

REPORT TO COUNCIL



Date: July 12, 2021

To: Council

From: City Manager

Department: Development Planning

Application: Z21-0008

Owner: Mehdi Tehrani

Mandana Ghanyei

Address: 4653 Gordon Drive

Applicant: Mehdi Tehrani

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. Z21-0008 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot A District Lot 357 Osoyoos Division Yale District Plan EPP110189, located at 4653 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 July 12, 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 rezone the subject property from the RU1 – Large Lot Housing zone to the RU6 – Two Dwelling Housing zone to facilitate a two-lot subdivision, and to waive the Public Hearing.

3.0 Development Planning

Staff support the rezoning application, which would facilitate a two-lot residential subdivision. The proposed 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 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. 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 lots that could each accommodate two dwellings.

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 RU6 – Two Dwelling Housing zone, to facilitate a two-lot subdivision. Each lot would meet Zoning Bylaw regulations to accommodate two dwellings each. A 6.0 m wide access easement would be required, to limit the number of driveways on Gordon Drive, as it is classified as a 2 lane-arterial road in this location.

There is an existing single family dwelling 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 RU6 – Two Dwelling 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 on the east side of Gordon Drive, between McClure Road and Vance Avenue. It is within the City's Permanent Growth Boundary and in close proximity to OKM Secondary School. The Walk Score is 19, indicating that almost all 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	RU1 – Large Lot Housing	Single Dwelling Housing

Subject Property Map: 4653 Gordon Drive



4.3 Zoning Analysis Table

Zoning Analysis Table				
CRITERIA	RU6 ZONE REQUIREMENTS		PROPOSED LOT A	PROPOSED LOT B
Subdivision Regulations				
	Single Dwelling	Two Dwelling		
Min. Lot Area	400 m ²	700 m ²	1,139 m ²	1,273 m ²
Min. Lot Width	13.0 m	18.0 m	18.8 m	21.0 m
Min. Lot Depth	30.0 m	30.0 m	60.6 m	60.6 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

See Schedule A: City of Kelowna Memorandum

7.0 Application Chronology

Date of Application Accepted: January 27, 2021

Date Public Consultation Completed: April 15, 2021

Report prepared by: Kimberly Brunet, Planner II
Reviewed by: Jocelyn Black, Urban Planning Manager
Reviewed by: Terry Barton, Development Planning Department Manager
Approved for Inclusion: Ryan Smith, Divisional Director, Planning & Development Services

Attachments:

Schedule A: City of Kelowna Memorandum

Attachment A: Draft Subdivision Plan