REPORT TO COUNCIL



Date: November 14th, 2022

To: Council

From: City Manager

Department: Development Planning

Application: Z22-0029 **Owner:** Gurdish Johal

Address: 975 Franklyn Road Applicant: Urban Options Planning Corp. –

Jack Pawsey

Subject: Rezoning Application

Existing OCP Designation: C-NHD – Core Area Neighbourhood

Existing Zone: RU1 – Large Lot Housing

Proposed Zone: RU4 – Duplex Housing

1.0 Recommendation

THAT Rezoning Application No. Z22-0029 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of Lot 1 District Lot 143 ODYD Plan 21429, located at 975 Franklyn Road, Kelowna, BC from the RU1 – Large Lot Housing zone to the RU4 – Duplex Housing zone, be considered 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 Attachment "A" attached to the Report from the Development Planning Department dated November 14th, 2022.

AND FURTHER THAT final adoption of the Rezoning Bylaw be considered subsequent to the approval of the Ministry of Transportation and Infrastructure;

2.0 Purpose

To rezone the subject property from the RU1 – Large Lot Housing zone to the RU4 – Duplex 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 the RU1 – Large Lot Housing zone to the RU4 – Duplex Housing zone. The subject property has a Future Land Use Designation of C-NHD – Core Area Neighbourhood and is within the City's Permanent Growth Boundary (PGB). As such, the proposed zone is consistent with the 2040 Official Community Plan objectives.

4.0 Proposal

4.1 Project Description

The proposed rezoning to the RU₄ – Duplex Housing zone would facilitate the demolition of the existing dwelling, and allow for the development two new dwellings in a semi-detached form on the property. The lot area is 8₄₂.0 m² which exceeds the minimum lot area of 8₀₀.0 m² for the RU₄ - Duplex Housing zone for a corner lot.

4.2 Site Context

The subject property is in the Rutland OCP Sector and is located at the corner of Franklyn Road and McCurdy Road. The surrounding area is zoned RU1 - Large Lot Housing, RU4 - Duplex Housing, I2 - General Industrial, and I3 - Education and Minor Institutional. The property borders Pearson Elementy School to the east.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	I2 — General Industrial	Mixed Industrial Uses
East	P2 – Education and Minor Institutional	Pearson Elementary School
South	RU1 – Large Lot Housing	Single Family Dwelling
West	RU1 - Large Lot Housing	Single Family Dwelling





5.0 Current Development Policies

5.1 <u>Kelowna Official Community Plan (OCP)</u>

Objective 7.2 Design Suburban Neighbourhoods to be low impact, context sensitive and		
adaptable		
Policy 7.2.1	Consider a range of low density ground-oriented housing development to	
Ground Oriented	improve housing diversity and affordability and to reduce the overall urban	
Housing	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 active	
	transportation facilities.	
	The proposed rezoning will provide ground oriented dwellings and increase housing	
	availability in a suburban neighbourhood.	

6.o Technical Comments

- 6.1 <u>Development Engineering Department</u>
- 6.1.1 Refer to Attachment A dated September 21st, 2022

7.0 Application Chronology

Date of Application Accepted: April 26th, 2022 Date Public Consultation Completed: May 10th, 2022

Report prepared by: Breanna Sartori, 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:

Attahcment A: Development Engineering Memo

Attachment B: Conceptual Site Plan

Attachment C: Applicant's Rationale Letter