

REPORT TO COUNCIL



Date: June 27, 2022

To: Council

From: City Manager

Department: Development Planning

Application: Z22-0001

Owner: 0899148 B.C. Ltd., Inc.No.
BC0899148

Address: 920 Franklyn Road

Applicant: Urban Options Planning Corp.

Subject: Rezoning Application

Existing OCP Designation: C-NHD - Core Area Neighbourhood

Existing Zone: RU1 – Large Lot Housing

Proposed Zone: RU6 – Two Dwelling Housing

1.0 Recommendation

THAT Rezoning Application No. Z22-0001 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 23 District Lot 143 ODYD Plan 21429, located at 920 Franklyn Road, Kelowna, BC from the RU1 – Large Lot Housing zone to the RU6– Two Dwelling Housing zone, be considered by Council;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the approval of the Ministry of Transportation and Infrastructure;

AND FURTHER THAT final adoption of the Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out in Schedule "A" attached to the Report from the Development Planning Department dated June 27, 2022;

2.0 Purpose

To rezone the subject property from the RU1 – Large Lot Housing zone to the RU6 – Two Dwelling Housing zone.

3.0 Development Planning

Staff support the proposal to rezone the subject property from the RU1 – Large Lot Housing zone to the RU6 – Two Dwelling Housing zone. The subject property has a Future Land Use Designation of C-NHD – Core Area Neighbourhood and is within the City's Permanent Growth Boundary. As such, the proposed

zone is consistent with the Official Community Plan’s (OCP) objectives and the RU6 – Two Dwelling Housing zone is congruous with the surrounding neighbourhood.

4.0 Proposal

4.1 Project Description

The proposed rezoning from the RU1 – Large Lot Housing to the RU6 – Two Dwelling Housing would facilitate the demolition of the existing home on the property, and the construction of two detached dwellings. The subject property has the Future Land Use Designation of C-NHD – Core Area Neighbourhood and is within the City’s Permanent Growth Boundary. As such, the proposed zone is consistent with the Official Community Plan’s (OCP) objectives.

4.2 Site Context

The subject property is located on Franklyn Road near the intersection with Mccurdy Road. The parcel has a Future Land Use Designation of C-NHD – Core Area Neighbourhood 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 Dwelling Housing
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:



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Kelowna 2040 – Official Community Plan Policy

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 an additional , ground oriented dwelling contributes to diverse and affordable housing within suburban communities.</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 proposed rezoning would provide an additional dwelling unit on a site near multiple schools</i>

6.0 Application Chronology

Date of Application Received: January 6, 2022

Date Public Consultation Completed: January 21, 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: Development Engineering Memo
- Attachment B: Application Rationale