

REPORT TO COUNCIL



Date: January 9, 2023

To: Council

From: City Manager

Department: Development Planning

Application: Z22-0062

Owner: Yong Zhang

Address: 4371 Lakeshore Rd

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

1.0 Recommendation

THAT Rezoning Application No. Z22-0062 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of Lot 4 District Lot 358 ODYD Plan 9564, located at 4371 Lakeshore 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 January 9, 2023;

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 and the development of two dwellings in a semi-detached form on each resulting lot.

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 for a total of four units. An access easement is proposed adjacent to the east property line to allow for shared driveway access off Greene Road. The total lot area is 1241.0 m² and upon subdivision would result in two lots with areas of 601.0 m² and 640.0 m². This exceeds the Zoning Bylaw minimum lot area requirements of 540.0 m² for the RU₄ – Duplex Housing zone.

4.2 Site Context

The subject property is located at the corner of Lakeshore Road and Greene Road. The surrounding areas are zoned RU₁ – Large Lot Housing, MF₂ – Townhouse Housing and RU₄ – Duplex Housing.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU ₁ – Large Lot Housing	Single Family Dwelling
East	RU ₁ – Large Lot Housing	Single Family Dwelling
South	RU ₄ – Duplex Housing	Duplex Housing
West	MF ₂ – Townhouse Housing	Townhouses

Subject Property Map: 4371 Lakeshore 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 and 2-lot subdivision will provide ground-oriented dwellings to increase housing availability in this suburban neighbourhood.</i>
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. <i>The property is in close proximity to Dorothea Walker Elementary School and Anne McClymont Elementary School.</i>

6.0 Technical Comments

6.1 Development Engineering Department

6.1.1 Refer to Attachment "A" dated October 26, 2022

7.0 Application Chronology

Date of Application Accepted: September 21, 2022

Date Public Consultation Completed: October 13, 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