

REPORT TO COUNCIL



Date: March 1, 2021

To: Council

From: City Manager

Department: Development Planning

Application: Z20-0077

Owner: 1253097 B.C. Ltd., Inc.No.
BC1253097

Address: 4355 Gordon Drive

Applicant: Kasey Luft

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. Z20-0077 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 6 District Lot 358 Osoyoos Division Yale District Plan 16743 located at 4355 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 March 1, 2021;

AND FURTHER THAT final adoption of the Rezoning Bylaw be considered subsequent to the issuance of a Preliminary Layout Review Letter by the Approving Officer.

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 a 2-lot subdivision, and to waive the Public Hearing.

3.0 Development Planning

Development Planning Staff support the proposal to rezone the subject property to RU6 – Two Dwelling Housing to facilitate a 2-lot subdivision. The subject property has a Future Land Use Designation of S2RES – Single/Two Unit Residential and is within the City’s Permanent Growth Boundary. 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 meets the minimum lot width and area for two dwelling housing and there are multiple properties in the vicinity that are zoned RU6. Staff anticipate that the proposed zone and lots will fit within the character of the neighbourhood.

4.0 Proposal

4.1 Project Description

The proposed rezoning from RU1 – Large Lot Housing to RU6 – Two Dwelling Housing zone is to facilitate a 2-lot subdivision. The existing single family dwelling is proposed to remain, and will be able to meet all required setbacks of the new zone. Both lots meet the minimum dimensions of the RU6 zone, and no variances are required. Access for Lot A will remain at the current location, and access to Lot B will be located on the north-west corner of the property to allow for maximum space between vehicle access and the crosswalk located in front of the property.

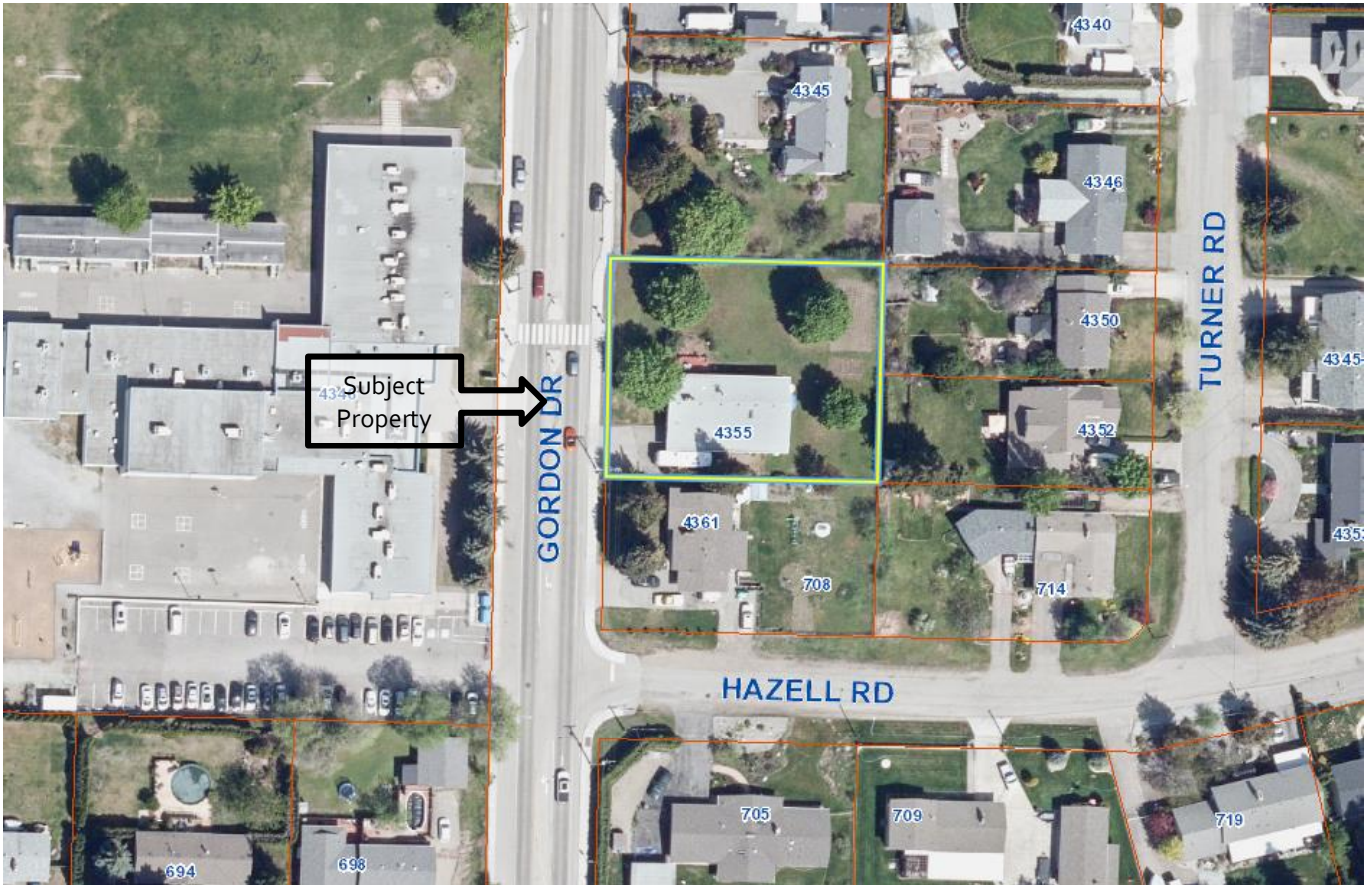
4.2 Site Context

The subject property is in the North Mission - Crawford OCP sector and is within the Permanent Growth Boundary. The property is mid-block on the east side of Gordon Drive, between Young Road and Hazell Road and across from Dorothea Walker Elementary School. The surrounding area is characterized by single family dwellings and two dwelling housing.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1 – Large Lot Housing	Single-Family Dwelling
East	RU6 – Two Dwelling Housing	Duplex
South	RU1 – Large Lot Housing	Single-Family Dwelling
West	P2 – Education and Minor Institutional	Public Education Services

Subject Property Map: 4355 Gordon Drive



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Chapter 5: Development Process

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 neighbourhood with respect to building design, height and siting

6.0 Technical Comments

6.1 Development Engineering Department

6.1.1 See Schedule "A": Development Engineering Memorandum

7.0 Application Chronology

Date of Application Received: August 24, 2020
Date Public Consultation Completed: December 23, 2020

Report prepared by: Bronwyn Wydeman, Planner I
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: Proposed Site Plan