

REPORT TO COUNCIL



Date: February 24th, 2020
To: Council
From: City Manager
Department: Development Planning
Application: Z19-0142
Owner: Shaida Langley
Address: 435 Primrose Road
Applicant: Shaida Langley & Gary Lupul
Subject: Rezoning Application
Existing OCP Designation: S2RES – Single/Two Units Residential
Existing Zone: RU1 – Large Lot Housing
Proposed Zone: RU6 – Two Dwelling Housing

1.0 Recommendation

THAT Rezoning Application No. Z19-0142 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 8 Section 26 Township 26 ODYD Plan 17525, located at 435 Primrose Road, 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 February 24, 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 RU1 – Large Lot Housing to RU6 – Two Dwelling Housing to facilitate an additional single-family dwelling.

3.0 Development Planning

Development Planning staff support the proposed rezoning from RU1 – Large Lot Housing zone to RU6 – Two Dwelling Housing zone as the subject property is within the Permanent Growth Boundary and the plans

align with the Official Community Plan (OCP) Future Land Designation of S2RES – Single/Two Unit Residential.

The proposal is consistent with the OCP policy related to Compact Urban Form as the proposal would result in a modest increase in density and allow for infill development in an existing neighbourhood close to many amenities. The property is near several schools including Rutland Senior Secondary, Rutland Middle School and Rutland Elementary School. It is also close to parks and activity centres such as Mugford Park, Rutland Activity Centre, Rutland Twin Arena, The YMCA, and Rutland Sports Fields. Finally, the property is also within a short walking distance to several transit stops and bus routes.

The proposed second single-family dwelling on the property represents a modest increase in density and the proposal should sensitively integrate with the neighbouring properties.

4.0 Proposal

4.1 Project Description

The proposed rezoning from RU1 to RU6 will facilitate the development of a second single-family dwelling on the subject property. The proposed new dwelling has been designed in a similar late 1960s bungalow style to match the existing house and surrounding neighbourhood.

The primary dwelling will have the existing attached garage and patio along the East side removed to facilitate a new drive aisle. This drive aisle will be created to fulfill the required 4 parking stalls. This drive aisle is beside an existing pedestrian walkway. A new fence will be created along the property to improve the public realm for pedestrians.

4.2 Site Context

The subject property is in the Rutland OCP Sector along Primrose Road near the intersection of Laurel Road and Mugford Road. It is near transit routes on Hardie Road and Merrifield Road. The surrounding area is largely comprised of RU1 – Large Lot Housing, RU6 – Two Dwelling Housing and RM3 – Low Density Multiple Housing. The surrounding Future Land Use Designations include S2RES – Single/Two Unit Residential and MRL – Multiple Unit Residential (Low Density).

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU6 – Two Dwelling Housing & RU1 – Large Lot Housing	Semi-Detached Dwelling & Single Unit Dwelling
East	RU1 – Large Lot Housing	Single Unit Dwelling
South	RU1 – Large Lot Housing	Single Unit Dwelling
West	RU1 – Large Lot Housing	Single Unit Dwelling

Subject Property Map: 435 Primrose Road



4.3 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RU6 ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Min. Lot Area	700m ²	835m ²
Min. Lot Width	18m	18.94m
Min. Lot Depth	30m	44m
Development Regulations		
Max. Site Coverage (buildings)	40%	23%
Max. Site Coverage (buildings, parking, driveways)	50%	48%
Max. Height	9.5m	4.172m
Min. Front Yard	4.5m	8.8m
Min. Side Yard (West)	2.0m	2.1m
Min. Side Yard (East)	2.0m	3.0m
Min. Rear Yard	7.5m	7.5m
Other Regulations		
Min. Parking Requirements	4	4
Min. Private Open Space	30m ²	39.1m ² /40.2m ²
Drive Aisle Width	3.0m	3.0m

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

6.1.1 See attached memorandum dated January 10th, 2020

7.0 Application Chronology

Date of Application Received: December 9th, 2019

Date Public Consultation Completed: January 14th, 2020

Report prepared by: Tyler Caswell, Planner I

Reviewed by: James Moore, 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