

REPORT TO COUNCIL



Date: November 26, 2018

RIM No. 0920-20

To: City Manager

From: Community Planning Department (TH)

Application: Z18-0076 **Owner:** Rock Shore Developments Ltd.,
Inc. No. BC1114860

Address: 439 Sarsons Road **Applicant:** Ralph Stapleton

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. Z18-0076 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 9 District Lot 167 ODYD Plan 8049, located at 439 Sarsons 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.

2.0 Purpose

To rezone the subject property from the RU1 – Large Lot Housing zone to the RU2 – Medium Lot Housing zone to facilitate a two lot subdivision.

3.0 Community Planning

Community Planning supports the rezoning application as the RU2 – Medium Housing Zone is consistent with the neighbourhood Future Land Use of S2RES – Single/Two Unit Residential. The subject parcel and neighbouring parcels are currently RU1 – Large Lot Housing. The RU1 and RU2 zones require the same front yard setback of 4.5 m, and 6.0 m to a garage. This will allow the street to retain a consistent streetscape as properties remain RU1 or rezone to RU2 in the future. The building height maximums are also the same. Site coverage is similar, with the RU1 zone being 50%, RU2 zone being 40%.

The RU2 zone only permits one single detached dwelling, with a secondary suite which is the same allowable building form as the RU1 zone.

4.0 Proposal

4.1 Background

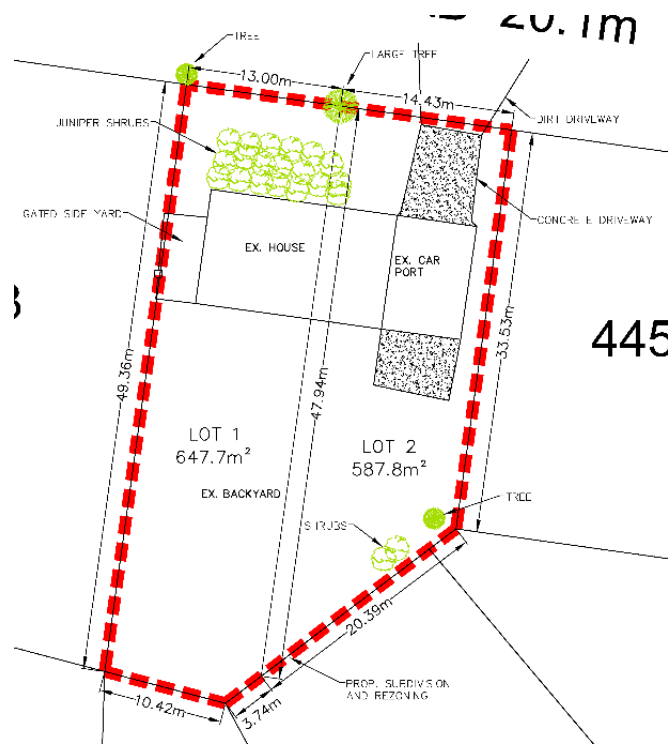
The subject parcel is 1,235.5 sq.m. in size. The parcel contains one single family dwelling, constructed in 1958. The immediate neighbourhood has begun redevelopment as this sector of Kelowna is made up of large single family residential parcels. RU2 zoned parcels exist to the north. Should the rezoning be supported, a number of requirements must be met prior to final subdivision of the parcel. One requirement is that the existing house be demolished.

4.2 Project Description

The subject parcel is proposed to be subdivided into two RU2 zoned lots. The RU2 zone is a permitted zone within the S2RES Single Two Unit. The parcel meets all zoning bylaw requirements for an RU2 zoned parcel.

Lot 1 is proposed at a 13.0 m width, 47.9 m depth

Lot 2 is proposed at 14.4 m width, 40.7 m depth



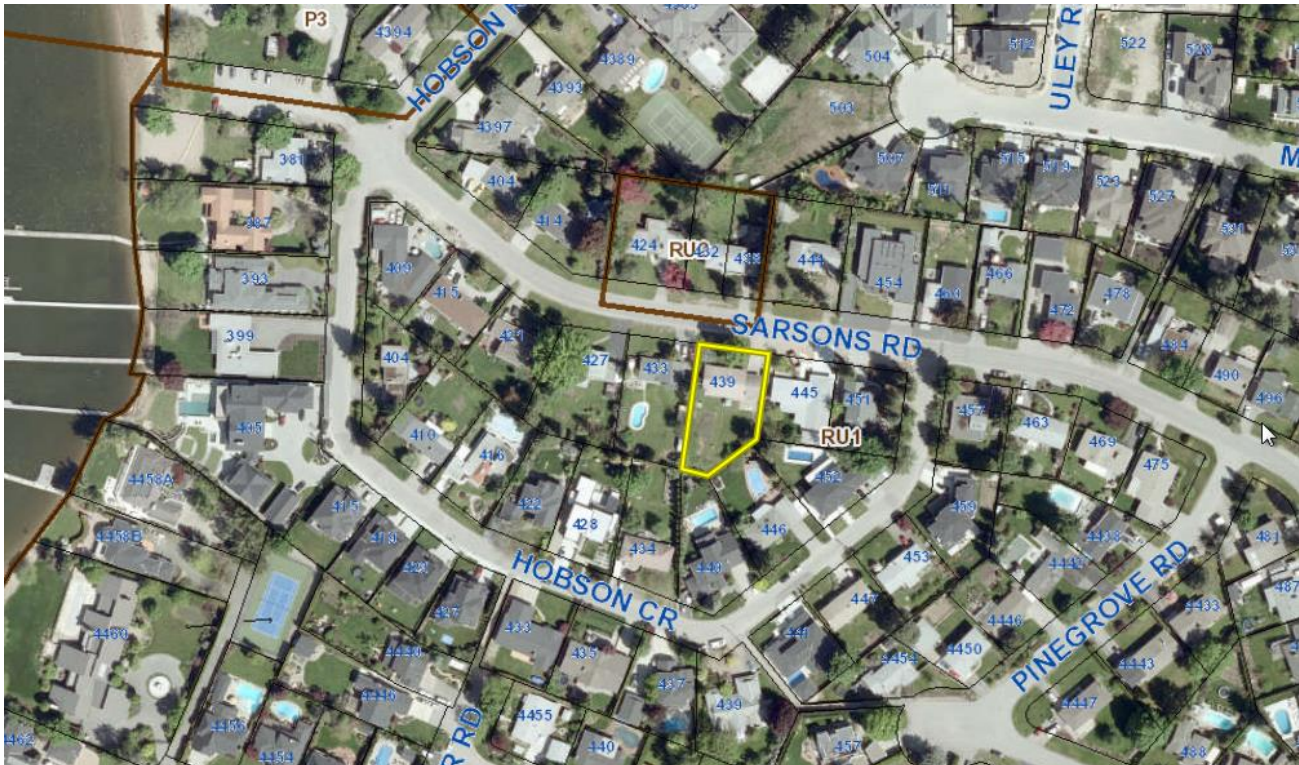
The applicant submitted the Neighbourhood Consultation Summary Form, indicating they completed their required neighbourhood consultation on October 15, 2018.

4.3 Site Context

Adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU2	Single Family Dwelling
East	RU1	Single Family Dwelling
South	RU1	Single Family Dwelling
West	RU1	Single Family Dwelling

Subject Property Map: 439 Sarsons Road



4.4 Zoning Analysis Table

Zoning Analysis Table			
CRITERIA	RU ₂ ZONE REQUIREMENTS	PROPOSED LOT 1	PROPOSED LOT 2
Subdivision Regulations			
Lot Area	400 m ²	647.7 m ²	587.8 m ²
Lot Width	13.0 m	13.0 m	14.4 m
Lot Depth	30.0 m	47.9 m	40.7 m
No required variances			

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Future Land Use

S2RES Single/Two Unit Residential Single¹ detached homes for occupancy by one family, single detached homes with a secondary suite or carriage house, semi-detached buildings used for two dwelling units, modular homes, bareland strata, and those complementary uses (i.e. minor care centres, minor public services/utilities, convenience facility and neighbourhood parks), which are integral components of urban neighbourhoods. Suitability of non-residential developments within the neighbourhood environment

¹ City of Kelowna Official Community Plan, Designation Definitions (Future Land Use Chapter).

will be determined on a site-specific basis. Non-residential developments causing increases in traffic, parking demands or noise in excess of what would typically be experienced in a low density neighbourhood would not be considered suitable.

The RU2 zone only permits one single detached dwelling with a secondary suite.

6.0 Technical Comments

6.1 Development Engineering Department

All requirements are a condition of Subdivision file S18-0062. As such the attached development engineering report is for information only, as it is not a condition of rezoning.

7.0 Application Chronology

Date of Application Received: July 17, 2018

Date Public Consultation Completed: October 15, 2018

Report prepared by: Tracey Hillis, 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 for Subdivision (for information only)