

REPORT TO COUNCIL



Date: November 21, 2022

To: Council

From: City Manager

Department: Development Planning

Application: Z22-0037

Owner: David Kummer

Address: 764 McClure Road

Applicant: Frank Hinks

Subject: Rezoning Application

Existing OCP Designation: S-RES – Suburban Residential

Existing Zone: RU1 – Large Lot Housing

Proposed Zone: RU4 – Duplex Housing

1.0 Recommendation

THAT Rezoning Application No. Z22-0037 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of LOT 5 DISTRICT LOT 357 SDYD PLAN 25258, located at 764 McClure road, Kelowna, BC from the RU1 – Large Lot Housing zone to the RU4 – Duplex Housing zone be considered by Council.

2.0 Purpose

To rezone the property from the RU1 – Large Lot Housing zone to the RU4 – Duplex Housing zone to facilitate a second single family dwelling.

3.0 Development Planning

Staff support the proposed rezoning application to RU4 – Duplex Housing to facilitate the development of a second single family dwelling. The proposal meets the intent of the Official Community Plan Future Land Use Designation of S-RES – Suburban Residential, which speaks to the accommodation of single and two dwelling growth in Suburban Neighbourhoods. This application meets several Official Community Plan policies including ground oriented housing development and sensitive infill. This 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 RU1 to RU4 is to facilitate the development of a second single family dwelling. The applicant submitted a conceptual site plan and rendering showing the two single family dwellings on the property. The proposed single family dwelling will be located at the rear of the property and will be accessed through a 4.5 m drive aisle on the west side of the property. The proposal indicates that the second single family dwelling can be constructed to meet all Zoning Bylaw Regulations without any variances.

4.2 Site Context

The subject property is located in the North Mission – Crawford OCP district, and is located on McClure Road, near the intersection of Fordham Road. The surrounding area is primarily zoned RU1 – Large Lot Housing, and P2 – Education and Minor Institutional. The property is in close proximity to Okanagan Mission Secondary and an early education centre. The location has a walk-score of 18, a transit score of 28, and a bike score of 64. These scores indicate that the location is car-dependent, with a few nearby public transportation options, and is bikeable.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	P2 – Education and Minor Institutional	Early Education Centre
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: 764 McClure Road



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Objective 7.2.1 Ground-Oriented Housing	
Policy 7.2.2 Ground Oriented Housing	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.
	<i>The proposed single family dwelling provides ground-oriented housing that is sensitive to the neighbourhood in regards to height and siting. The subject property is close to Okanagan Mission Secondary and an early learning centre.</i>

6.0 Application Chronology

Date of Application Accepted: June 8th, 2022

Date Public Consultation Completed: June 29th, 2022

Report prepared by: Alissa Cook, Planner I
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: Conceptual Site Plan

Attachment B: Rendering