

REPORT TO COUNCIL



Date: May 16, 2022

To: Council

From: City Manager

Department: Development Planning

Application: Z22-0017

Owner: Forever Destiny Homes Ltd.
Inc. No. BC0903896

Address: 4563 – 4573 Gordon Dr

Applicant: D.E. Pilling & Associates

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. Z22-0017 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot A, District Lot 357, SDYD, Plan 18353 and Lot B, District Lot 357, SDYD, Plan 18353, located at 4563 and 4573 Gordon Drive, Kelowna, BC from the RU1 – Large Lot Housing zone 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 Planning Department, dated May 16, 2022;

AND 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 properties from the RU1 – Large Lot Housing zone to the RU6 – Two Dwelling Housing zone to facilitate the subdivision of two lots into four lots.

3.0 Development Planning

Staff supports the proposed rezoning from the RU1 – Large Lot Housing to the RU6 – Two Dwelling Housing to facilitate a four-lot subdivision. The subject property is within the Permanent Growth Boundary and the proposal aligns with the Official Community Plan (OCP) Future Land Use designation of S-RES –

Suburban Residential which supports single and two dwelling housing. The applicant has submitted a site plan demonstrating that the proposed subdivision can be achieved in compliance with the RU6 zone and that each proposed lot could be developed with two dwelling housing.

4.0 Proposal

4.1 Project Description

The proposed rezoning from RU1 – Large Lot Housing to RU6 – Two Dwelling Housing would facilitate the subdivision of two existing lots into four lots. Driveway access would be provided from a shared driveway access running along the north property line to the rear of each lot. Each proposed lot would meet the minimum dimensions of the RU6 zone and the minimum size requirements for two dwelling housing.

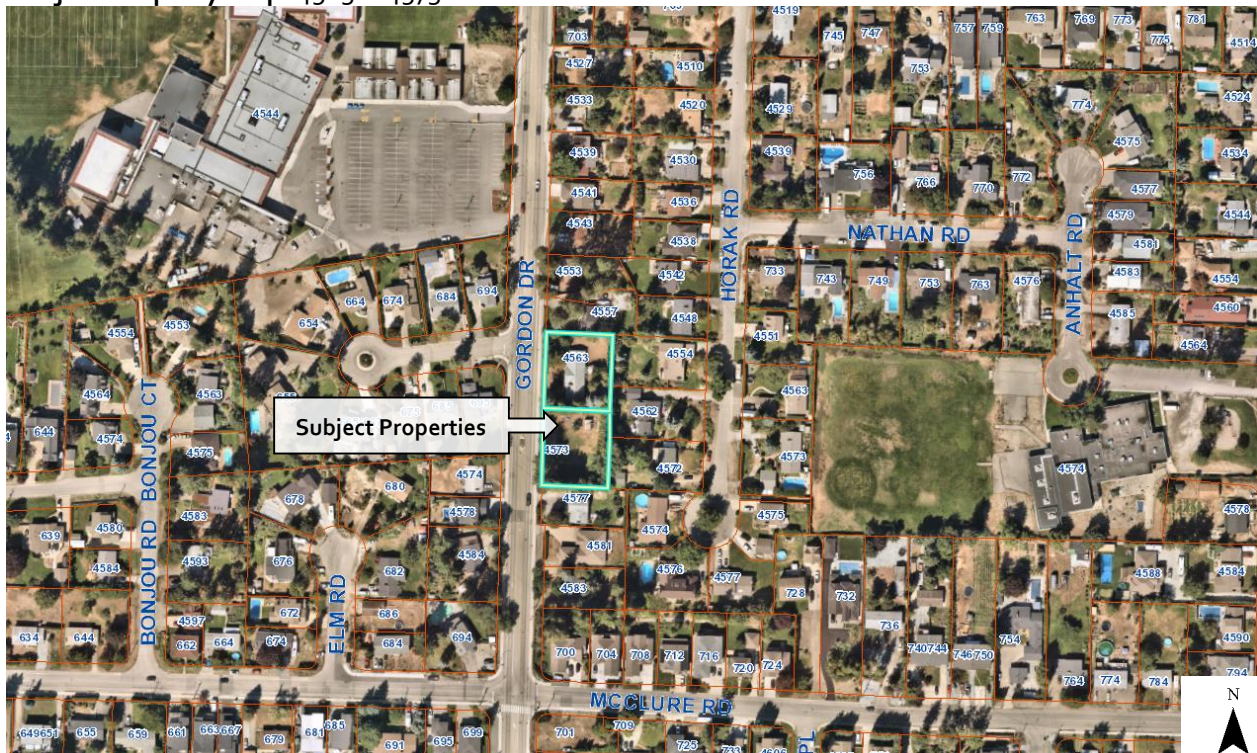
4.2 Site Context

The subject properties are in the Lower Mission and are located on the east side of Gordon Drive, at the intersection with Harmony Court. The surrounding areas are primarily zoned RU1 – Large Lot Housing, with some RU6 – Two Dwelling Housing developments already existing farther south on Gordon Drive. The Future Land Use of the surrounding area is S-RES – Suburban Residential. Okanagan Mission Secondary School is within 150 m of the subject property.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1 – Large Lot Housing	Single detached home
East	RU1 – Large Lot Housing	Single detached home
South	RU1 – Large Lot Housing	Single detached home
West	RU1 – Large Lot Housing	Single detached home

Subject Property Map: 4563 & 4573 Gordon Drive



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 and to reduce the overall footprint of Suburban Neighbourhoods. Focus more intensive ground-oriented housing where is in close proximity to small scale commercial services, amenities like schools and parks, existing transit service and/or active transportation facilities.
	<i>The proposed development provides ground-oriented housing in close proximity to schools.</i>

6.0 Technical Comments

6.1 Development Engineering Department

- See Schedule "A"

7.0 Application Chronology

Date of Application Received: March 3, 2022

Date Public Consultation Completed: April 27, 2022

Report prepared by: Mark Tanner, Planner II

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: Site Plan