REPORT TO COUNCIL

Date:	October 3, 2016		
RIM No.	1250-30		
To:	City Manager		
From:	Community Planning Department (KB)		
Application:	Z16-0047	**Owner:**	Louis John Pagliaro & Elda Pagliaro
Address:	752 & 760 Bechard Road	**Applicant:**	Juliet Anderton
Subject:	Rezoning Application		
Existing OCP Designation:	S2RES – Single / Two Unit Residential		
Existing Zone:	RU1 – Large Lot Housing		
Proposed Zone:	RU1 – Large Lot Housing & RU2 – Medium Lot Housing		

1.0 Recommendation

THAT Rezoning Application No. Z16-0047 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of a portion of Lot 19, District Lot 134, Osoyoos Division Yale District Plan 20399 and a portion of Lot 6, District Lot 134, Osoyoos Division Yale District Plan 20399, located at 752 & 760 Bechard Road, Kelowna, BC from the RU1 – Large Lot Housing zone to the RU2 – Medium Lot Housing zone as shown on Map "A" attached to the Report from the Community Planning Department, be considered by Council;

AND THAT the Rezoning Bylaw be forwarded to a Public Hearing for further consideration;

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 Community Planning Department dated October 3, 2016;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the issuance of a Preliminary Layout Review Letter by the Approving Officer;

AND FURTHER THAT final adoption of the Rezoning Bylaw be considered in conjunction with Council's consideration of a Development Variance Permit for the subject property.

2.0 Purpose

To rezone portions of the subject properties from RU1 – Large Lot Housing to RU2 – Medium Lot Housing to facilitate a four lot subdivision.

3.0 Community Planning

The subject properties are located within the South Pandosy - KLO Sector of Kelowna. They are designated as S2RES – Single/Two Unit Residential in the Official Community Plan (OCP) and as such the application to rezone portions of the properties to RU2 to facilitate a four lot subdivision is in compliance with the designated future land use. In addition, the OCP generally supports the densification of neighbourhoods through appropriate infill development, including the use of smaller lots.

Four variances would be required for the proposed subdivision. These four variances include the minimum rear yard setback for the existing dwellings on Lot 1 (7.5 m required, to 2.39 m proposed) and Lot 4 (7.5 m required, to 2.35 m proposed), and to the minimum lot depth for newly created Lots 2 and 3 (30.0 m required, 27.7 m proposed). The two proposed RU2 lots meet the minimum lot width requirements, and the proposed lots match the existing streetscape on Bechard Road. The properties are serviced by City of Kelowna water and sanitary sewer. Should the zoning bylaw be approved by Council, Staff will bring forth the variances to Council for formal consideration.

Based on current City of Kelowna policy and the services available, Community Planning Staff support this zoning application.

4.0 Proposal

4.1 Project Description

The applicant is requesting permission to rezone portions of two adjacent properties in order to facilitate a four lot residential subdivision.

4.2 Site Context

The subject properties are located in the South Pandosy - KLO Sector of Kelowna (see Map 1 - Subject Property Map, below). The applicant is proposing to retain the two existing single family dwellings that are located on the subject properties.

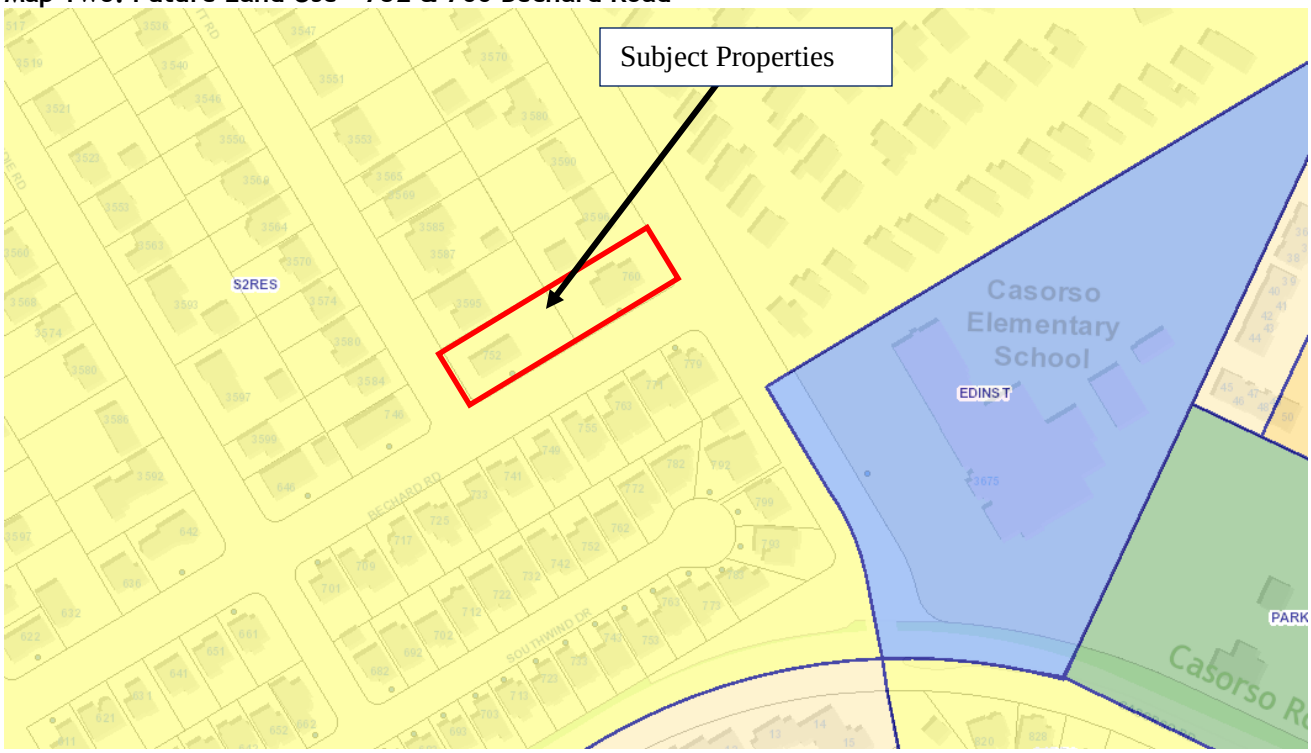
The area is characterized by single family dwellings, and a mobile home park is located on the opposite side of Casorso Road.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use	Future Land Use
North	RU1 – Large Lot Housing	Residential	S2RES – Single / Two Unit Residential
East	RM7 – Mobile Home Park	Residential	S2RES – Single / Two Unit Residential
South	RU1 – Large Lot Housing	Residential	S2RES – Single / Two Unit Residential
West	RU1 – Large Lot Housing	Residential	S2RES – Single / Two Unit Residential

Map One: Subject Property Map - 752 & 760 Bechard Road

Map Two: Future Land Use - 752 & 760 Bechard Road



4.3 Amenities

The proposed increase in density is supported by neighbourhood amenities such as parks, schools and transit. Casorso Road is currently serviced by the Lakeshore/Downtown Bus Transit Route. The nearest bus stop is approximately 275 m west of the subject property. Additional transit options are available at the Okanagan College exchange, approximately 1.2 km northeast of the subject property.

4.4 Servicing

The area is currently serviced by City of Kelowna water and sanitary sewer and FortisBC Gas and Electric.

4.5 Subdivision and Development Criteria

As the applicant is proposing to retain the two existing single family dwellings, the proposed lot configurations do not fully conform to the requirements of the RU1 – Large Lot Housing and RU2 – Medium Lot Housing zone requirements and variances would be required. Subdivision and development criteria for the RU1 and RU2 zones are shown in the two Zoning Tables below.

Table One: RU1 Zone

Zoning Analysis Table		
CRITERIA	**RU1 ZONE REQUIREMENTS**	**PROPOSAL**
Existing Lot/Subdivision Regulations – **Lot 1**		
Minimum Lot Area	550 m^2	834 m^2
Minimum Lot Width	17.0 m	27.7 m
Minimum Lot Depth	30.0 m	30.3 m
RU1 Development Regulations – **Lot 1**		
Minimum Front Yard	4.5 m	8.69 m
Minimum Side Yard (south)	2.0 m	5.43 m
Minimum Side Yard (north)	2.0 m	5.42 m
Minimum Rear Yard	7.5 m	2.39 m❶
Existing Lot/Subdivision Regulations – **Lot 4**		
Minimum Lot Area	550 m^2	958 m^2
Minimum Lot Width	17.0 m	27.7 m
Minimum Lot Depth	30.0 m	34.8 m
RU1 Development Regulations – **Lot 4**		
Minimum Front Yard	4.5 m	12.82 m
Minimum Side Yard (south)	2.3 m	6.86 m
Minimum Side Yard (north)	2.3 m	4.50 m
Minimum Rear Yard	7.5 m	2.35 m❶

❶ Indicates a requested variance to:

1. Minimum Rear Yard for Lot 1
2. Minimum Rear Yard for Lot 4

Table Two: RU2 Zone

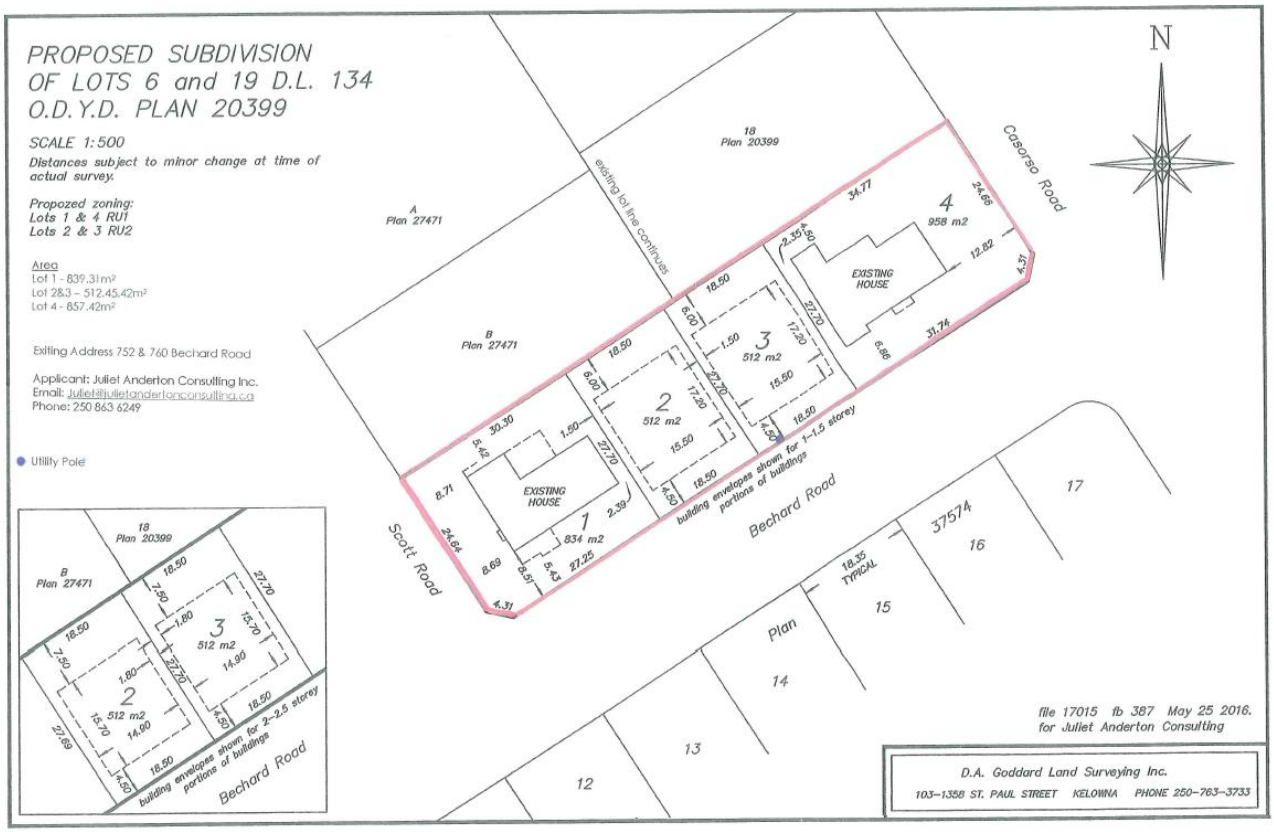
Zoning Analysis Table		
CRITERIA	**RU2 ZONE REQUIREMENTS**	**PROPOSAL**
Existing Lot/Subdivision Regulations – **Lot 2**		
Lot Area	400 m^2	512 m^2
Lot Width	13.0 m	18.5 m
Lot Depth	30.0 m	27.7 m❶

Existing Lot/Subdivision Regulations – **Lot 3**		
Lot Area	400 m^2	512 m^2
Lot Width	13.0 m	18.5 m
Lot Depth	30.0 m	27.7 m❶

❶ Indicates a requested variance to:

3. Minimum Lot Depth for Lot 2
4. Minimum Lot Depth for Lot 3

Map Three: Proposed Subdivision Layout – 752 & 760 Bechard Road



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Chapter 5: Development Process

Compact Urban Form.[1] 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.

1 City of Kelowna Official Community Plan, Policy 5.2.3 (Development Process Chapter).

Permanent Growth Boundary.[2] Establish a Permanent Growth Boundary as identified on Map 4.1 and Map 5.2. The City of Kelowna will support development of property outside the Permanent Growth Boundary for more intensive use only to the extent permitted as per the OCP Future Land Use designations in place as of initial adoption of OCP Bylaw 10500, except for Agri-Business designated sites or as per Council's specific amendment of this policy. The Permanent Growth Boundary may be reviewed as part of the next major OCP update.

Ensure context sensitive housing development[3]

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.

Healthy Communities. Through current zoning regulations and development processes, foster healthy, inclusive communities and a diverse mix of housing forms, consistent with the appearance of the surrounding neighbourhood.

6.0 Technical Comments

6.1 Development Engineering Department

- See attached Memorandum, dated September 1, 2016

7.0 Application Chronology

Date of Application Received:	June 17, 2016
Date Public Consultation Completed:	September 8, 2016
Referral Comments Completed:	September 8, 2016

Report prepared by:

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Kim Brunet, Planner I

Reviewed by: ☐ Terry Barton, Urban Planning Manager

Approved for Inclusion: ☐ Ryan Smith, Community Planning Department Manager

Attachments:

Map "A": Proposed Zoning
Proposed Subdivision Layout
Schedule A: Development Engineering Memorandum, dated September 1, 2016

2 City of Kelowna Official Community Plan, Policy 5.3.1 (Development Process Chapter).
3 City of Kelowna Official Community Plan – Development Process; p. 5.27