

# REPORT TO COUNCIL



**Date:** December 5, 2022

**To:** Council

**From:** City Manager

**Department:** Development Planning

**Application:** Z22-0050

**Owner:** Yixian Liu and Qian Liu

**Address:** 699 Welke Road

**Applicant:** Urban Options Planning Corp. –  
Jack Pawsey

**Subject:** Rezoning Application

**Existing OCP Designation:** S-RES – Suburban Residential

**Existing Zone:** RU1 – Large Lot Housing

**Proposed Zone:** RU4 – Duplex Housing

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## 1.0 Recommendation

THAT Rezoning Application No. Z22-0050 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of Lot 7 District Lot 358 ODYD Plan 21967, located at 699 Welke Road, Kelowna, BC from the RU1 – Large Lot Housing zone to the RU4 – Duplex 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 December 5<sup>th</sup>, 2022;

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

## 2.0 Purpose

To rezone the subject property from the RU1 – Large Lot Housing zone to the RU4 – Duplex Housing zone to facilitate a 2-lot subdivision.

### 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 S-RES – Suburban Residential and is within the City’s Permanent Growth Boundary (PGB). As such, the proposed zone is consistent with the 2040 Official Community Plan’s (OCP) objectives.

### 4.0 Proposal

#### 4.1 Project Description

The proposed rezoning to the RU4 – Duplex Housing would be to facilitate a 2-lot subdivision and the development of two dwellings in a semi-detached form on each resulting lot. An easement for access on the west property line would allow for shared driveway access from Welke Road. The total lot area is 1457.4 m<sup>2</sup> and upon subdivision would result in two lots with areas of 734.5 m<sup>2</sup> and 722.9 m<sup>2</sup>. This exceeds the Zoning Bylaw minimum lot area requirements of 540.0 m<sup>2</sup>.

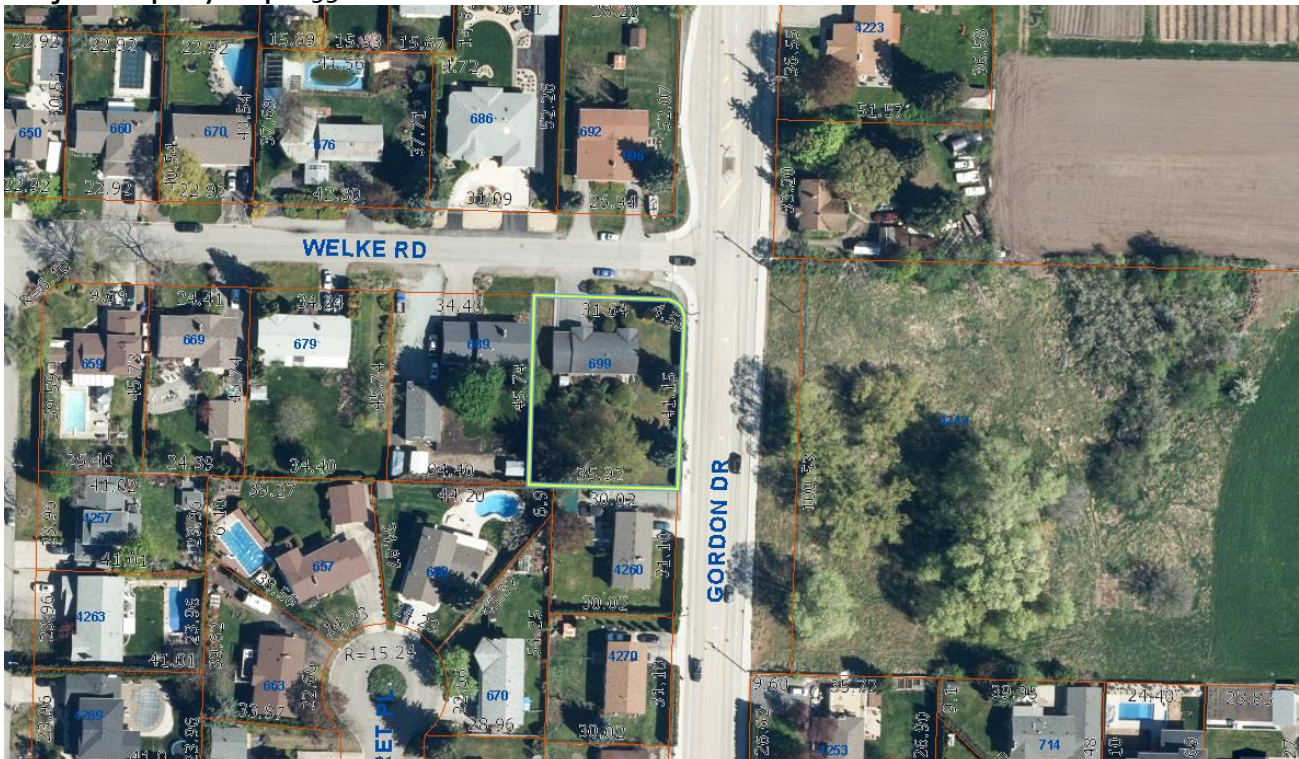
#### 4.2 Site Context

The subject property is located at the corner of Welke Road and Gordon Drive. The surrounding area is zoned RU1 – Large Lot Housing, A1 – Agriculture and RU4 – Duplex Housing.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU4 – Duplex Housing	Duplex
East	A1 – Agriculture	Agricultural Uses
South	RU1 – Large Lot Housing	Single Family Dwelling
West	RU1 – Large Lot Housing	Single Family Dwelling

**Subject Property Map: 699 Welke 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	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 rezoning would provide additional ground-oriented housing that contributes to diverse and affordable housing within suburban communities.</i>

**6.0 Technical Comments**

6.1 Development Engineering Department

6.1.1 Refer to Attachment A dated September 16<sup>th</sup>, 2022

**7.0 Application Chronology**

Date of Application Accepted: August 16<sup>th</sup>, 2022

Date Public Consultation Completed: October 4<sup>th</sup>, 2022

**Report prepared by:** Breanna Sartori, 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: Development Engineering Memo

Attachment B: Proposed Subdivision Plan

Attachment C: Applicant's Rationale Letter