

# REPORT TO COUNCIL



**Date:** May 31, 2021

**To:** Council

**From:** City Manager

**Department:** Development Planning

**Application:** Z21-0025

**Owner:** Erica Dawn McAvoy

**Address:** 320 McCurdy Road

**Applicant:** Birte Decloux – Urban Options Planning Corp.

**Subject:** Rezoning Application

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

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

**Proposed Zone:** RU6 – Two Dwelling Housing

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## 1.0 Recommendation

THAT Rezoning Application No. Z21-0025 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 1 Section 26 Township 26 ODYD Plan 22696, located at 320 McCurdy Road, 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 FURTHER THAT final adoption of the Rezoning Application 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 May 31<sup>st</sup>, 2021.

## 2.0 Purpose

To rezone the subject property from the RU1 – Large Lot Housing zone to the RU6 – Two Dwelling Housing zone to facilitate the construction of a second single-family dwelling, and to waive the Public Hearing.

## 3.0 Development Planning

Staff support the proposed rezoning from RU1 to RU6, as the subject property is within the Permanent Growth Boundary (PGB) and the plans align with the Official Community Plan (OCP) Future Land Use Designation of S2RES – Single/Two Unit Residential.

The proposal is consistent with the OCP as it relates to *Sensitive Infill*. The OCP encourages sensitive infill development in the existing neighbourhood close to amenities that limits the impacts on the overall neighbourhood character, which this proposal accomplishes. There are several amenities in the area including Pearson Road Elementary School, Rutland Middle School, Rutland Senior School and Rutland Recreation Park. The proposed new dwelling is also in the rear yard, which maintains the character of the neighbourhood and is a modest increase in development.

#### 4.0 Proposal

##### 4.1 Project Description

The proposed rezoning from RU1 to RU6 will facilitate the development of a second single-family dwelling on the subject property. The subject property is 1,149m<sup>2</sup> in size well above the required minimum for 700m<sup>2</sup>. The proposed new dwelling will be designed to match the existing house. The existing family dwelling will remain and a new drive aisle of the east side of the property will be created to access the new dwelling and provide the required four parking spaces. The property has several mature trees and landscaping in the front yard, which will remain and contribute to maintaining the neighbourhood character.

##### 4.2 Site Context

The subject property is in the Rutland OCP Sector and is located on McCurdy Road near the intersection with Rutland Road North. The surrounding area is primarily zoned RU1 – Large Lot Housing and RU6 – Two Dwelling Housing. The surrounding area also primarily has a Future Land Use Designation of S2RES – Single/Two Unit Residential.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1 – Large Lot Housing	Single-Family Dwelling
East	RU1 – Large Lot Housing	Single-Family Dwelling
South	RU1 – Large Lot Housing	Single-Family Dwelling
West	RU1 – Large Lot Housing	Single-Family Dwelling

**Subject Property Map: 320 McCurdy Road**



#### 4.3 Current Development Policies

#### 4.4 Kelowna Official Community Plan (OCP)

#### Chapter 5: Development Process

##### *Objective 5.3 Focus development to designated growth areas*

Policy .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

##### *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 character of the neighbourhood with respect to building design, height and siting.

#### 5.0 Technical Comments

##### 5.1 Development Engineering Department

5.1.1 See memorandum dated May 31<sup>st</sup>, 2021

#### 6.0 Application Chronology

Date of Application Received: March 29<sup>th</sup>, 2021

Date Public Consultation Completed: April 7<sup>th</sup>, 2021

**Report prepared by:** Tyler Caswell, Planner I

**Reviewed by:** Dean Strachan, Community Planning & Development Manager

**Reviewed by:** Terry Barton, Development Planning Department Manager

**Approved for Inclusion:** Ryan Smith, Divisional Director, Planning & Development Services

#### **Attachments:**

Schedule A: Development Engineering Memo

Attachment A: Conceptual Drawing Package