

REPORT TO COUNCIL



Date: September 9, 2019

To: Council

From: City Manager

Department: Development Planning – Urban

Application: Z19-0066

Owner: Uri Yarkoni

Address: 2483 Ethel Street

Applicant: Uri Yarkoni

Subject: Rezoning Application

1.0 Recommendation

THAT Rezoning Application No. Z19-0066 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 1 District Lot 136 ODYD Plan 41733, located at 2483 Ethel Street, Kelowna, BC from the RU1 – Large Lot Housing zone to the RU6 – Two Dwelling Housing zone 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 Schedule "A" attached to the Report from the Development Planning Department dated June 4, 2019.

2.0 Purpose

To consider an application to rezone the subject property from the RU1 – Large Lot Housing zone to the RU6 – Two Dwelling Housing zone to facilitate an additional single family dwelling on the subject property.

3.0 Development Planning

Staff support the proposed rezoning from RU1 – Large Lot Housing zone to RU6 – Two Dwelling Housing zone as it is in line with the Official Community Plan (OCP) Future Land Use Designation of S2RES – Single / Two Unit Residential for the subject property and is located within the Permanent Growth Boundary. The property is fully serviced and is in close proximity to transit, parks and schools. It is therefore consistent with the OCP Urban Infill Policy of Compact Urban Growth. 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.

The addition of a second single family dwelling on the property represents a modest increase in density and the proposal should sensitively integrate with the neighboring properties.

4.0 Proposal

4.1 Project Description

The proposed rezoning from RU1 to RU6 would facilitate the development of a second single family dwelling on the subject property. The property has an OCP Future Land Use of S2RES – Single/Two Unit Residential, is fully serviced and is located within the Permanent Growth Boundary. The subject property is suitable for an increase in density as it is located near transit routes with access to parks and schools.

4.2 Background

The subject property currently has an existing single family dwelling with an attached carport. The existing carport is proposed to be removed from the building to facilitate access to the rear of the property where the second home is proposed.

4.3 Site Context

The subject property is located in the South Pandosy – KLO City Sector near the intersection of Morrison Ave and Ethel St, just south east of Cameron Park. It is in close proximity to transit routes located along Gordon Dr and Pandosy St. The surrounding neighbourhood is largely comprised of RU1 – Large Lot Housing and RU7 – Infill Housing zoned properties with some RU6 – Two Dwelling Housing zoned properties. The surrounding Future Land Use designations include S2RES – Single / Two Unit Residential and SIH – Sensitive Infill Housing.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU6B – Two Dwelling Housing with Boarding or Lodging House	Residential
East	RU1 – Large Lot Housing	Residential
South	RU6 – Two Dwelling Housing	Residential
West	RU7 – Infill Housing	Residential

Subject Property Map: 2483 Ethel Street



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Chapter 5: Development Process

Objective 5.3 Focus development to designated growth areas

Policy .2 Compact Urban Form. 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.

Objective 5.22 Ensure context sensitive housing development

Policy .6 Sensitive Infill. 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 Development Engineering Department

- See attached memorandum dated June 4, 2019

7.0 Application Chronology

Date of Application Received: April 16, 2019

Date Public Consultation Completed: July 24, 2019

Report prepared by: Andrew Ferguson, Planner I

Reviewed by: Laura Bentley, Urban Planning & Development Policy Manager

Approved for Inclusion: Terry Barton, Development Planning Department Manager

Attachments

Schedule A: Development Engineering Memo

Attachment A: Conceptual Site Plan