

REPORT TO COUNCIL



Date: April 8, 2019

RIM No. 0920-20

To: City Manager

From: Community Planning Department (BBC)

Application: Z18-0112 **Owner:** Jonathan David Clark Tyre and Heather Elizabeth Tyre

Address: 1050 Kelly Road **Applicant:** Jonathan D. Tyre

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. Z18-0112 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 3, District Lot 135, Osoyoos Division, Yale District, Plan 18974, located at 1050 Kelly Road, Kelowna, BC from the RU1 – Large Lot Housing zone to the RU2 – Medium Lot Housing zone, be considered by Council;

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

2.0 Purpose

To consider the rezoning of the subject property from RU1 – Large Lot Housing to RU2 – Medium Lot Housing to facilitate a two-lot subdivision, and development on the new lot.

3.0 Community Planning

Community Planning supports the proposed rezoning of the subject property from RU1 – Large Lot Housing to RU2 – Medium Lot Housing, to facilitate a two-lot subdivision, as illustrated in Schedule A.

The property is located within the Permanent Growth Boundary in the South Pandosy – KLO City Sector. The parcel is designated as S2RES – Single/Two Unit Residential in the Official Community Plan (OCP). The application to rezone the parcel meets the OCP urban infill policy of supporting the densification of neighbourhoods through appropriate infill development, including the use of smaller lots. The modest increase in density is supported by local amenities such as parks, schools, transit and recreational opportunities in the immediate area.

To fulfill Council Policy No. 367, the applicant submitted a Neighbour Consultation Summary Form to Staff on March 14, 2019, outlining that the neighbours within 50 m of the subject property were notified.

4.0 Proposal

4.1 Project Description

The subject property currently has a single family dwelling and a detached accessory structure located adjacent to the principle dwelling. The principle dwelling will be retained and the existing secondary structure will be demolished.

The proposal is to rezone the subject property from the existing RU1 – Large Lot Housing zone to the RU2 – Medium Lot Housing zone, to facilitate a two-lot subdivision and the development of a single detached dwelling on the newly created lot.

Should the rezoning be supported by Council, the applicant would be able to proceed with the subdivision application followed by a building permit application to construct a single family dwelling on the new lot. The Zoning Bylaw Development Regulations and parking requirements would be reviewed at time of Building Permit application to ensure compliance.

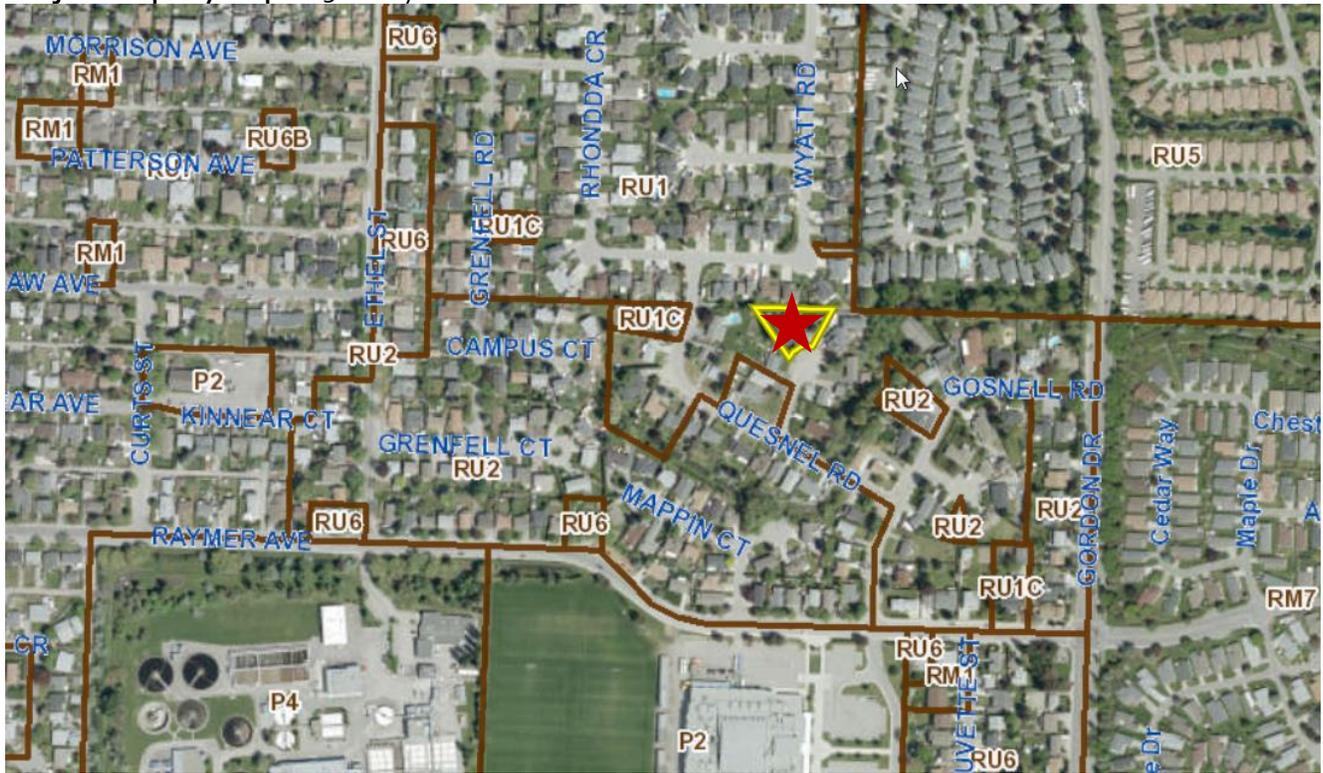
4.2 Site Context

The subject property is accessed from the end of Kelly Road, a cul-de-sac, and is approximately 230 meters north of intersection of Raymer Avenue. The area is characterized primarily by single family dwellings, with parks, public schools and transit within walking distance, including the Okanagan College Campus located within 400 m to the south.

Adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1 – Large Lot Housing RU5 – Bareland Strata Housing	Residential
East	RU1 – Large Lot Housing RM7 – Mobile Home Park	Residential
South	RU1 – Large Lot Housing RU2 – Medium Lot Housing RU6 – Two Dwelling Housing	Residential
West	RU1 – Large Lot Housing RU1C – Large Lot Housing with Carriage House RU2 - Medium Lot Housing	Residential

Subject Property Map: 1050 Kelly Road



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.

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

² City of Kelowna Official Community Plan, Policy 5.27.6 (Development Process Chapter)

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.

7.0 Application Chronology

Date of Application Received: November 19, 2018

Date of Additional Documents Received: January 14, 2019

Date Public Consultation Completed: March 14, 2019

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:

Schedule A – Proposed Site Plan