

REPORT TO COUNCIL



Date: May 2, 2022

To: Council

From: City Manager

Department: Development Planning

Application: Z22-0008

Owner: McClure Road Development Ltd., Inc.No. BC1284976

Address: 634 McClure Road

Applicant: Urban Options Planning Corp.

Subject: Rezoning Application

Existing OCP Designation: S-RES – Suburban Residential

Existing Zone: RU1 – Large Lot Housing

Proposed Zone: RU6 – Two Dwelling Housing

1.0 Recommendation

THAT Rezoning Application No. Z22-0008 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 13 District Lot 357 SDYD Plan 18280, located at 634 McClure Road, Kelowna, BC from the RU1 – Large Lot Housing to the RU6 – Two Dwelling Housing zone, be considered by Council;

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 Engineering Department dated May 2, 2022;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the issuance of a Preliminary Layout Review 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 the subject property from the RU1 – Large Lot Housing to the RU6 – Two Dwelling Housing to facilitate a 2-lot subdivision.

3.0 Development Planning

Staff support the proposed rezoning from RU₁ – Large Lot Housing to the RU₆ – Two Dwelling Housing to facilitate a two-lot subdivision. The subject property has the Future Land Use of S-RES – Suburban Residential and is within the Permanent Growth Boundary. As such, the proposed zone is consistent with Official Community Plan’s (OCP) objectives and the RU₆ – Two Dwelling Housing zone is congruous with the surrounding area.

4.0 Proposal

4.1 Project Description

The proposed rezoning application from RU₁ – Large Lot Housing to RU₆ – Two Dwelling Housing is to facilitate a two-lot subdivision. Both proposed lots are over 700m² in size, so they would be able to accommodate two dwellings on both lots.

To finalize the subdivision, a Development Variance is required for both lots from 18.0m required to 17.6m proposed, which is required to go to a Public Meeting at a later date. The existing dwelling will be required to be moved, and the proposed new dwellings are anticipated to meet all the requirements of the zone, so no additional variances to the structures are proposed.

4.2 Site Context

The subject property is in the North Mission – Crawford OCP Sector and is within the Permanent Growth Boundary. The surrounding area is primarily zoned RU₁ – Large Lot Housing, RU₂ – Medium Lot Housing and RU₆ – Two Dwelling Housing. In addition, the surrounding area has the Future Land Use Designation of S-RES – Suburban Residential.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU ₂ – Medium Lot Housing	Single-Family Dwelling
East	RU ₁ – Large Lot Housing	Single-Family Dwelling
South	RU ₆ – Two Dwelling Housing	Duplex
West	RU ₁ – Large Lot Housing	Single-Family Dwelling

Subject Property Map: 634 McClure Road



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Objective 7.2 Design Suburban Neighbourhoods to be low impact, context sensitive and adaptable	
Policy 7.2.1 Ground Oriented Housing	Consider a range of low-density ground-oriented housing development to improve housing diversity and affordability to reduce the overall urban footprint of Suburban Neighbourhoods. Focus more intensive ground-oriented housing where it is in close proximity to small scale commercial services, amenities like schools and parks, existing transit service and/or transportation facilities
	<i>The proposed development is ground-oriented housing.</i>

6.0 Technical Comments

6.1 Development Engineering Department

6.2 Attached Development Engineering Memorandum dated February 8, 2022.

7.0 Application Chronology

Date of Application Received: January 31, 2022

Date Public Consultation Completed: February 15, 2022

Report prepared by: Tyler Caswell, Planner I
Reviewed by: Dean Strachan, Community Planning & Development 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: Conceptual Drawing Package