REPORT TO COUNCIL

Date:	September 17, 2018		
RIM No.	1250-30		
To:	City Manager		
From:	Community Planning Department (AF)		
Application:	Z18-0060	**Owner:**	1119422 B.C. Ltd., Inc. No. BC1119422 & City of Kelowna
Address:	2053 Union Rd & 148 Summerhill Pl	**Applicant:**	Mehdi Tehrani
Subject:	Rezoning Application		
Existing OCP Designation:	S2RES – Single/Two Unit Residential		
Existing Zone:	A1 – Agriculture 1 & RU2 – Medium Lot Housing		
Proposed Zone:	RU6 – Two Dwelling Housing		

1.0 Recommendation

THAT Rezoning Application No. Z18-0060 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot M, Section 4, Township 23 ODYD, District Plan KAP56062 located at 2053 Union Road, Kelowna, BC from the A1 – Agricultural 1 zone to the RU6 – Two Dwelling Housing zone be considered by Council;

AND THAT Rezoning Application No. Z18-0060 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot N, Section 4, Township 23, ODYD, Plan KAP56062 located at 148 Summerhill Place, Kelowna, BC from the RU2 – Medium Lot Housing zone to the RU6 – Two Dwelling Housing zone be considered by Council;

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

2.0 Purpose

To consider an application to rezone the subject properties from A1 – Agriculture 1 & RU2 – Medium Lot Housing to RU6 – Two Dwelling Housing to facilitate a proposed 5 lot subdivision.

3.0 Community Planning

Community Planning supports the proposed rezoning from A1 – Agricultural 1 & RU2 – Medium Lot Housing to RU6 – Two Dwelling Housing as it is in line with the Official Community Plan (OCP) Future Land Use Designation of S2RES – Single/Two Unit Residential for the subject properties and is located within the Permanent Growth Boundary. Both properties are fully serviced and are in close proximity to transit, parks

and schools. They are therefore consistent with the OCP Urban Infill Policy of Compact Urban Growth. The proposed 5 lot subdivision is intended to integrate with the neighboring properties.

4.0 Proposal

4.1 Background

The subject property located at 2053 Union Rd currently comprises an existing one-storey single family dwelling which will need to be fully demolished and subsequently removed from the site to facilitate the proposed 5 lot subdivision. The subject property located at 148 Summerhill Place is currently being used as a vacant lot.

4.2 Project Description

The proposed rezoning from A1 & RU2 to RU6 would facilitate the development of a proposed 5 lot infill subdivision on the subject properties. Currently staff are tracking a total of 3 variances including 2 variances for lot depth and 1 variance for lot width. 3 out of 5 proposed lots meet the subdivision regulations for RU6 lots and do not require variances. However, 2 of the 5 proposed lots will require variances to facilitate the proposed subdivision.

The 2 existing lots located at 2053 Union Rd and 148 Summerhill Place are surrounded by existing single/two unit residential homes to the northwest and southeast and are bordered by Naito Park to the south and Union Road to the north. Both existing properties have an OCP Future Land Use of S2RES – Single/Two Unit Residential, are fully serviced and are located within the Permanent Growth Boundary. The subject properties are suitable for an increase in density as they are located near transit routes with access to parks and schools.

The proposed rezoning for both properties meet 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.

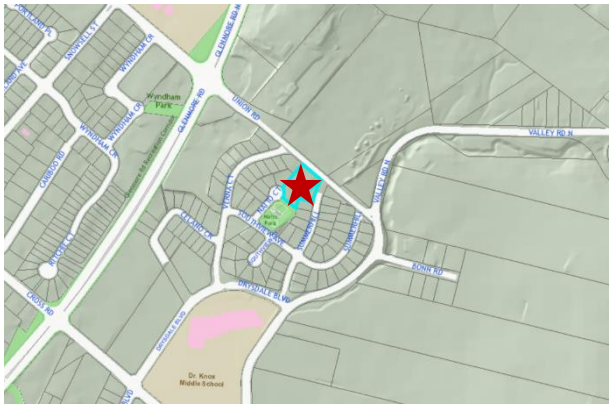
4.3 Site Context

The subject properties are located in the Glenmore – Clifton – Dilworth City Sector near the intersection of Glenmore Road and Union Road and adjacent to Naito Park. They are in close proximity to transit routes located along Union Road and are within walking distance to Naito Park. The surrounding neighbourhood is largely comprised of RU2 – Medium Lot Housing zoned properties. There are a number of existing RU6 – Two Dwelling Housing zoned properties within the neighbourhood. Other surrounding zones include RM1 – Four Dwelling Housing and RM2 – Low Density Row Housing.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	A1 – Agriculture 1	Agricultural
East	RU2 – Medium Lot Housing	Residential
South	P3 – Parks and Open Space	Park
West	RU6 – Two Dwelling Housing	Residential

Site Context Map



Future Land Use Map

Subject Property Map: 2053 Union Road & 148 Summerhill Place

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 neighbourhood with respect to building design, height and siting.

6.0 Technical Comments

6.1 Building & Permitting Department

- No comments applicable to rezoning

6.2 Development Engineering Department

- See attached memorandum dated July 13, 2018

6.3 Glenmore-Ellison Improvement District (GEID)

- See attached letter dated June 4, 2018

7.0 Application Chronology

Date of Application Received: April 25, 2018
Date Public Consultation Completed: July 30, 2018

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

Attachments:

Attachment A: Subdivision Plan
Attachment B: Development Engineering Technical Comments
Attachment C: Glenmore-Ellison Improvement District (GEID) Water Letter

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