

REPORT TO COUNCIL



Date: June 1, 2020

To: Council

From: City Manager

Department: Development Planning

Application: Z20-0015

Owner: Amanda Maccormack and Donald Maccormack

Address: 4382 Gordon Drive

Applicant: Donald (Mac) Maccormack

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. Z20-0015 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 1 District Lot 358 ODYD Plan 15098, located at 4382 Gordon Drive, Kelowna, BC from the RU1 – Large Lot Housing zone to the RU6 – Two Dwelling Housing zone be considered by Council;

AND THAT Council, in accordance with *Local Government Act* s. 464(2), waive the Public Hearing for the Rezoning Bylaw;

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 June 1, 2020;

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

2.0 Purpose

To consider an application to rezone the subject property from RU1 – Large Lot Housing to RU6 – Two Dwelling, and to waive the Public Hearing.

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 Use 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 an increase in density and allow for infill development in an existing neighborhood close to amenities. The subject property is near several schools such as Dorothea Walker Elementary and Okanagan Mission Secondary School. The property is also in close proximity to transit bus routes. There is one existing single detached house on the property that is currently being substantially renovated. If approved the proposal would allow for the property to be subdivided, the existing house would remain on one lot, and two new dwellings could be constructed on the new proposed lot.

4.0 Proposal

4.1 Background

The proposed rezoning from RU1 to RU6 will facilitate a subdivision and two new dwellings on the subject property. Development Planning staff are currently tracking a Development Variance Permit Application to the required subdivision regulations with regards to minimum lot depth that would come forth for Council consideration should the land use be supported. Specifically, to accommodate the proposed subdivision a variance to reduce the minimum lot depth from 30m to 23.3m is proposed.

Project Description

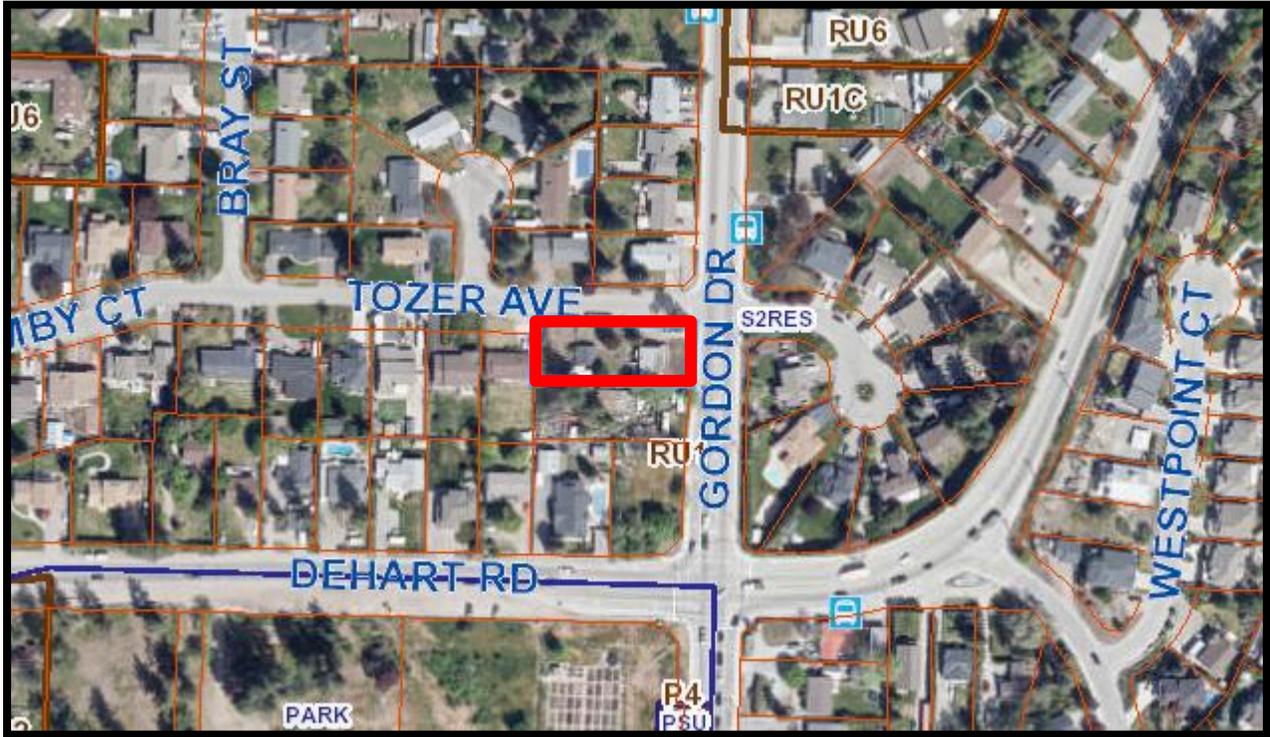
The applicant intends to rezone and subdivide and then build a 3-bedroom duplex/semi-detached structure on the new lot. A conceptual site plan has been provided showing that the existing house and proposed duplex could fit on the proposed lots (attached).

4.2 Site Context

The subject property is a corner lot in the North Okanagan Mission OCP Sector at the intersection of Gordon Drive and Tozer Avenue. The surrounding area is primarily RU1 – Large Lot Housing. The surrounding area primarily also has a Future Land Use Designation of S2RES – Single/Two Unit Residential. Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1 – Large Lot Housing	S2RES – Single/Two Unit Residential
East	RU1 – Large Lot Housing	S2RES – Single/Two Unit Residential
South	RU1 – Large Lot Housing	S2RES – Single/Two Unit Residential
West	RU1 – Large Lot Housing	S2RES – Single/Two Unit Residential

Subject Property Map:



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

- See attached memorandum dated February 24th, 2020

7.0 Application Chronology

Date of Application Received: February 12th 2020

Date Public Consultation Completed: April 27th 2020

Report prepared by: Alex Kondor, Planner Specialist

Reviewed by: Dean Strachan, Community Planning & Development Manager

Approved for Inclusion: Terry Barton, Development Planning Department Manager

Attachments:

Schedule A: Development Engineering Memo

Attachment A: Conceptual Drawing Package

Attachment B: Applicant's Letter of Rational