

REPORT TO COUNCIL



Date: July 11, 2016

RIM No. 1250-30

To: City Manager

From: Community Planning Department (TY)

Application: Z16-0012 **Owner:** 414225 Alberta Ltd., Inc. No. 204142251

Address: 564 Coryell Road **Applicant:** Andrew Pilarski

Subject: Rezoning Application

Existing OCP Designation: S2RES - Single/Two Unit Residential

Existing Zone: RU1 - Large Lot Housing

Proposed Zone: RU6 - Two Dwelling Housing

1.0 Recommendation

THAT Rezoning Application No. Z16-0012 to amend the City of Kelowna Bylaw No. 8000 by changing the zoning classification of Lot C District Lot 167 ODYD Plan 13205, located at 564 Coryell 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 outstanding conditions of approval as set out in Schedule "A" attached to the Report from the Community Planning Department dated July 11, 2016.

2.0 Purpose

To rezone the subject parcel to facilitate a two dwelling housing zone on the property.

3.0 Community Planning

Community Planning supports the rezoning application to facilitate two dwelling housing on the subject parcel. The RU6 - Two Dwelling Housing zone is consistent with the designated Future Land use of S2RES - Single/Two Unit Residential. The parcel is also over the minimum size for two dwelling housing.

The applicant is proposing to construct two detached dwellings as per Zoning Bylaw No. 8000, RU6 - Two Dwelling Housing regulations. The proposed design put forth by the applicant does not trigger any variances.

This rezoning application meets Kelowna's Official Community Plan Future Land Use as well as an OCP goal of increasing density within 400 m walking distance to BC Transit stops. The subject parcel is a 200 m walking distance from Lakeshore Road transit stops for routes #1 and # 8. This goal is further detailed in section 5.1 of this report.

As per Council Policy No. 367 Public Notification & Consultation, the applicant notified neighbouring parcels within a 50 m radius. To date Staff have not received any correspondence or questions with regards to this rezoning application.

4.0 Proposal

4.1 Project Description

The 0.53 acre parcel contains a single family dwelling constructed in the 1960s. The applicant is proposing to rezone the subject parcel to permit two dwellings. The future plans are to remove the existing dwelling, and construct two detached single family dwellings. The attached conceptual site plan shows one single driveway off of Coryell Road will access both dwellings. A front yard setback that exceeds the minimum requirements is proposed.

As part of this rezoning application, a small portion of the rear (north) of the property will be secured as future road reserve for the purposes of allowing pedestrian linkages to Hobson Road as well as future lane access.

The RU6 - Two Dwelling Housing zoning allows for a total of two dwellings, as such, suites are not permitted within either detached dwelling.

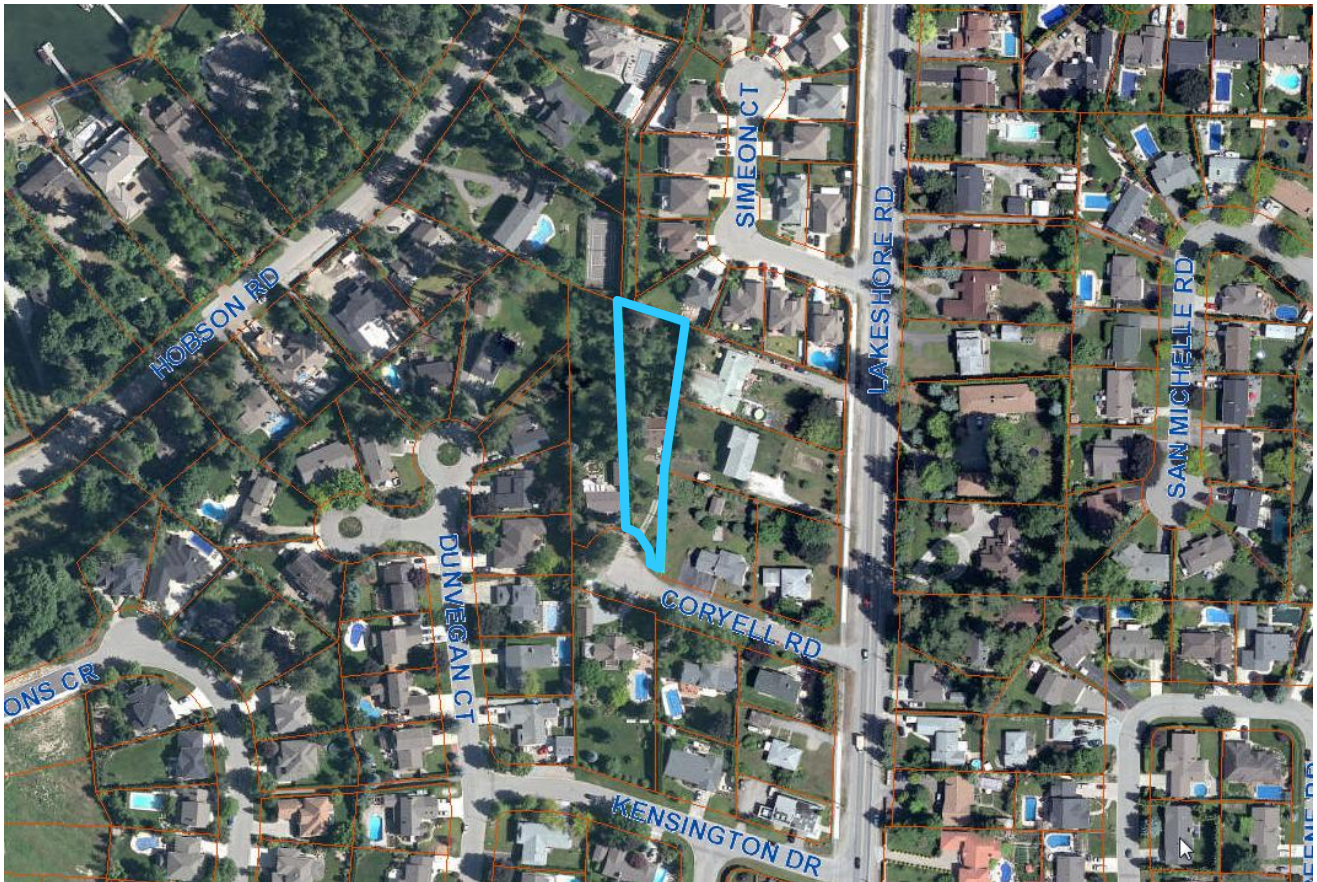
4.2 Site Context

The subject parcel is located on the west end of Coryell Road, a cul-de-sac road off of Lakeshore Road in the North Mission sector of Kelowna. The current and neighbouring Future Land Use is designated as Single/Two Unit Residential. The surrounding zoning is RU1 - Large Lot Housing. One adjacent parcel is RU6 - Two Dwelling Housing zoning. This neighbourhood is within the Permanent Growth Boundary.

Adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1	Large Lot Single Family Residential
East	RU1 RU6	Large Lot Single Family Residential Bed and Breakfast
South	RU1	Large Lot Single Family Residential
West	RU1	Large Lot Single Family Residential

Subject Property Map: 564 Coryell Road



4.3 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RU6 ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Lot Area	700 m ²	2,145 m ²
Lot Width	18.0 m	16.0 m
Lot Depth	30.0 m	98.0 m
Development Regulations		
Site Coverage	40%	- 40%
Site Coverage with driveways and parking	50%	- 50%
Height	9.5 m or 2 ½ storeys	- 9.5 m or 2 ½ storeys
Front Yard	4.5 m	+ 20.0 m
Side Yard (west) single / 2 storey	2.0 m / 2.3 m	4.0 m
Side Yard (east) single / 2 storey	2.0 m / 2.3 m	2.0 m / 2.3 m
Rear Yard	7.5 m	m
Other Regulations		
Minimum Parking Requirements	2 per Dwelling	2 per Dwelling

Current Development Policies

Kelowna Official Community Plan (OCP)

Development Process

Compact Urban Form.¹ 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.

- This application seeks to increase density within 200 m of a BC Transit stop and meets the intension of the future land use.

New Housing Distribution.² The development of new housing between 2010 and 2030 is projected to occur as a function of both development/redevelopment in some areas, and development initiatives in new growth areas. North Okanagan Mission Single Unit Dwelling projection of 260.

5.0 Technical Comments

5.1 Building & Permitting Department

- Development Cost Charges (DCC's) are required to be paid prior to issuance of any Building Permit(s)
- A Geotechnical report is required to address the sub soil conditions and site drainage at time of building permit application.
- Full Plan check for Building Code and Fire Department related issues will be done at time of Building Permit applications. Please indicate how the requirements of Radon mitigation are being applied to this structure.

5.2 Development Engineering Department

- This rezoning will require an additional water service as well as an upgrade to the existing water service. A one-time cash in lieu payment is also required for the future construction of the boulevard upgrade along the property frontage.
- A 6.0 m road reserve is required along the rear of the property for future pedestrian connectivity to Hobson Road and future laneway.
- See attached Schedule "A" for full requirements.

6.0 Application Chronology

Date of Application Received:	February 18, 2016
Date of Revised Plans:	March 30, 2016
Date Public Consultation Completed:	April 6, 2016

¹ City of Kelowna Official Community Plan, Policy 5.3.2 (Development Process Chapter).

² City of Kelowna Official Community Plan, (Growth Projections Chapter).

Report prepared by: Tracey Yuzik, Planner

Reviewed by: Todd Cashin, Subdivision, Suburban and Rural Planning Manager

Approved for Inclusion: Ryan Smith, Community Planning Department Manager

Approved for Inclusion: Doug Gilchrist, Divisional Director, Community Planning & Real Estate

Attachments:

Schedule "A": Development Engineering Memorandum dated March 11, 2016
Conceptual Site Plan
Conceptual Elevations