

# REPORT TO COUNCIL



**Date:** November 2, 2020

**To:** Council

**From:** City Manager

**Department:** Development Planning

**Application:** Z20-0081

**Owner:** KTMP Holdings Ltd., Inc.No.  
A0092290

**Address:** 605 Gerstmar Road

**Applicant:** NAI Commercial Okanagan Ltd.

**Subject:** Rezoning Application

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

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

**Proposed Zone:** RU2 – Medium Lot Housing

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## 1.0 Recommendation

THAT Rezoning Application No. Z20-0081 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 5 Section 22 Township 26 Osoyoos Division Yale District Plan 19913 located at 605 Gerstmar 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 outstanding conditions of approval as set out in Schedule "A" attached to the Report from the Development Planning Department dated November 2, 2020;

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

## 2.0 Purpose

To rezone the subject property to the RU<sub>2</sub> – Medium Lot Housing zone to facilitate a two-lot subdivision.

## 3.0 Development Planning

Staff support the rezoning application, which would facilitate a two-lot residential subdivision. The RU<sub>2</sub> – Medium Lot Housing zone meets the form and density objectives of the Official Community Plan (OCP) S<sub>2</sub>RES – Single / Two Unit Residential designation, and as such, the application complies with the designated Future Land Use. In addition, the OCP urban infill policies support the modest densification of urban residential neighbourhoods where infrastructure already exists, and through sensitive development including the use of smaller lots. The subject property is fully serviced and, if rezoned, would meet the subdivision regulations allowing for a Preliminary Layout Review to be issued for the creation of two smaller lots.

The applicant has confirmed the completion of neighbourhood notification in accordance with Council Policy No. 367.

## 4.0 Proposal

### 4.1 Project Description

The applicant is seeking approval to rezone to the RU<sub>2</sub> – Medium Lot Housing zone, to facilitate a two-lot subdivision. There is an existing single family dwelling and accessory structure on the subject property that are proposed to be demolished as part of this development. A draft subdivision plan was submitted, which demonstrates this can occur with no variances to the RU<sub>2</sub> – Medium Lot Housing subdivision regulations within the City's Zoning Bylaw. This draft subdivision plan has been included in Attachment A.

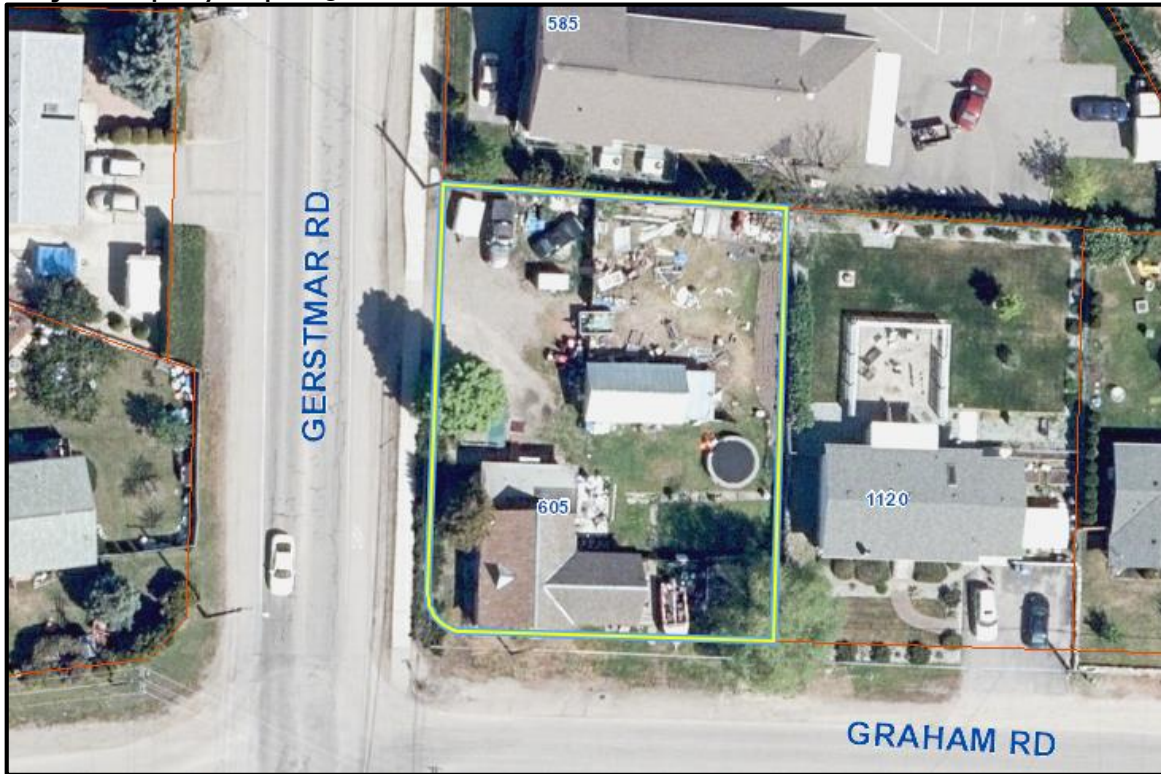
### 4.2 Site Context

The subject property is located at the corner of Gerstmar Road and Graham Road in the City's Rutland OCP Sector. The surrounding area is characterized by single and two dwelling housing, and a religious assembly is located directly to the north. The property is within the City's Permanent Growth Boundary and has a walk score of 25, indicating that more errands require a car.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	P <sub>2</sub> – Education and Minor Institutional	Religious Assemblies
East	RU <sub>1</sub> – Large Lot Housing	Single Dwelling Housing
South	RU <sub>1</sub> – Large Lot Housing	Single Dwelling Housing
West	RU <sub>1</sub> – Large Lot Housing	Single Dwelling Housing

**Subject Property Map: 605 Gerstmar Road**



**4.3 Subdivision Regulations**

Subdivision Regulations			
CRITERIA	RU <sub>2</sub> ZONE REQUIREMENTS	PROPOSED LOT A (CORNER LOT)	PROPOSED LOT B (INTERIOR LOT)
Subdivision Regulations			
Min. Lot Area	400 m <sup>2</sup>	577.5 m <sup>2</sup>	475 m <sup>2</sup>
Min. Lot Width	13.0 m (interior lot) 15.0 m (corner lot)	15.8 m	13.1 m
Min. Lot Depth	30.0 m	36.5 m	36.0 m

**5.0 Current Development Policies**

**5.1 Kelowna Official Community Plan (OCP)**

Chapter 1: Introduction

*Goals for a Sustainable Future:*

Contain Urban Growth – Reduce greenfield urban sprawl and focus growth in compact, connected and mixed-use (residential and commercial) urban and village centres.

Chapter 5: Development Process

*Objective 5.3 Focus development to designated growth areas*

*Policy 5.3.2 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.

## **6.0 Technical Comments**

### **6.1 Development Engineering Department**

Please see Schedule A: City of Kelowna Memorandum

## **7.0 Application Chronology**

Date of Application Received: September 3, 2020  
Date Public Consultation Completed: September 16, 2020

**Report prepared by:** Kimberly Brunet, Planner II  
**Reviewed by:** Jocelyn Black, Urban Planning Manager  
**Approved for Inclusion:** Terry Barton, Development Planning Department Manager

### **Attachments:**

Schedule A: City of Kelowna Memorandum

Attachment A: Draft Subdivision Plan