

REPORT TO COUNCIL



Date: January 13, 2020

To: Council

From: City Manager

Department: Development Planning

Application: Z19-0057

Owner: Melcor Lakeside Inc.

Address: 1075 Stockley Street

Applicant: CTQ Consultants Ltd.

Subject: Rezoning Application

Existing OCP Designation: S2RES – Single / Two Unit Residential

Existing Zone: RU4 – Low Density Cluster Housing

Proposed Zone: RU6 – Two Dwelling Housing

1.0 Recommendation

THAT Rezoning Application No. Z19-0057 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 5, Section 19, Township 27, ODYD, Plan KAP81890, located at 1075 Stockley Street, Kelowna, BC from the RU4 – Low Density Cluster Housing zone to the RU6 – Two Dwelling Housing zone be considered by Council;

AND THAT the Rezoning Bylaw be forwarded to 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 January 13, 2020;

AND FURTHER THAT final adoption of the Rezoning Bylaw be considered subsequent to the approval of the Ministry of Transportation and Infrastructure.

2.0 Purpose

To rezone the subject property from the RU4 – Low Density Cluster Housing zone to the RU6 – Two Dwelling Housing zone to accommodate a future subdivision.

3.0 Development Planning

Development Planning Staff support the proposed rezoning amendment from RU4 – Low Density Cluster Housing zone to the RU6 – Two Dwelling Housing zone to accommodate future 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.

The intent of the current RU₄ is to provide for cluster development, in a strata format, to preserve topography and natural features. The property was rezoned as part of the original Area Structure Plan for the Black Mountain neighbourhood more than a decade ago. Staff believe that the proposed RU₆ can achieve the same housing intent while allowing the potential for fee simple lots. Staff do have concerns regarding the visual impact and grading of the site given its steep topography and profile to the Hwy 33 corridor, however feel that this can be addressed through the subdivision and development permit process.

4.0 Proposal

4.1 Project Description

The applicant has applied for a rezoning to accommodate a future subdivision which will be accessed from Stockley Street in the north-east corner. The current proposal shows 22 lots in a duplex party-wall configuration. The subdivision would be accessed by a municipal road approximately 200 m in length ending in a cul-de-sac turn around. Given the topography of the site, the proposal will involve several cut and fill slopes to accommodate the roadway and the building envelopes.

4.2 Site Context

The subject property is located in the Belgo – Black Mountain City Sector and at the south end of Stockley Street. Stockley Road is currently a dead-end road which is connected to Black Mountain Drive and eventually Hwy 33 E. The surrounding neighborhood is primarily single family residential on the east side of Stockley Street and older single family residential to the south. Upslope and north-west of the property is designated park and open space. Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	P3 – Parks and Open Space / RU1H – Large Lot Housing (Hillside Area)	Park and Open Space / Single Family Residential
East	RU1H – Large Lot Housing (Hillside Area)	Single Family Residential
South	A1 - Agriculture	Rural Residential
West	P3 – Parks and Open Space	Park and Open Space

Subject Property Map: 1075 Stockley



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.

7.0 Application Chronology

Date of Application Received: March 28, 2019
Date Public Consultation Completed: October 15, 2019

Report prepared by: Wesley Miles, Acting Community and Development Planning Manager
Approved for Inclusion: Terry Barton, Development Planning Department Manager

Attachments:

Schedule A: Development Engineering Memo

Attachment A: Conceptual Drawing Package