

REPORT TO COUNCIL



Date: September 13, 2021

To: Council

From: City Manager

Department: Development Planning Department

Application: Z21-0063

Owner: Benjamin Cherney

Address: 440 Gerstmar Rd

Applicant: NAI Commercial Okanagan Ltd.
– Tony Parmar

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. Z21-0063 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot A, Section 22, Township 26, ODYD, Plan 29966, located at 440 Gerstmar 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 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 September 13, 2021;

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 from the RU1 – Large Lot Housing zone to the RU6 – Two Dwelling Housing zone to facilitate the development of a duplex, and to waive the Public Hearing.

3.0 Development Planning

Staff supports the proposal to rezone the property to RU6 – Two Dwelling Housing to facilitate the development of a duplex as the subject property is within the Permanent Growth Boundary (PGB) and the proposal aligns 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 existing neighbourhoods close to amenities that limit the impact on the overall neighbourhood character, which this proposal accomplishes. Many properties in the vicinity are zoned RU6.

4.0 Proposal

4.1 Project Description

The proposed rezoning from the RU1 – Large Lot Housing zone to RU6 – Two Dwelling Housing zone will facilitate the development of a duplex on the subject property. The subject property currently contains a single detached dwelling, which will be removed. The subject property is 954.5 m² in size which is above the minimum 700 m² required for a duplex. Driveway access is provided from Gerstmar Road.

4.2 Site Context

The subject property is in the Rutland OCP Sector and is located on Gerstmar Road, near the intersections with Tataryn Road and Elwyn Road. The surrounding area is primarily zoned RU1 – Large Lot Housing and RU6 – Two Dwelling Housing. The Future Land Use Designation of the area is S2RES – Single/Two Unit Residential.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1 – Large Lot Housing	Single Family Housing
East	RU1 – Large Lot Housing	Single Family Housing
South	RU1 – Large Lot Housing	Single Family Housing
West	RU6 – Two Dwelling Housing	Duplex Housing

Subject Property Map: 440 Gerstmar Road



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Chapter 5: Development Process

6.0 *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.

7.0 Technical Comments

7.1 Development Engineering Department

- See Schedule A

8.0 Application Chronology

Date of Application Accepted: May 21, 2021
Date Public Consultation Completed: August 20, 2021

Report prepared by: Mark Tanner, 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: Development Engineering Memo

Attachment A: Site Plan