

# REPORT TO COUNCIL



**Date:** March 23, 2020

**To:** Council

**From:** City Manager

**Department:** Development Planning (TC)

**Application:** Z20-0005

**Owner:** Jason George Witt

**Address:** 4628 Fordham Road

**Applicant:** Birte Decloux – Urban Options  
Planning & Permits

**Subject:** Rezoning Application

**Existing OCP Designation:** S2RES – Single/Two Unit Residential

**Existing Zone:** RU1 – Large Lot Housing

**Proposed Zone:** RU6 – Two Dwelling Housing

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## 1.0 Recommendation

THAT Rezoning Application No. Z20-0005 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot A District Lot 357 SDYD Plan 19646, located at 4628 Fordham 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 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 March 23, 2020.

## 2.0 Purpose

To rezone the subject property from RU1 – Large Lot Housing to RU6 – Two Dwelling Housing to facilitate a second single family dwelling.

## 3.0 Development Planning

Development Planning staff support the proposed rezoning from RU1 – Large Lot Housing 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 Use Designation of S2RES – Single/Two Unit Residential.

The proposal is consistent with the OCP as it relates to *Sensitive Infill*. The OCP encourages sensitive infill development in the existing neighbourhood close to amenities that limits the impacts on the overall neighbourhood character, which this proposal accomplishes. There are several amenities in the area including Okanagan Mission Secondary School, Woodhaven Regional Park and Mission Ridge Park. The proposed new dwelling is also in the rear yard, which maintains the character of the neighbourhood and is a modest increase in development.

#### 4.0 Proposal

##### 4.1 Project Description

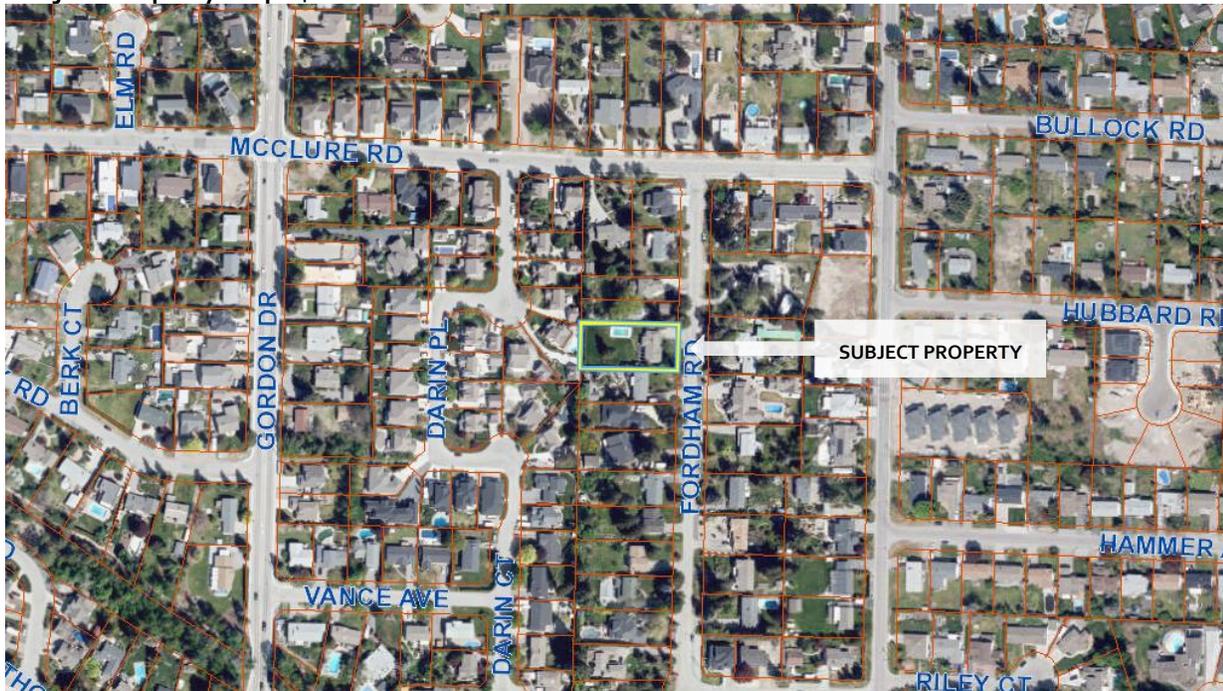
The proposed rezoning from RU<sub>1</sub> to RU<sub>6</sub> will facilitate a new detached single-family dwelling behind the existing dwelling. The subject property is a large 1,951.02m<sup>2</sup> lot well above the required minimum of 700m<sup>2</sup>. The property currently has a large backyard with a swimming pool, which will be removed to accommodate the new dwelling. The new dwelling will be access through a drive aisle along the North property line, which will lead to a new two-car garage. The subject property has several mature trees and landscaping in the front yard, which will remain and contribute to maintaining the neighbourhood character.

##### 4.2 Site Context

The subject property is in the North Mission – Crawford OCP City Sector located on Fordham Road near the intersection of McClure Road and Gordon Drive. The surrounding area is primarily RU<sub>1</sub> – Large Lot Housing with pockets of RU<sub>1C</sub> – Large Lot Housing with Carriage House, RU<sub>6</sub> – Two Dwelling Housing, RU<sub>2</sub> – Medium Lot Housing and RU<sub>4</sub> – Low Density Cluster Housing. The surrounding area primarily has a Future Land Use Designation of S<sub>2</sub>RES – Single/Two Unit Residential. Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU <sub>1</sub> – Large Lot Housing	Single-Family Dwelling
East	RU <sub>1</sub> – Large Lot Housing	Single-Family Dwelling
South	RU <sub>1</sub> – Large Lot Housing	Single-Family Dwelling
West	RU <sub>1</sub> – Large Lot Housing	Single-Family Dwelling

**Subject Property Map: 4628 Fordham Road**



**5.0 Current Development Policies**

5.1 Kelowna Official Community Plan (OCP)

Chapter 5: Development Process

*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 Application Chronology**

Date of Application Received: January 17, 2020  
Date Public Consultation Completed: February 25, 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 Memorandum

Attachment A: Conceptual Site Plan