

REPORT TO COUNCIL



Date: December 10, 2018

RIM No. 1250-30

To: City Manager

From: Community Planning Department (LK)

Application: Z18-0068

Owner: Miles & Lisa Laing

Address: 786 Coopland Crescent

Applicant: Miles & Lisa Laing

Subject: Rezoning Application

Existing OCP Designation: MRL – Multiple Unit Residential (Low Density)

Existing Zone: RU6 – Two Dwelling Housing

Proposed Zone: RM1 – Four Dwelling Housing

1.0 Recommendation

THAT Rezoning Application No. Z18-0068 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 29 District Lot 135 ODYD Plan 22856, located at 786 Coopland Crescent, Kelowna, BC from the RU6 – Two Dwelling Housing zone to the RM1 – Four Dwelling Housing, 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 January 7, 2019;

AND FURTHER THAT final adoption of the Rezoning Bylaw be considered in conjunction with Council's consideration of a Development Permit and Development Variance Permit for the subject property.

2.0 Purpose

To consider rezoning the subject property from the RU6 – Two Dwelling Housing zone to the RM1 – Four Dwelling Housing zone to facilitate the development of four dwelling housing.

3.0 Community Planning

Community Planning Staff are supportive of the proposed rezoning application to facilitate the development of four dwelling units on the existing parcel. The proposed development is located within the Permanent Growth Boundary and is within the South Pandosy Urban Centre. The property is in proximity of many nearby amenities including the South Pandosy shops, restaurants, parks and recreational opportunities in the immediate area.

4.0 Proposal

4.1 Project Description

The proposal includes two dwelling units within the street facing existing house, and would see a second building constructed at the rear of the parcel. The new building would contain one parking stall along with two dwelling units and three additional parking stalls provided at-grade with access from the rear lane.

Should Council support the rezoning, the Development Permit and associated variances would come before Council for consideration. The variances would include: site access, the consideration of Cash In Lieu Parking or reduction of parking spaces provided. Staff continue to work with the applicant and will address these concerns in greater detail with Council's consideration of the Development Permit and variances.

4.2 Site Context

Subject Property Map: 786 Coopland Crescent



5.0 Technical Comments

5.1 Development Engineering Department

- Refer to Attachment 'A' dated June 19, 2018.

6.0 Application Chronology

Date of Application Received:	June 11, 2018
Date of Amended Application Received:	November 20, 2018
Date Public Consultation Completed:	November 23, 2018

Report prepared by:	Lydia Korolchuk, Planner
Reviewed by:	Dean Strachan, Suburban and Rural Planning Manager
Approved for Inclusion:	Ryan Smith, Community Planning Department Manager

Attachments:

Attachment A: Development Engineering Memorandum
Attachment B: Site Plan