

REPORT TO COUNCIL



Date: May 9th, 2022

To: Council

From: City Manager

Department: Development Planning

Application: Z22-0015 **Owner:** Laul Real Estate Group Inc.,
Inc.No. BC1259351

Address: 1290 Pasadena Road **Applicant:** Conceptive Homes – Rick
Grover

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. Z22-0015 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 1 Section 14 Township 26 ODYD Plan 19639, located at 1290 Pasadena Road, 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 9th, 2022.

2.0 Purpose

To rezone the subject property from the RU1 – Large Lot Housing zone to the RU6 – Two Dwelling Housing zone to facilitate the development of a second single-family dwelling.

3.0 Development Planning

Staff support the proposal to rezone the subject property from RU1 – Large Lot Housing to RU6 – Two Dwelling Housing to facilitate a second single-family dwelling. The subject property has the Future Land Use Designation of S-RES – Suburban Residential and is within the Permanent Growth Boundary (PGB). As such, the proposed zone is consistent with the Official Community Plan's (OCP) objectives.

4.0 Proposal

4.1 Project Description

The proposed rezoning to RU6 – Two Dwelling Housing is to facilitate a second single-family dwelling at the rear of the property. The subject property currently has one dwelling positioned at the front of the property, and the applicant’s site plan has indicated that a second dwelling can be constructed without the need for any variances. The subject property is 1,093 m², which is well above the required 700 m² size minimum for two dwelling housing.

4.2 Site Context

The subject property is in the Rutland OCP Sector and is located on Pasadena Road, near the intersection with Hollywood Road S. The surrounding area is primarily zoned RU1 – Large Lot Housing, RR2 – Rural Residential 2 and P4 – Utilities.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1 – Large Lot Housing	Single-Family Dwelling
East	RU1 – Large Lot Housing	Single-Family Dwelling
South	RU1 – Large Lot Housing	Single-Family Dwelling
West	RU1 – Large Lot Housing	Single-Family Dwelling

Subject Property Map: 1290 Pasadena 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

6.1.1 Attached Development Engineering Memorandum dated May 9th, 2022

7.0 Application Chronology

Date of Application Received: February 25th, 2022

Date Public Consultation Completed: April 5th, 2022

Report prepared by: Tyler Caswell, Planner I

Reviewed by: Lydia Korolchuk, Urban Planning 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 Site Plan