

REPORT TO COUNCIL



Date: August 24, 2015

RIM No. 1250-30

To: City Manager

From: Community Planning Department (LB)

Application: Z15-0032

Owner: Thorsten Tropf

Address: 285 Sadler Road

Applicant: Novation Design Studio

Subject: Rezoning Application

Existing OCP Designation: S2RES - Single / Two Unit Residential

Existing Zone: RU1 - Large Lot Housing

Proposed Zone: RU6 - Two Dwelling Housing

1.0 Recommendation

THAT Rezoning Application No. Z15-0032 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 1, Section 26, Township 26, ODYD< Plan 8519, located at 285 Sadler Road, Kelowna, BC from the RU1 - Large Lot Housing zone to the RU6 - Large Lot Housing zone be considered by Council;

AND THAT the Rezoning Bylaw be forwarded to a Public Hearing for further consideration;

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 Community Planning Department dated August 24, 2015;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the requirements of the Ministry of Transportation and Infrastructure being completed to their satisfaction;

AND FURTHER THAT final adoption of the Rezoning Bylaw be considered subsequent to the requirements of Rutland Waterworks District being completed to their satisfaction.

2.0 Purpose

To rezone the subject property to facilitate development of a second dwelling.

3.0 Community Planning

Community Planning Staff supports the request 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 dwelling. The existing house on the north side of the property will be retained and a

second house of similar size and style is to be built on the south side of the property. The property is within the Rutland Urban Centre and the application is consistent with policies that encourage additional density while maintaining the residential character of the neighbourhood.

There is a lane right-of-way to the east of the property. However, the lane is unconstructed and the existing driveway access from Sadler Road will be retained.

In conjunction with the Rezoning application, the applicant submitted a Development Permit application for the form and character of the proposed second dwelling. Should Council choose to support the rezoning request, Staff will continue to work with the applicant to issue the Development Permit in accordance with the Intensive Residential - Carriage House / Two Dwelling Housing guidelines.

In accordance with Council Policy No. 367, the applicant completed neighbourhood consultation by contacting neighbouring properties within 50 m. No concerns were identified through this process. At the time of writing, Staff has not been contacted with any questions or concerns.

4.0 Proposal

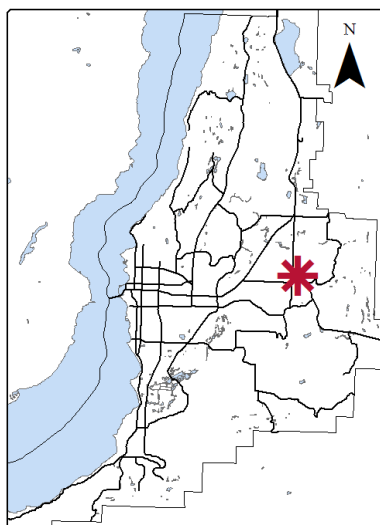
4.1 Site Context

The subject property is located on the east side of Sadler Road between Mugford Road and Highway 33 in the Rutland Sector. The Future Land Use designation for the property is S2RES - Single / Two Unit Residential and it is within the Permanent Growth Boundary as well as the Rutland Urban Centre. The surrounding area is characterized by single dwelling housing with Rutland's commercial centre to the southwest and Rutland Centennial Park and several institutional uses to the west.

Adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1 - Large Lot Housing	Single dwelling housing
East	RU1 - Large Lot Housing	Single dwelling housing
South	RU1 - Large Lot Housing	Single dwelling housing
West	RU1 - Large Lot Housing	Single dwelling housing

Subject Property Map: 285 Sadler Road



CONTEXT



SUBJECT PROPERTY

4.2 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RU6 ZONE REQUIREMENTS	PROPOSAL
Existing Lot Regulations		
Minimum Lot Area	700 m ²	1,010.8 m ²
Minimum Lot Width	18.0 m	27.5 m
Minimum Lot Depth	30.0 m	36.7 m
Development Regulations		
Maximum Site Coverage (buildings)	40%	34.0%
Maximum Site Coverage (buildings, driveways and parking)	50%	49.7%
Maximum Height	9.5 m	4.1 m
Minimum Front Yard	4.5 m	8.8 m
Minimum Side Yard (south)	2.0 m	2.0 m
Minimum Side Yard (north)	2.0 m	2.0 m
Minimum Rear Yard	6.0 m	12.3 m
Minimum Distance between Dwellings	4.5 m	4.5 m
Other Regulations		
Minimum Parking Requirements	4 stalls	4 stalls
Minimum Private Open Space	30 m ² per dwelling	Meets requirements

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Development Process

Compact Urban Form.¹ Develop a compact urban form that maximizes the use of existing infrastructure and contributes to energy efficient settlement patterns. This will be done by increasing densities (approximately 75 - 100 people and/or jobs located within a 400 metre walking distance of transit stops is required to support the level of transit service) through development, conversion, and re-development within Urban Centres (see Map 5.3) in particular and existing areas as per the provisions of the Generalized Future Land Use Map 4.1.

Sensitive Infill.² Encourage new development or redevelopment in existing residential areas to be sensitive to or reflect the character of the neighbourhood with respect to building design, height and siting.

6.0 Technical Comments

6.1 Building & Permitting Department

- Development Cost Charges (DCCs) are required to be paid prior to issuance of any Building Permits.
- Full Plan check for Building Code related issues will be done at time of Building Permit applications.

¹ City of Kelowna Official Community Plan, Policy 5.2.3 (Development Process Chapter).

² City of Kelowna Official Community Plan, Policy 5.22.6 (Development Process Chapter).

6.2 Development Engineering Department

- See attached memorandum, dated July 17, 2015.

6.3 Ministry of Transportation and Infrastructure

- Preliminary approval is granted for the rezoning for one year.

7.0 Application Chronology

Date of Application Received: June 10, 2015

Date Public Consultation Completed: June 18, 2015

Report prepared by:

Laura Bentley, Planner

Reviewed by:



Lindsey Ganczar, Planning Supervisor

Approved for Inclusion:



Ryan Smith, Community Planning Department Manager

Attachments:

Subject Property Map

Conceptual Site Plan and Elevation Drawings

Schedule A: City of Kelowna Memorandum