

REPORT TO COUNCIL



Date: November 1, 2021

To: Council

From: City Manager

Department: Development Planning Department

Application: Z21-0081

Owner: Daniel Emanuel Pastiu & Andria Elizabeth Pastiu

Address: 632 Bechard Road

Applicant: Daniel Pastiu

Subject: Rezoning Application

Existing OCP Designation: S2RES – Single/Two Unit Residential

Existing Zone: RU1 – Large Lot Housing

Proposed Zone: RU2 – Medium Lot Housing

1.0 Recommendation

THAT Rezoning Application No. Z21-0081 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 4, District Lot 134, ODYD, Plan 30130, located at 632 Bechard Road, Kelowna, BC from the RU1 – Large Lot Housing zone to the RU2 – Medium Lot 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 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 RU2 – Medium Lot Housing zone to facilitate a two-lot subdivision, and to waive the Public Hearing.

3.0 Development Planning

Staff supports the proposal to rezone the property to RU2 – Medium Lot Housing to facilitate a two-lot subdivision as the subject property is within the Permanent Growth Boundary (PGB) and the proposal aligns with the 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. The proposed lots meet the minimum dimensions of the RU2 zone and the applicant has demonstrated that the existing house can be retained and the proposed new lot can be developed in accordance with the Zoning Bylaw.

4.0 Proposal

4.1 Project Description

The proposed rezoning from RU1 – Large Lot Housing to RU2 – Medium Lot Housing will facilitate a two-lot subdivision of the subject property. The property currently contains an existing single family dwelling which would be retained on proposed Lot A. Proposed Lot B is vacant. Separate driveway accesses for each lot would be provided from Bechard Road.

4.2 Site Context

The subject property is within the South Pandosy – KLO OCP Sector and is within the Permanent Growth Boundary. The lot is located on Bechard Road between the intersections with Lakeshore Road and Landie Road. The Future Land Use Designation of the area is S2RES – Single/Two Unit Residential. The surrounding area is primarily zoned RU1 – Large Lot Housing, RU2 – Medium Lot Housing and RU6 – Two Dwelling Housing. The property is within 400 m of the South Pandosy Urban Centre and transit stops on Lakeshore Road are within 50 m of the subject property.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1 – Large Lot Housing	Single Family Housing
East	RU2 – Medium Lot Housing	Single Family Housing
South	RU1 – Large Lot Housing	Single Family Housing
West	RU1 – Large Lot Housing	Single Family Housing

Subject Property Map: 632 Bechard 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 .2 *Compact Urban Growth*. 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 per ha 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 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.

6.0 Technical Comments

6.1 Development Engineering Department

- See Schedule A

7.0 Application Chronology

Date of Application Accepted: August 19, 2021

Date Public Consultation Completed: October 7, 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:

Attachment A: Site Plan