

# REPORT TO COUNCIL



**Date:** September 14, 2015

**RIM No.** 1250-30

**To:** 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

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## 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



## 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 of 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.

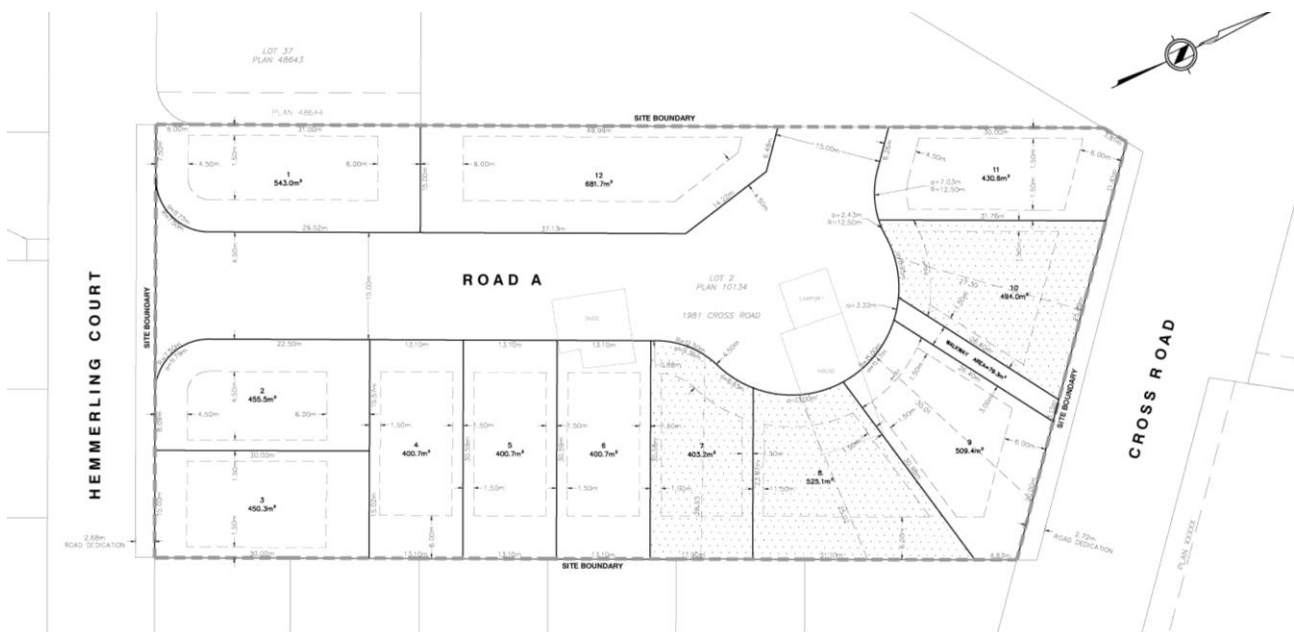
### 4.2 Site Context

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.

Adjacent land uses are as follows:

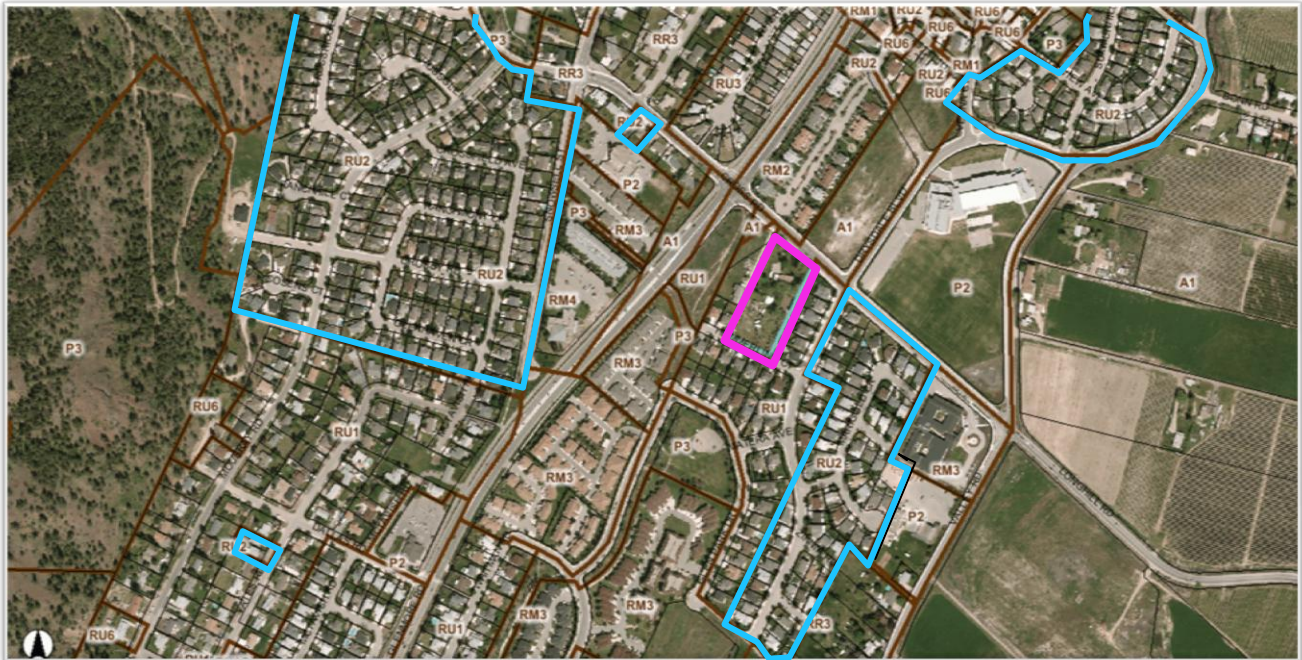
Orientation	Zoning	Land Use
North	RM2 A1	Multiple Family Row Housing Vacant Lot
East	RU1	Single Family Dwellings
South	RU1	Single Family Dwellings
West	RU1 A1	Single Family Dwellings Single Family Dwelling

### 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 ❶
Proposed Lot 8	525.1 m <sup>2</sup>	16.6 m	25.0 m ❷
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 ❸
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	15.0 m		
Variance Review			
❶ ❷ ❸ Indicates requested variance to Minimum 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>1</sup> City of Kelowna Official Community Plan (Regional Context Chapter).

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

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

**Report prepared by:**

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Tracey Yuzik, Planner

**Reviewed by:**

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Lindsey Ganczar, Planning Supervisor

**Approved for Inclusion:**

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Ryan Smith, Community Planning Department Manager

**Attachments:**

Subject Property Map

Generalized Zoning Map

Conceptual Site Plan - Lot Layout

Schedule (A) Development Engineering Memorandum

Schedule (B) GEID Memorandum