

REPORT TO COUNCIL



Date: October 7, 2019

To: Council

From: City Manager

Department: Development Planning

Application: Z19-0069

Owner: Judith Parsons

Address: 509 Eldorado Road

Applicant: Sid Molenaar, Integrity Services Inc.

Subject: Rezoning Application

1.0 Recommendation

THAT Rezoning Application No. Z19-0069 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 5 District Lot 167 ODYD District Plan 16646 located at 509 Eldorado 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 Public Hearing for further consideration.

AND FURTHER 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 3, 2019.

2.0 Purpose

To rezone the subject property from RU1 – Large Lot Housing to Ru2 – Medium Lot Housing to accommodate a three lot subdivision.

3.0 Development Planning

Development Planning Staff support the proposed Rezoning amendment from Ru1 – Large Lot Housing zone to RU2 – Medium Lot Housing zone to facilitate a three lot subdivision. The subject property is designated S2RES – Single/Two Unit Residential in the Official Community Plan (OCP) and is within the Permanent Growth Boundary. The proposal is generally consistent with the OCP Urban Infill Policies and is fully serviced.

4.0 Proposal

4.1 Project Description

The subject property is approximately 1,538 m² (0.38 acres) in size and has an existing single family dwelling and pool. Both the dwelling and the pool will be required to be removed prior to final subdivision approval. The proposal will take advantage of existing infrastructure as the subject property is fully serviced.

Should Council support the proposed rezoning staff will work with the applicant to complete the subdivision. The proposed lots are slightly over 500 m² in size and meet the minimum size requirements of the RU2 zone.

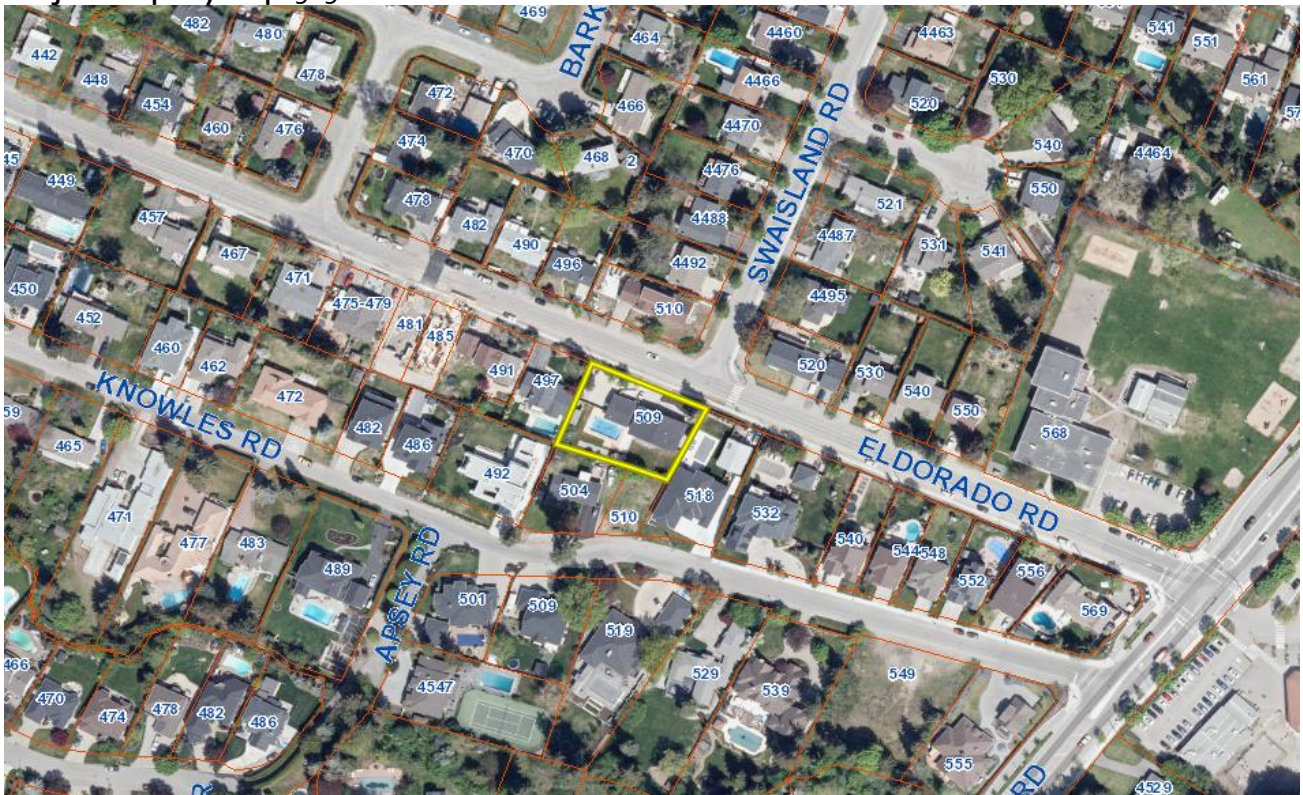
4.2 Site Context

The subject property is located in the North Mission – Crawford City Sector west of the intersection of Lakeshore Road and Eldorado Road. The surrounding neighbourhood is largely comprised of RU1 with several infill developments consisting of RU2 and RU6 in the general area. The property is located in close proximity to public transit and bus stops on Lakeshore Road.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	Ru1 – Large Lot Housing	Residential
East	Ru1 – Large Lot Housing	Residential
South	Ru2 – Medium Lot Housing	Residential
West	Ru1 – Large Lot Housing	Residential

Subject Property Map: 509 Eldorado



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 3, 2019

7.0 Application Chronology

Date of Application Received: April 9, 2019
Date Public Consultation Completed: August 14, 2019

Report prepared by: Wesley Miles, Planner Specialist
Reviewed by: Dean Strachan, Community Planning & Development Manager
Approved for Inclusion: Terry Barton, Development Planning Department Manager

Attachments:

Schedule A: Development Engineering Memo

Attachment A: Proposed Subdivision Layout