

REPORT TO COUNCIL



Date: July 27, 2020

To: Council

From: City Manager

Department: Development Planning

Application: Z20-0042

Owner: Brenda Rusnak

Address: 409 Park Ave

Applicant: David Cullen- CTQ Consultants Ltd.

Subject: Rezoning Application

Existing OCP Designation: S2Res- Single/Two Dwelling Housing

Existing Zone: RU1- Large Lot Housing

Proposed Zone: RU2- Medium Lot Housing

1.0 Recommendation

THAT Rezoning Application No. Z20-0042 to amend the City of Kelowna Zoning Bylaw. No. 8000 by changing the zoning classification of Lot 7, Block 6, District Lot 14 Osoyoos Division Yale District Plan 431, located at 409 Park Ave, 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 by the Approving Officer;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the approval of the Ministry of Transportation and Infrastructure;

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 July 27, 2020.

2.0 Purpose

To consider an application to rezone the subject property from the RU1-Large Lot Housing zone to the RU2-Medium Lot Housing zone to facilitate a 2-lot subdivision.

3.0 Development Planning

Development Planning is supportive of the proposed rezoning application. The subject property is located in the Heritage Conservation Area and currently contains no structures.

The proposed rezoning application will allow for a future two lot subdivision. Under the proposed zoning, each lot will be able to develop a single-family dwelling. The proposed density is aligned with the future land use designation of S2Res- Single/Two Dwelling Housing and will create lot sizes and a development opportunity for a single-family dwelling that can be built within the development regulations of the RU2 zone. The proposed lot size and configuration under the RU2 zone will fit in with the existing lot pattern of the area, which varies greatly and does not follow a consistent overall pattern.

Staff are confident that the proposed zone will allow for context sensitive development that will conform to the Zoning Bylaw. The proponent has made a Heritage Alteration Permit (HAP) application for the subdivision and a new dwelling on the lot located at the corner of Park Ave and Long St. An additional HAP will be required for future development on the second lot.

4.0 Proposal

4.1 Background

The subject property recently went through a request to remove a previously existing home from the Kelowna Heritage Registry. The request was granted and the home was demolished.

4.2 Project Description

The rezoning application will allow for a future two lot subdivision. The proposed lots are 504.6m² and 593.1m² accessed off Long St (refer to Attachment A). The proponent has made a Heritage Alteration Permit (HAP) application for the subdivision and a new dwelling on the lot located at the corner of Park Ave and Long St. The HAP will go to the Heritage Advisory Committee for consideration and subsequently issued at the Staff level. Staff are currently not tracking any variances on the HAP. Should a variance request be made through the HAP review process, the variance request would come forward for Council consideration.

4.3 Site Context

The subject property is located in the Heritage Conservation Area at the corner of Park Ave and Long St. The property is surrounded by single-family development. A few properties in the surrounding area are designated as RU1c- Large Lot Housing with Carriage House.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1- Large Lot Housing	Single dwelling housing
East	RU1- Large Lot Housing	Single dwelling housing
South	RU1- Large Lot Housing	Single dwelling housing
West	RU1- Large Lot Housing	Single dwelling housing

Subject Property Map:



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Chapter 16: Heritage Conservation Area Guidelines Objectives

Maintain the residential and historical character of the Marshall Street and the Abbott Street Heritage Conservation Areas

Encourage that change to buildings and streetscapes will be undertaken in ways which offer continuity of the 'sense of place' for neighbours and the broader community

Chapter 5: Development Process

Objective 5.7 Identify and conserve heritage resources.

Policy .4 Heritage Conservation Areas. Continue to recognize the established heritage conservation areas of Abbott Street and Marshall Street as identified on Map 9.1

6.0 Technical Comments

6.1 Development Engineering Department

See attached memorandum.

7.0 Application Chronology

Date of Application Received: May 21, 2020

Date Public Consultation Completed: May 24, 2020

Report prepared by: Jocelyn Black, Planner Specialist

Reviewed by: James Moore, Urban Planning & Development Policy Manager

Approved for Inclusion: Dean Strachan, Suburban and Rural Planning Manager

Attachments:

Schedule A: Development Engineering Memo

Attachment A: Site Plan & Project Rendering