverage (including buildings and driveways)	50%	43%
Height	9.5 m / 2 ½ storeys	1 storey
Front Yard	4.5 m	6.8 m
Side Yard (east)	2 m	3 m
Side Yard (west)	2 m	2 m
Rear Yard	7.5 m	7.75 m
Other Regulations		
Minimum Parking Requirements	3 stalls	5 (2 garage / 3 driveway)
Private Open Space	60 m² (30 m² per dwelling)	465 m² (total)

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.

Sensitive Infill. [2] Encourage new development or redevelopment in existing residential areas to be sensitive to or reflect the character of the neighborhood with respect to building design, height and siting.

Healthy Communities.[3] 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 Building & Permitting Department

- Full Plan check for Building Code related issues will be done at time of Building Permit applications.

6.2 Development Engineering Department

See Attachment A

7.0 Application Chronology

Date of Application Received: July 17th , 2018
Date Public Consultation Completed: July 29th, 2018

Report prepared by: Jenna Ratzlaff, Planner

Reviewed by: Terry Barton, Urban Planning Manager

Approved for Inclusion: Ryan Smith, Community Planning Department Manager

Attachments:

Attachment 'A': Development Engineering Memorandum
Schedule 'A': Rational, Site Plan & Floor Plans

[1] City of Kelowna Official Community Plan, Policy 5.2.3 (Development Process Chapter).
[2] City of Kelowna Official Community Plan, Policy 5.22.6 (Development Process Chapter).
[3] City of Kelowna Official Community Plan, Policy 5.22.7 (Development Process Chapter).