



Date:	November 1, 2021			
То:	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

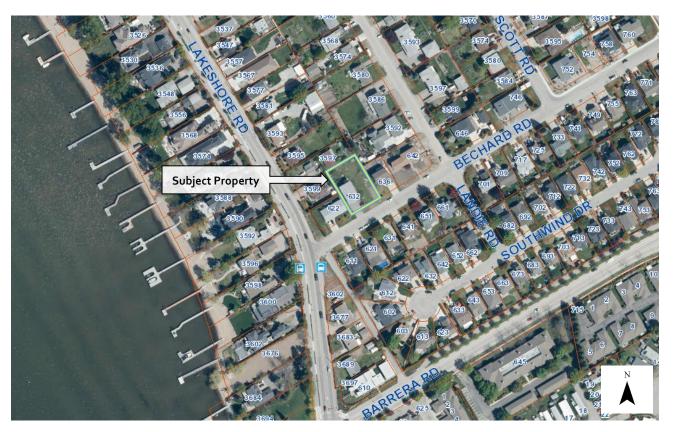
The proposed rezoning from RU1 – Large Lot Housing to RU2 – Medium Lot Housing will facilitate a two-lot subdivision of the subject property. The property currently contains an existing single family dwelling which would be retained on proposed Lot A. Proposed Lot B is vacant. Separate driveway accesses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

4.2 <u>Site Context</u>

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.o Technical Comments

6.1 <u>Development Engineering Department</u>

• 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