REPORT TO COUNCIL

Date:	December 5, 2022		
To:	Council		
From:	City Manager		
Department:	Development Planning		
Application:	Z22-0054	**Owner:**	Siyu Li
Address:	662 Berk Court	**Applicant:**	Urban Options Planning Corp.
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. Z22-0054 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of Lot A District Lot 357 SDYD Plan 30572 Except Plan 37931, located at 662 Berk Court, Kelowna, BC from the RU1 – Large Lot Housing zone to the RU4 – Duplex Housing zone;

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, 2022;

AND 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 two-lot subdivision.

3.0 Development Planning

Staff are supportive of the application to rezone the subject property from the RU1 – Large Lot Housing zone to the RU4 – Duplex Housing zone. The property is a large lot with 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 Official Community Plan's (OCP) objectives.

4.0 Proposal

4.1 Project Description

The proposed rezoning from the RU1 – Large Lot Housing zone to the RU4 – Duplex Housing zone would facilitate a two-lot subdivision. The resulting lots would be 726.5 m2 each in area, with one lot being 18.0 m wide and the second lot being 21.33 m wide. This would allow for semi-detached housing to be built on the resulting lots, increasing the number of primary housing units from one to four.

4.2 Site Context

The subject property is located on Berk Court near the intersection with Buck Road. The parcel has a Future Land Use Designation of S-RES – Suburban Residential and is within the City's Permanent Growth Boundary. The surrounding area consists primarily of RU1 – Large Lot Housing.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1 – Large Lot Housing	Single Detached Housing
East	RU1 – Large Lot Housing	Single Detached Housing
South	RU1 – Large Lot Housing	Single Detached Housing
West	RU1 – Large Lot Housing	Single Detached Housing

Subject Property Map: 662 Berk Court

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

6.0 **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.
	The proposed rezoning would provide additional ground-oriented dwellings that contribute to diverse and affordable housing within suburban communities.

Objective 7.6. Support a variety of low-density housing.	
Policy 7.6.1. Family-friendly multi-unit housing.	Encourage multi-unit developments near schools to include a variety of unit sizes, including three or more bedrooms
	The proposed rezoning would provide three additional dwelling units on a site near multiple schools.

7.0 Application Chronology

Date of Application Accepted: September 2, 2022
Date Public Consultation Completed: October 3, 2022

Report prepared by: Graham Allison, 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:

Schedule A: Site Plan

Attachment A: Developmeny Engineering Memo

Attachment B: Application Rationale