

REPORT TO COUNCIL



Date: November 21, 2022

To: Council

From: City Manager

Department: Development Planning

Application: Z21-0102

Owner: David Allan Glendinning

Address: 68g Welke Road

Applicant: David Allan Glendinning

Subject: Rezoning Application

Existing OCP Designation: S-RES – Suburban Residential

Existing Zone: RU1 – Large Lot Housing

Proposed Zone: RU2 – Medium Lot Housing

1.0 Recommendation

THAT Rezoning Application No. Z21-0102 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of Lot 6 District Lot 358 ODYD Plan 21967, located at 68g Welke Road, Kelowna, BC from the RU1 – Large Lot Housing Zone to the RU2 – Medium Lot 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 Attachment "A" attached to the Report from the Development Planning Department dated November 21, 2022;

AND FURTHER THAT final adoption of the Rezoning Bylaw be considered subsequent to the issuance of a Preliminary Layout Review Letter by the Subdivision Approving Officer.

2.0 Purpose

To rezone the subject property from the RU1 – Large Lot Housing zone to the RU2 – Medium Lot Housing zone to facilitate the development of a 2-lot subdivision.

3.0 Development Planning

Staff support the proposal to rezone the property from RU1 – Large Lot Housing to RU2 – Medium Lot Housing to facilitate a 2-lot subdivision. The proposal aligns with the Official Community Plan (OCP) Future Land Use designation of S-RES – Suburban Residential. It complies with OCP policy encouraging ground-oriented residential uses. The proposed lots meet the minimum dimensions of the RU2 zone.

4.0 Proposal

4.1 Project Description

The proposed rezoning from RU1 – Large Lot Housing to RU2 – Medium Lot Housing would facilitate a 2-lot subdivision of the subject property. The applicant proposes to remove the existing carport while retaining the existing house on Proposed Lot A. A detached garage that is located on Proposed Lot B would be demolished. Both parcels would have driveway access from Welke Road.

4.2 Site Context

The subject property is located on Welke Road between Gordon Drive and Del Monte Street. The Future Land Use Designation is S-RES Suburban Residential. The surrounding neighbourhood is zoned RU1 – Large Lot Housing, RU2 – Medium Lot Housing, and RU4 – Duplex Housing. Dorothea Walker Elementary School, Mission Recreation Park, and the Capital News Centre are within 600 m of the subject property.

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: 689 Welke 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 in close proximity to a transit stop, a school and a major recreation facility.</i>

6.0 Application Chronology

Date of Application Accepted: October 25, 2021

Date Public Consultation Completed: October 11, 2022

Report prepared by: Mark Tanner, Planner II

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: Development Engineering Memorandum

Attachment B: Proposed Subdivision Plan