REPORT TO COUNCIL

Date: June 27, 2016

RIM No. 1250-30

To: City Manager

From: Community Planning Department (MS)

Application:	Z16-0021	**Owner:**	John Hodges
Address:	1251 Ladner Road	**Applicant:**	John Hodges

Subject: Rezoning Application from RU1 to RU2 to facilitate a 3 lot subdivision

Existing OCP Designation:	S2RES – Single & Two Unit Residential
Existing Zone:	RU1 – Large Lot Housing
Proposed Zone:	RU2 – Medium Lot Housing

1.0 Recommendation

THAT Rezoning Application No. Z16-0021 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of *Lot 13, District Lot 131, ODYD, Plan 14057*, located on *1251 Ladner Road*, Kelowna, BC from the RU1 – Large Lot Housing 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 issuance of a Preliminary Layout Review Letter, including a Farm Protection Development Permit, by the Approving Officer;

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 Engineering Manager dated May 13th, 2016.

2.0 Purpose

To rezone the subject property to facilitate a subdivision of the parcel into three lots.

3.0 Community Planning

The subject property is within the South Pandosy KLO Sector of Kelowna. It is designated as S2RES – Single/Two Unit Residential in the OCP and as such the application to rezone to RU2 to facilitate a 3 lot subdivision is in compliance with the designated future land use. In addition,

the OCP generally supports the densification of neighbourhoods through appropriate infill development, including the use of smaller lots.

The proposed lots meet or exceed the zoning criteria standards for the RU2 – Medium Lot Housing zone and the property is serviced by City of Kelowna water and sanitary sewer.

Based on current City policy, available services, and the measures to buffer the ALR interface, City staff supports this application.

4.0 Proposal

4.1 Background

The applicant is requesting permission to subdivide the existing 1404.70 m2 (0.35 ac) parcel into three equal parcels.

4.2 Project Description

The property currently has a single family dwelling on site. In order to create the subdivision, the house will need to be demolished.

The surrounding area is characterized by single family dwellings. There are lots with RU2 zoning on the street and neighbouring street.

The property is adjacent an agricultural parcel in the ALR with A1 – Agriculture 1 zoning. In accordance with the Zoning Bylaw 8000, Section 7, an additional 3.0 metres will be secured along the rear yard setback as a buffer to the ALR. This area will be required to be landscaped and fenced, per the bylaw. A landscape plan and bonding will also be required as part of a Farm Protection Development Permit, which will be a requirement of subdivision.

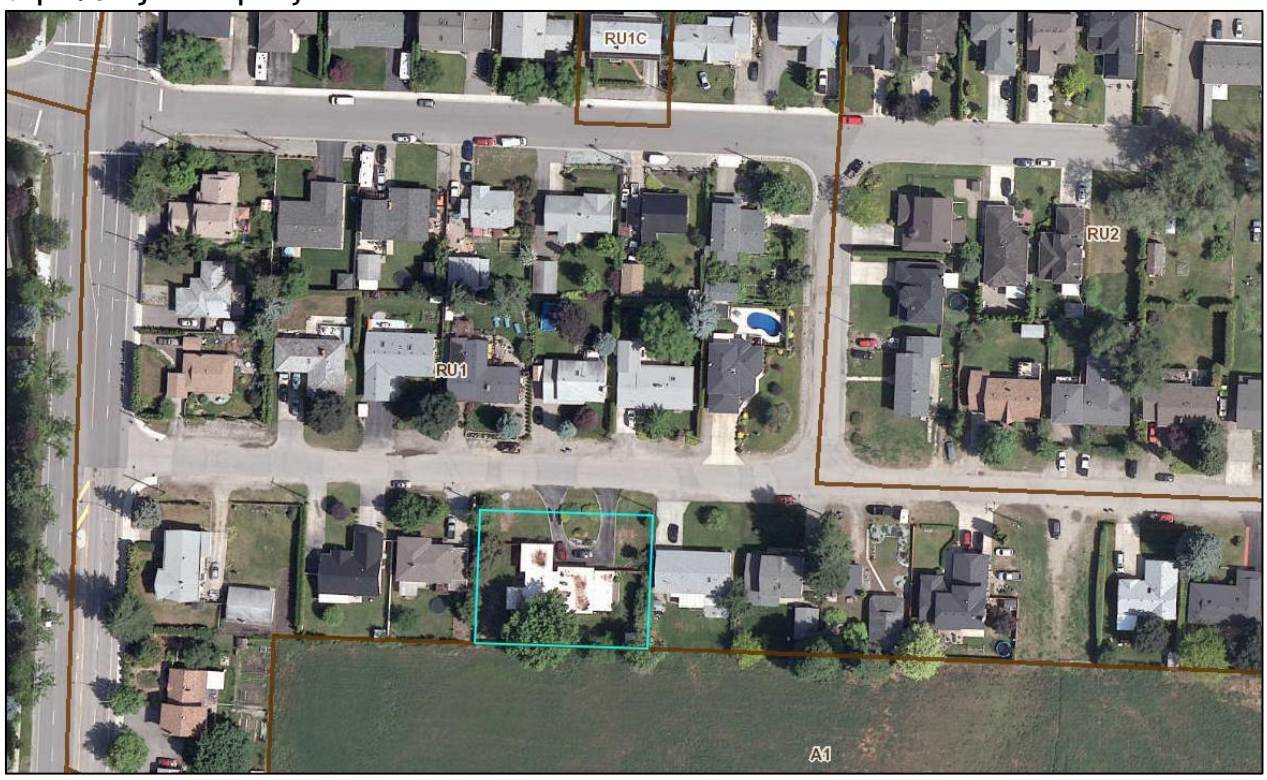
4.3 Site Context

The subject property is located in the Pandosy KLO Sector of Kelowna (see Map 1 - Subject Property, below).

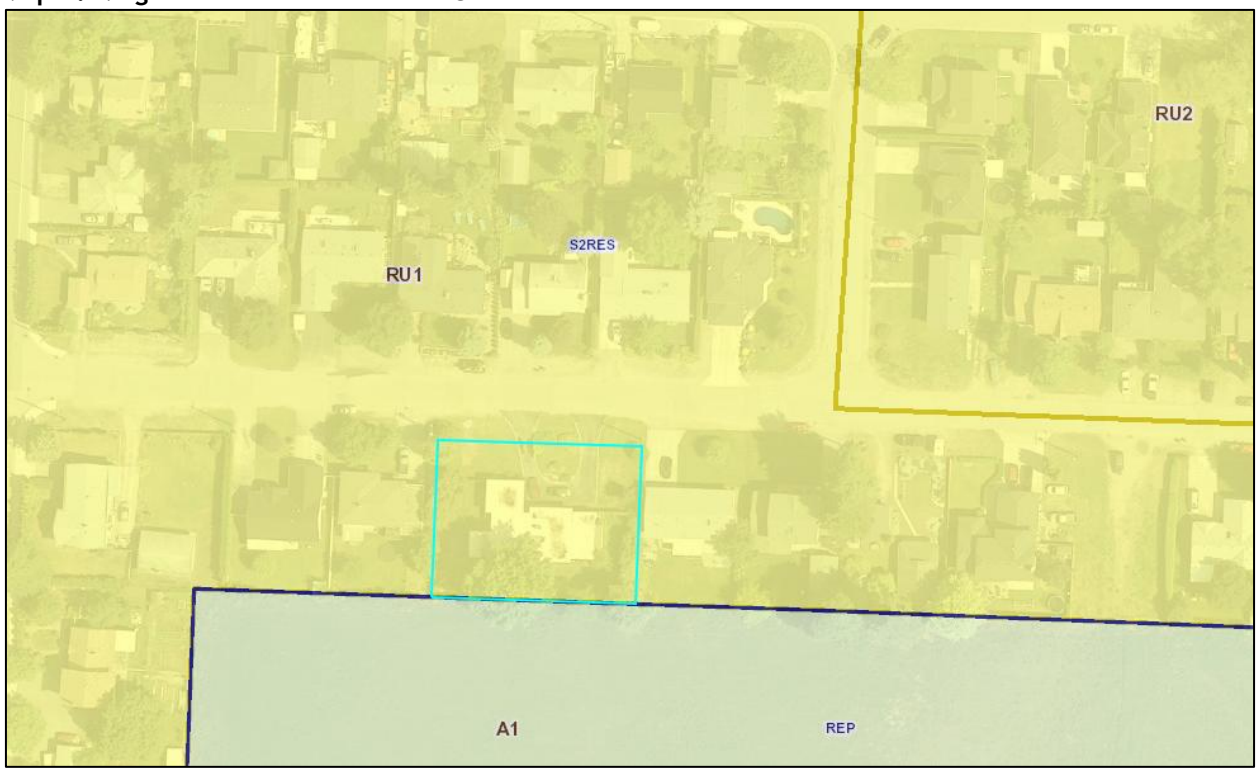
Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU-1 Large Lot Housing	Single Family Dwelling
East	RU-1 Large Lot Housing	Single Family Dwelling
South	A1 – Agriculture 1	Agriculture
West	RU-1 Large Lot Housing	Single Family Dwelling

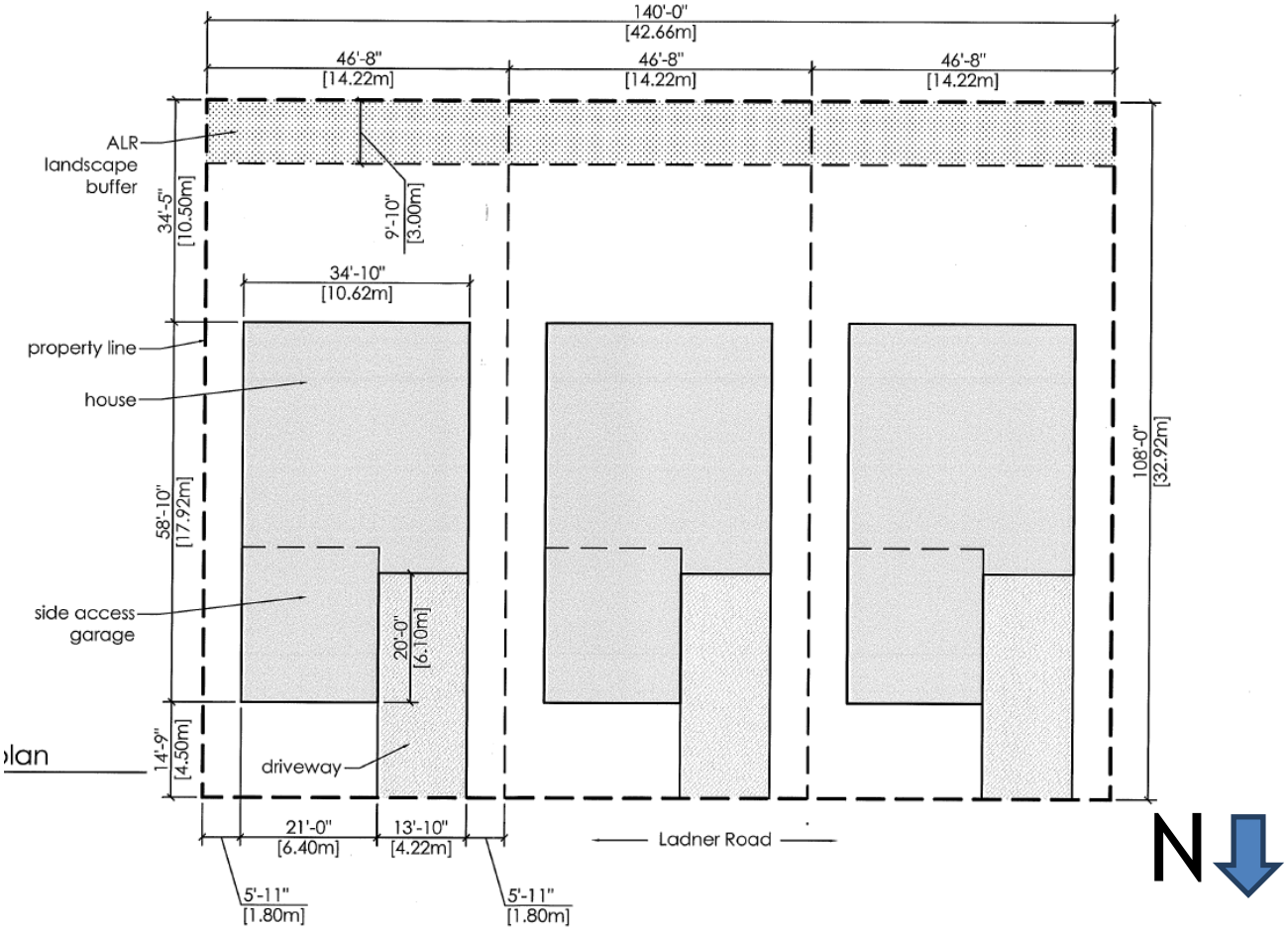
Map 1: Subject Property - 1251 Ladner Road



Map 2: Neighbourhood Future Land Use



Map 3: Proposed Subdivision Layout



4.4 Zoning Analysis Table

The subdivision requirements for RU2 according to the Zoning Bylaw are below.

Zoning Analysis Table – Subdivision Regulations		
CRITERIA	**RU2 ZONE REQUIREMENTS**	**PROPOSAL**
Existing Lot/Subdivision Regulations		
Lot Area	400 m^2	468.12 m^2
Lot Width	13.0 m	14.22 m
Lot Depth	30.0 m	32.92 m

4.5 Public Notification Summary

Consultation for the rezoning was undertaken by the applicant in accordance with Council Policy #367. The applicant contacted thirteen neighbours directly. A summary is attached to this report.

5.0 Current Development Policies

Current development policies that relate to the application are included in the section below.

5.1 Kelowna 2020 – Official Community Plan - General Policies[1]

Focus development to designated growth areas

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 per ha 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 in particular and existing areas as per the provisions of the Generalized Future Land Use Map.

Permanent Growth Boundary.[2] Establish a Permanent Growth Boundary as identified on Map 4.1 and Map 5.2. The City of Kelowna will support development of property outside the Permanent Growth Boundary for more intensive use only to the extent permitted as per the OCP Future Land Use designations in place as of initial adoption of OCP Bylaw 10500, except for Agri-Business designated sites or as per Council's specific amendment of this policy. The Permanent Growth Boundary may be reviewed as part of the next major OCP update.

Ensure context sensitive housing development[3]

Sensitive Infill. Encourage new development or redevelopment in existing residential areas to be sensitive to or reflect the character of the neighborhood with respect to building design, height and siting.

Healthy Communities. Through current zoning regulations and development processes, foster healthy, inclusive communities and a diverse mix of housing forms, consistent with the appearance of the surrounding neighbourhood.

5.2 Farm Protection Development Permit[4]

Chapter 15 Guidelines

On agricultural and non-agricultural lands, establish and maintain a landscape buffer along the agricultural and/or property boundary, except where development is for a permitted farm use that will not encourage public attendance and does not concern additional residences (including secondary suites), in accordance with the following criteria:

- Consistent with guidelines provided by Ministry of Agriculture "Guide to Edge Planning" and the ALC report "Landscape Buffer Specifications" or its replacement;
- Incorporate landscaping that reinforces the character of agricultural lands. A majority of plant material selected should include low maintenance, indigenous vegetation;
- Preserve all healthy existing mature trees located within the buffer area; and
- Integrate double rows of trees, including coniferous trees, and dense vegetation into the buffer.

1 City of Kelowna Official Community Plan – Development Process; p. 5.3

2 City of Kelowna Official Community Plan, Policy 5.3.1 (Development Process Chapter).

6.0 Technical Comments

6.1 Development Engineering Department

Road frontage improvements are required of this rezoning. Also required is a landscaped boulevard, street lighting and the re-location or adjustment of utility appurtenances. For additional detail, see attached 'Schedule A'.

6.2 Interior Health Authority

Interior Health Authority's interests are unaffected by the proposal.

6.3 School District No. 23

School District No. 23 has no objections to the application as proposed.

7.0 Application Chronology

Date of Complete Application Received: March 24, 2016
Date Public Consultation Completed: April 26, 2016

Report prepared by:

Melanie Steppuhn, Planner Specialist

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

Reviewed by 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 Memo
Neighbourhood Consultation Forms (3 pages)
Plan and Conceptual Elevation

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3 City of Kelowna Official Community Plan – Development Process; p. 5.27
4 City of Kelowna Official Community Plan – Chapter 15; p.15.3