# **REPORT TO COUNCIL**



Date:	September 14, 2015			Kelowna	
RIM No.	1250-30				
То:	City Manager				
From:	Community Planning Department (TY)				
Application:	Z15-0030		Owner:	Lorne Pearson	
Address:	1981 Cross Road		Applicant:	Aplin Martin Consultants Ltd	
Subject:	Rezoning Bylaw				
Existing OCP Designation:		S2RES - Single/Two Unit Residential			
Existing Zone:		A1 - Agriculture 1			
Proposed Zone:		RU2 - Medium Lot Housing			

# 1.0 Recommendation

THAT Rezoning Application No. Z15-0030 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 2 Section 4 Township 23 ODYD Plan 10134 Except Plan H8323, located at 1981 Cross Road, Kelowna, BC from the A1 - Agricultural 1 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;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the conditions of approval as outlined in Schedule (A) attached to the Report from the Community Planning Department dated September 14, 2015;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the requirements of the Glenmore-Ellison Improvement District being completed to their satisfaction as outlined in Schedule (B) attached to the Report from the Community Planning Department dated September 14, 2015 ;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the issuance of a Preliminary Layout Review Letter by the Approving Officer;

AND FURTHER THAT final adoption of the Rezoning Bylaw be considered in conjunction with Council's consideration of a Development Permit and Development Variance Permit for the subject property.

### 2.0 Purpose

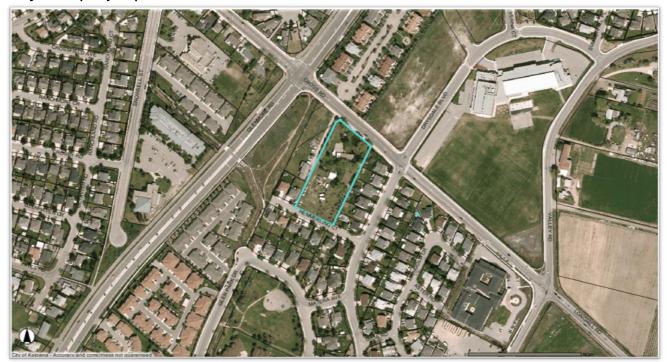
To rezone the subject property to facilitate a 12 lot subdivision in a form consistent with the Official Community Plan.

### 3.0 Community Planning

Community Planning Staff supports the proposed rezoning application on the subject property as the RU2 - Medium Lot Housing zone meets the Future Land Use Designation as set out in Kelowna's Official Community Plan of S2RES - Single/Two Unit Residential. The OCP also speaks to creating different housing opportunities with regards to affordability and style for Kelowna residents. The applicant has designed 12 residential lots that meet the RU2 subdivision regulations, with three lots requiring a variance for lot depth. These lots are accessed by a City standard road that connects to an adjacent parcel to the north. The proposed RU2 zone will increase the affordability of each singe family dwelling as the size of lot and dwelling is less than the RU1 - Large Lot Housing zone that would also meet the future land use of the subject property.

Although currently zoned A1, the subject property is not in the Agricultural Land Reserve. Neighbouring properties are zoned RU1 - Large Lot Housing and RM2 - Low Density Row Housing, and have future land uses of S2RES and MRL. The RU2 zone allows for a transition between the two styles of residential housing. The proposed zone speaks to density that is appropriate to the surrounding neighbourhood as many single family dwellings in the area are zoned RU2.

The applicant proposes a City standard street through the subject property that connects to the adjacent property to the north-west. This will eliminate the need for vehicle access off of Cross Road for the adjacent parcel. Public pedestrian access is also incorporated in the design to allow pedestrian movement from Cross Road through the new road, connecting pedestrian and bicycle traffic with the proposed lots as well as existing homes along Hemmerling Court.



Subject Property Map: 1981 Cross Road

## 4.0 Proposal

# 4.1 Project Description

The subject property currently contains one single family dwelling. The applicant is proposing to demolish the existing house and create 12 RU2 residential lots, accessed by a 15.0 m wide City standard right-of-way road. This road begins at Hemmerling Court and ends on the northwest end fo the subject property. It will serve as the future access to the adjacent property to the north to eliminate the need for the adjacent property to gain access from Cross Road. Three of the RU2 residential lots require a variance for lot depth as shown in the Zoning Analysis Table in this report.

Lots adjacent to Hemmerling Court are oriented with the front yards facing Hemmerling Court to continue the streetscape established with the existing single family homes. A 3.0 m wide asphalt pathway will be constructed and dedicated between lots 9 and 10. A 1.2 m high black vinyl chain link fence will be installed by the applicant 15cm inside each private property line.

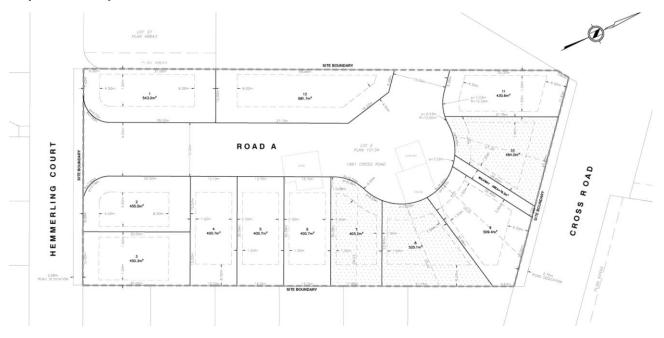
# 4.2 Site Context

The subject property is located between Cross Road and Hemmerling Court in the Glenmore -Dillowrth - Clifton Sector of Kelowna. The property is currently zoned A1 - Agriculture 1, identified in Kelowna's OCP as S2RES - Single/Two Unit Residential, and is within the Permanent Growth Boundary.

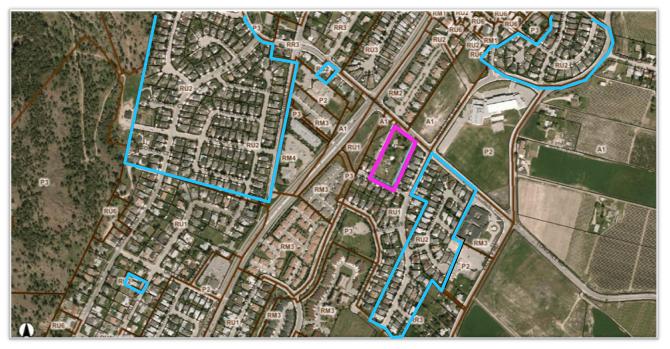
Orientation	Zoning	Land Use
North	RM2	Multiple Family Row Housing
NOLUI	A1	Vacant Lot
East	RU1	Single Family Dwellings
South	RU1	Single Family Dwellings
West	RU1	Single Family Dwellings
West	A1	Single Family Dwelling

Adjacent land uses are as follows:

### Proposed Lot Layout: 1981 Cross Road



# RU2 Zoning Map



# 4.3 Zoning Analysis Table

Zoning Analysis Table RU2 ZONE REQUIREMENTS					
CRITERIA					
SUBDIVISION REGULATIONS					
Minimum Lot Area	400 m <sup>2</sup>				
Minimum Lot Width	13.0 m 15.0 m (Corner Lot)				
Minimum Lot Depth	30.0 m				
Minimum Road Right of Way		15.0 m			
PROPOSED					
	Lot Area	Lot Width	Lot Depth		
Exisitng Lot	8,094.0 m <sup>2</sup>	60.1 m	120.6 m		
Proposed Lot 1 (corner lot)	543.0 m <sup>2</sup>	15.0 m	31.0 m		
Proposed Lot 2 (corner lot)	455.5 m <sup>2</sup>	15.6 m	30.0 m		
Proposed Lot 3	450.3 m <sup>2</sup>	15.0 m	30.0 m		
Proposed Lot 4	400.7 m <sup>2</sup>	13.1 m	30.6 m		
Proposed Lot 5	400.7 m <sup>2</sup>	13.1 m	30.6 m		
Proposed Lot 6	400.7 m <sup>2</sup>	13.1 m	30.6 m		
Proposed Lot 7	403.2 m <sup>2</sup>	16.2 m	28.5 m 🛛		
Proposed Lot 8	525.1 m <sup>2</sup>	16.6 m	25.0 m 🛽		
Proposed Lot 9	509.4 m <sup>2</sup>	13.1 m	30.0 m		
Proposed Lot 10	494.0 m <sup>2</sup>	13.9 m	27.3 m 🛚		
Proposed Lot 11	430.6 m <sup>2</sup>	13.3 m	31.76 m		
Proposed Lot 12 (corner lot)	681.7 m <sup>2</sup>	15.0 m	37.1 m		
Minimum Road Right of Way					
	Variance Re	view			
● ● ● Indicates requested variance to Min	imum Lot Depth for an RU2	Lot.			

# 5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

# **Development Process**

**Housing.**<sup>1</sup> From a housing perspective the City of Kelowna projects the need for approximately 20,100 units by the year 2030 to accommodate the projected growth within the City. Those housing units encompass a range of housing options from low density traditional single detached neighbourhoods to secondary suites/carriage houses, attached homes, town housing as infill and apartments from traditional 4 storey walk-ups to high rise condominiums, including mixed use commercial - residential development in urban centres.

**Complete Suburbs.**<sup>2</sup> Support a mix of uses within Kelowna's suburbs (see Map 5.1 - Urban Core Area), in accordance with "Smart Growth" principles to ensure complete communities. Uses that should be present in all areas of the City (consistent with Map 4.1 - Future Land Use Map), at appropriate locations, include: commercial, institutional, and all types of residential uses (including affordable and special needs housing) at densities appropriate to their context. Building heights in excess of four storeys will not be supported within the suburban areas, unless provided for by zoning existing prior to adoption of OCP Bylaw 10500.

**Maximize Pedestrian / Cycling Connectivity.**<sup>3</sup> Require that pedestrian and cyclist movement and infrastructure be addressed in the review and approval of all City and private sector developments, including provision of sidewalks and trails and recognition of frequently used connections and informal pedestrian routes. With new developments, require dedication of on-site walking and cycling paths where necessary to provide links to adjacent parks, schools, transit stops, recreation facilities, employment nodes, cul-de-sacs and large activity areas.

### 6.0 Technical Comments

6.1 Development Engineering Department

See attached Schedule (A), Development Engineering Department Memorandum dated July 8, 2015.

### 6.2 Fortis BC Inc Electric

There are primary distribution facilities within Cross Road and Hemmerling Court. However, extension work will be required in order to service the proposed lots. To date, no arrangements have been made in this regard.

The applicant is responsible for costs associated with any change to the proposed lots' existing service, if any, as well as the provision of appropriate land rights where required.

### 6.3 Glenmore-Ellison Improvement District

See attached Schedule (B), GEID Conditions of water service Memorandum dated July 13, 2015.

# 7.0 Application Chronology

Date of Application Received:	June 1, 2016
Date Public Consultation Completed:	August 14, 2015

<sup>&</sup>lt;sup>1</sup> City of Kelowna Official Community Plan (Regional Context Chapter).

<sup>&</sup>lt;sup>2</sup> City of Kelowna Official Community Plan, Policy 5.2.3 (Development Process Chapter).

<sup>&</sup>lt;sup>3</sup> City of Kelowna Official Community Plan, Policy 5.10.1 (Development Process Chapter).

# Report prepared by:

Tracey Yuzik, Planner				
Reviewed by:	Lindsey Ganczar, Planning Supervisor			
Approved for Inclusion:	Ryan Smith, Community Planning Department Manager			
Attachments:				
Subject Property Map				
Generalized Zoning Map Conceptual Site Plan - Lot	Lavout			
Schedule (A) Development Engineering Memorandum				
Schedule (B) GEID Memora	ndum			