

REPORT TO COUNCIL



Date: October 3, 2022

To: Council

From: City Manager

Department: Development Planning Department

Application: Z22-0046

Owner: Empirical Homes Ltd. Inc.No.
BC1244290

Address: 705 Raymer Rd

Applicant: Urban Options Planning Corp.

Subject: Rezoning Application

Existing OCP Designation: S-RES – Suburban Residential

Existing Zone: RU1c – Large Lot Housing with Carriage House

Proposed Zone: RU4 – Duplex Housing

1.0 Recommendation

THAT Rezoning Application No. Z22-0046 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of Lot 2 District Lot 358 ODYD PLAN EPP74249, located at 705 Raymer Rd, Kelowna, BC from the RU1c – Large Lot Housing with Carriage House zone to the RU4 – Duplex Housing zone, be considered by Council.

2.0 Purpose

To rezone the subject property from the RU1c – Large Lot Housing with Carriage House zone to the RU4 – Duplex Housing zone to facilitate the construction of two dwellings in a semi-detached form.

3.0 Development Planning

Staff support the proposed rezoning application to RU4 – Duplex Housing to facilitate the construction of two dwellings in a semi-detached form. The proposal meets the intent of the Official Community Plan (OCP) and the Future Land Use Designation of S-RES – Suburban Residential, which speaks to the accommodation of two dwelling growth. The application meets several Official Community Plan policies including ground oriented housing development and sensitive infill. The property is connected to City sanitary sewer and is within the Permanent Growth Boundary.

4.0 Proposal

4.1 Project Description

The proposed rezoning from RU1c to RU4 is to facilitate the development of a semi-detached dwelling. The applicant has submitted a site plan showing the conceptual layout of the development. The proposal has been designed with a shared driveway to meet the maximum road frontage width requirement of 6.0 m. Both units contain a 2-car garage for parking. The proposal includes an abundance of private outdoor space for both units at the rear. The land use is consistent with the surrounding neighbourhood and creates sensitive infill in the neighbourhood. The application indicates that the proposed RU4 land use is consistent with the Official Community Plan and the development concept can be constructed to meet all Zoning Bylaw Regulations without any variances.

4.2 Site Context

The subject property is located within the North Mission – Crawford OCP District, and the surrounding area is largely comprised of parcels zoned RU1 – Large Lot Housing and RU2 – Medium Lot Housing. The property is in close proximity to Okanagan Mission Secondary School across Gordon Dr to the west. The lot has an area of 716.18 m² and is currently vacant.

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	RU1c – Large Lot Housing with Carriage House	Single Family Dwelling and Carriage House

Subject Property Map: 705 Raymer Rd



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	<p>Consider a range of low-density ground-oriented housing development to improve housing diversity and affordability and 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 active transportation facilities</p> <p><i>The subject property is located near transit routes with access to parks and in close proximity to Okanagan Mission Secondary School. The lot is fully serviced and is an ideal location for a slight increase in density.</i></p>
Objective 7.3 Design Suburban Neighbourhoods to be inclusive, safe, and foster social interaction	
Policy 7.3.1 Private Open Space	<p>Encourage the development of private open space amenities as part of new multi unit residential development in Suburban Neighbourhoods</p> <p><i>Private open space has been provided at the rear for both units.</i></p>
Objective 7.6 Support a Variety of Low-Density Housing	
Policy 7.6.1 Family Friendly Multi- Unit Housing	<p>Encourage multi-unit developments near schools to include a variety of unit sizes, including three or more bedrooms.</p> <p><i>The proposal consists of two-dwelling housing, composed of 3 bedrooms per dwelling and is located near Okanagan Mission Secondary School.</i></p>

6.0 Application Chronology

Date of Application Accepted: July 13, 2022
 Date Public Consultation Completed: August 16, 2022

Report prepared by: Sara Skabowski, Planner 1

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:

Attachment A: Applicant Rationale and Conceptual Site Plan