REPORT TO COUNCIL

Date:	November 28, 2016		
RIM No.	1250-30		
To:	City Manager		
From:	Community Planning Department (TB)		
Application:	Z16-0049	**Owner:**	Tony Pulice Construction Ltd Inc No BC0722156
Address:	604 Old Meadows Road	**Applicant:**	Tony Pulice Construction Ltd
Subject:	Rezoning Application		
Existing OCP Designation:	S2RES – Single/Two Unit Residential		
Existing Zone:	RU1 – Large Lot Housing		
Proposed Zone:	RU2 – Medium Lot Housing		

1.0 Recommendation

THAT Rezoning Application No. Z16-0049 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 1, Section 6, Township 26, ODYD, Plan 4873, Except plan B6708 and 40500, located at 604 Old Meadows Road, Kelowna, BC from the RU1 – Large Lot Housing zone to the RU2 – Medium Lot Housing zone be considered by Council;

AND THAT the Rezoning Bylaw be forwarded to a Public Hearing for further consideration;

AND 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 Community Planning Department dated August 30, 2016;

AND FURTHER THAT final adoption of the Rezoning Bylaw be considered subsequent to the removal of placed soils and fills as outlined in Soil Application Permit SA16-0014.

2.0 Purpose

To rezone the subject property from RU1 – Large Lot Housing to RU2 – Medium Lot Housing to facilitate a 4 lot subdivision.

3.0 Community Planning

Community Planning Staff supports the proposed rezoning from RU1 – Large Lot Housing to RU2 – Medium Lot Housing. The application is consistent with the OCP Future Land Use Designation of

S2RES – Single/Two Unit Residential and the proposal meets the intent of the OCP Urban Infill policies. The proposed 4-lot subdivision will also meet the zoning requirements for RU2.

The applicant completed the requirements of Council Policy #367 by speaking directly with the neighbours at the end of August 2016.

There have been several recent public complaints regarding this property and the placement of soil/fill prior to having proper permits in place. The applicant has now come forward with an application for a Soil Removal Permit that has been issued by the Subdivision Approving Officer that will see the temporary soils removed prior to 4th reading and prior to January 31, 2017 subject to bylaw enforcement.

4.0 Proposal

4.1 Project Description

The proposed rezoning to RU2 will allow for a 4-lot subdivision, increasing density in the area. The subject property is located within the Permanent Growth Boundary and the increased density will be supported by nearby parks, sports fields, schools, beaches, and public transit. The proposed rezoning and subsequent subdivision meet the zoning requirements for RU2 for lot size, width, and depth. The subdivision will trigger road dedications along Lakeshore Road and Old Meadows Road to meet the requirements of the Subdivision, Development, and Servicing Bylaw. Access to all proposed lots will be required to be from Old Meadows Road with no access from Lakeshore Road.

The house and garage have been demolished from the site in anticipation of this rezoning and subsequent subdivision.

4.2 Site Context

The subject property is located on the corner of Lakeshore Road and Old Meadows Road. In close proximity to this property is a mix of RU2, RU6, and Multi-Family zones.

Specifically, adjacent land uses are as follows:

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

Subject Property Map: 604 Old Meadows Road



4.3 Zoning Analysis Table

The zoning analysis of the proposed 4 lots will be completed at time of Preliminary Layout Review. The proposed developments on each lot will not be subject to a development permit and can be processed through a building permit.

Zoning Analysis Table		
CRITERIA	**RU2 ZONE REQUIREMENTS**	**PROPOSAL**
Existing Lot/Subdivision Regulations		
Lot Area	400 m^2	2776 m^2
Lot Width	13.0 m	36.52 m
Lot Depth	30.0 m	66.26 m

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Chapter 5: Development Process

Compact Urban Form.[1] Develop a compact urban form that maximizes the use of existing infrastructure and contributes to energy efficient settlement patterns. This will be done by increasing densities (approximately 75 - 100 people and/or jobs located within a 400 metre walking distance of transit stops is required to support the level of transit service) through development, conversion, and re-development within Urban Centres (see Map 5.3) in particular and existing areas as per the provisions of the Generalized Future Land Use Map 4.1.

[1] City of Kelowna Official Community Plan, Policy 5.2.3 (Development Process Chapter).

Permanent Growth Boundary.[2] Establish a Permanent Growth Boundary as identified on Map 4.1 and Map 5.2. The City of Kelowna will support development of property outside the Permanent Growth Boundary for more intensive use only to the extent permitted as per the OCP Future Land Use designations in place as of initial adoption of OCP Bylaw 10500, except for Agri-Business designated sites or as per Council's specific amendment of this policy. The Permanent Growth Boundary may be reviewed as part of the next major OCP update.

6.0 Technical Comments

6.1 Development Engineering Department

Please see attached Memorandum dated August 30, 2016.

6.2 FortisBC Electric

There are FortisBC Inc (Electric) ("FBC(E)") primary distribution facilities along Old Meadows Road and Lakeshore Road. To date, arrangements have not been completed to meet the requirements to service the proposed subdivision. The applicant is responsible for costs associated with changes to the proposed lots' existing service, if any, as well as the provision of appropriate land rights where required.

7.0 Application Chronology

Date of Application Received:	July 12, 2016
Date Public Consultation Completed:	August/September 2016

Report prepared by:

Trisa Brandt, Planner I

Reviewed by:	Terry Barton, Urban Planning Department Manager
Reviewed by:	Ryan Smith, Community Planning Department Manager
Approved for Inclusion:	Doug Gilchrist, Divisional Director, Community Planning & Real Estate

Attachments:

Proposed Site Plan
Schedule "A": Development Engineering Memorandum dated August 30, 2016

2 City of Kelowna Official Community Plan, Policy 5.3.1 (Development Process Chapter).