

REPORT TO COUNCIL



Date: November 9, 2020

To: Council

From: City Manager

Department: Development Planning

Application: Z20-0053

Owner: Mohan Lal Madurai

Address: 335 McCurdy Road

Applicant: Mohan Lal Madurai

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. Z20-0053 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 2 Section 26 Township 26 Osoyoos Division Yale District Plan 18917, located at 335 McCurdy 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 the outstanding conditions of approval as set out in Schedule "A" attached to the Report from the Development Planning Department dated October 26, 2020.

2.0 Purpose

To consider an application to rezone the subject property from the RU1 – Large Lot Housing zone to the RU6 – Two Dwelling Housing zone to facilitate the development of a second dwelling.

3.0 Development Planning

Development Planning Staff support the rezoning application to facilitate the development of a second dwelling. The RU6 – Two Dwelling Housing zone meets the form and density objectives of the Official Community Plan (OCP) S2RES – Single / Two Unit Residential designation, and as such, the application is in compliance with the designated Future Land Use for the property. In addition, the OCP urban infill policies

support the 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 meets the minimum lot width and area for two dwelling housing.

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 requesting permission to rezone to the RU6 – Two Dwelling Housing zone, to facilitate the development of a second dwelling in the rear of the property. The existing single family dwelling is proposed to remain. Parking stalls for the existing and proposed new dwelling can be accommodated on site and a minimum 3.0 m wide drive aisle would be provided on the west side of the property. The applicant has submitted a conceptual site plan which demonstrates that this development can occur with no variances required.

4.2 Site Context

The subject property is located mid-block on the south side of McCurdy Road, between Tartan Road and Knorr Road. The surrounding area is characterized by single and two dwelling housing. It is within the City's Permanent Growth Boundary. The walk score is 43, indicating that most errands require a car.

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	RU6 – Two Dwelling Housing	Two Dwelling Housing

Subject Property Map: 335 McCurdy Road



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 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

See Schedule "A": Development Engineering Memorandum

7.0 Application Chronology

Date of Application Received: May 26, 2020

Date Public Consultation Completed: July 24, 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": Development Engineering Memorandum

Attachment "A": Draft Site Plan