

REPORT TO COUNCIL



Date: January 23, 2017

RIM No. 1250-30

To: City Manager

From: Community Planning Department (TH)

Application: Z16-0060
Owner: Cindy Netzlaw,
Thomas Netzlaw

Address: 4039 Lakeshore Road
Applicant: Thomas Netzlaw

Subject: Rezoning Application

Existing OCP Designation: S2RES - Single/Two Unit Residential

Existing Zone: RU1 – Large Lot Housing zone

Proposed Zone: RU2 – Medium Lot Housing zone

1.0 Recommendation

THAT Rezoning Application No. Z16-0060 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of a portion of Lot 1 Section 6 Township 26 ODYD Plan 9339, located at 4039 Lakeshore Road Kelowna, BC from the RU1 – Large Lot Housing zone to the RU2 – Medium Lot Housing zone as shown on Map "A" attached to the Report from the Community Planning Department dated January 23, 2017, be considered by Council;

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

2.0 Purpose

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

3.0 Community Planning

Community Planning supports the proposed rezoning from the RU1 – Large Lot Residential zone to the RU2 – Medium Lot Housing zone as the proposed zone meets the Future Land Use Designation of Single/Two Unit Residential. The two new lots that will be created along Belmont Road will meet the zoning requirements for an RU2 lot, and will continue a similar housing form to the established neighbourhood.

The proposed application meets Official Community Plan goals including sensitive infill, complete streets and compact urban form (see Section 5.1 Current Development Policies).

4.0 Proposal

4.1 Background

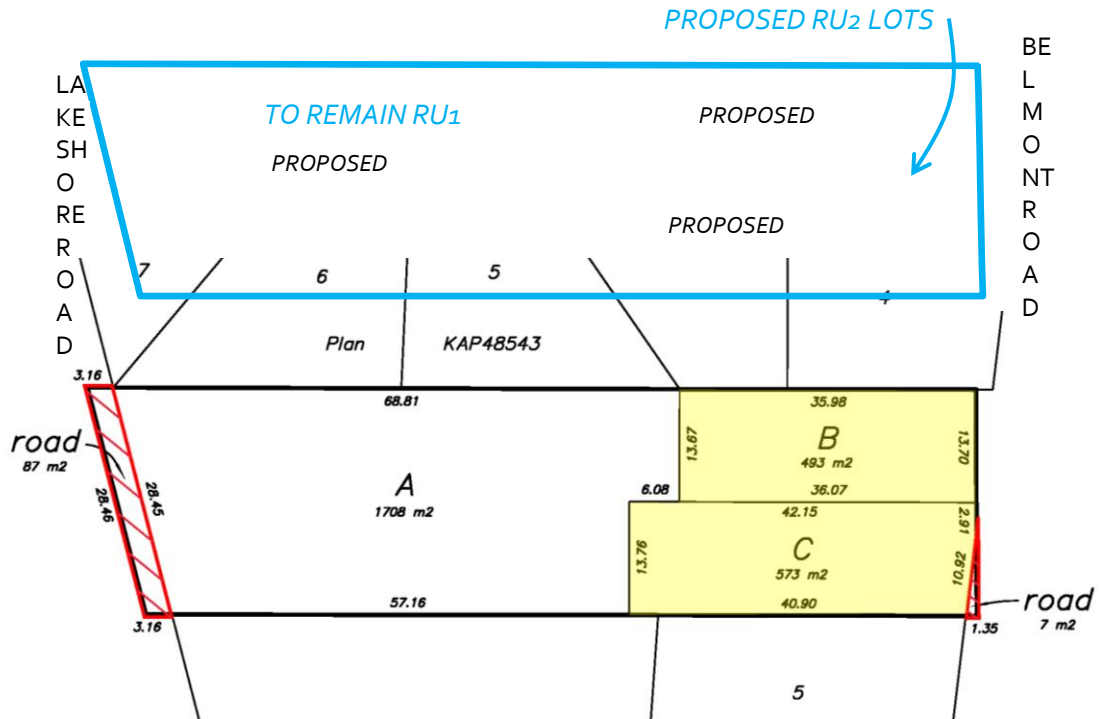
The 0.7-acre subject parcel fronts both Lakeshore Road and Belmont Road. The parcel currently contains one single family dwelling, fronting on Lakeshore Road. The parcel is located within both the Okanagan Floodplain and Comprehensive Development Permit areas.

4.2 Project Description

The proposal is to rezone the east portion of the subject parcel that fronts Belmont Road (shown in yellow below). The intent is to create two RU2 – Medium Lot Housing zoned lots fronting Belmont Road, shown as Lot B and C on Map 1 with the re (Lot A, fronting Lakeshore Road) retaining the RU1 – Large Lot Housing zone.

This application will trigger road frontage dedication along both Lakeshore and Belmont Roads. A 3.16m dedication along Lakeshore Road and a 1.39 m portion of the subject property along Belmont Road will be dedicated in favor of the City (shown in red on Map 1). No variances are being tracked at this point as part of the application.

Map 1: Proposed Lot Layout



4.3 Zoning Analysis Table

CRITERIA	REQUIREMENTS	PROPOSAL
RU1 Zone Subdivision Regulations - Lot A		
Lot Area	550 m ²	1,708 m ²
Lot Width	16.5 m	27.4 m
Lot Depth	30.0 m	54.0 m
RU2 Zone Subdivision Regulations – Lots B & C		
Lot Area	400 m ²	Lot B – 493 m ²
		Lot C – 573 m ²
Lot Width	13.0 m	Lot B – 13.7 m
		Lot C – 13.7 m
Lot Depth	30.0 m	Lot B – 36.0 m
		Lot C – 40.9 m

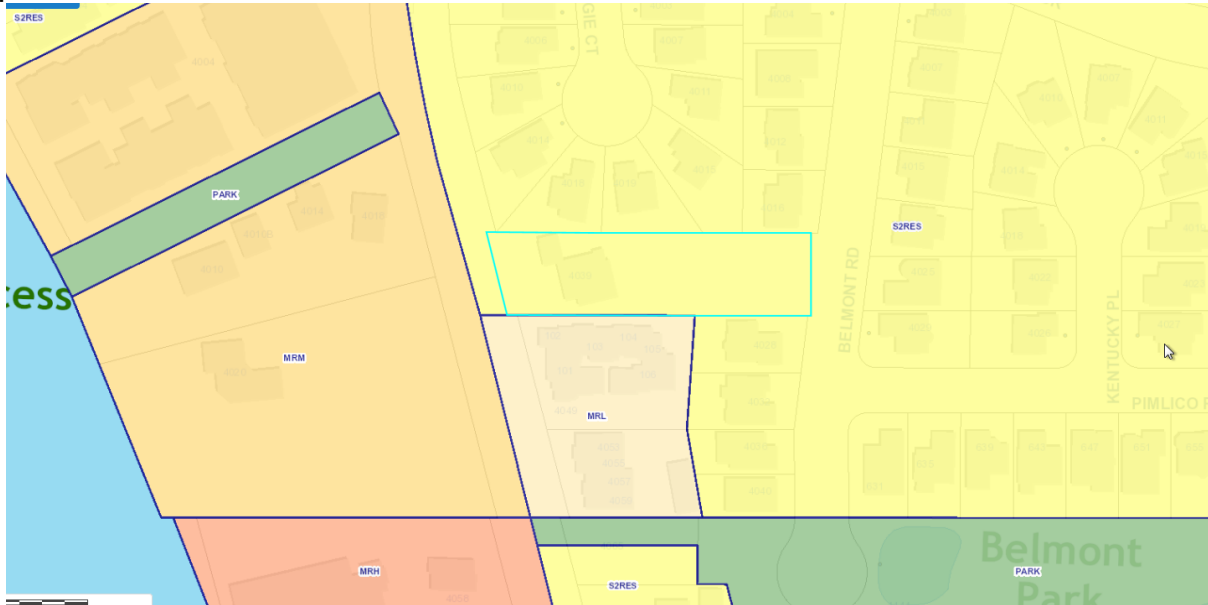
4.4 Site Context

The subject parcel is located in the North Mission/Crawford Sector of the City on the east side of Lakeshore Road. The property has a Future Land Use designations of Single/Two Unit Residential, with Single/Two Unit Residential and Multiple Unit Residential (Low Density) on adjacent parcels (see Map 2).

Single family residential land use exists to the north, east, and south. Multiple family residential exists to the south along Lakeshore Road. City services including water, storm and sanitary exist along both frontage roads.

A number of requirements are triggered with the proposed rezoning and subsequent subdivision applications. As the rezoning application is to facilitate a three lot subdivision, Community Planning is deferring all Development Engineering requirements of the rezoning to the subdivision stage of application. The Preliminary Layout Review letter will outline all requirements which include Development Engineering items such as road dedication, frontage upgrades, service connections and Development Cost Charges. Final Reading of this rezoning application will be one requirement of the proposed three lot subdivision.

Map 2: Future Land Use



Adjacent land uses are as follows:

Orientation	Zoning	Existing Land Use	Future Land Use
North	RU2 –Medium Lot Housing zone	Single family residential	S2RES - Single / Two Unit Residential
East	RU2 –Medium Lot Housing zone	Single family residential	S2RES - Single / Two Unit Residential
South	RU1 - Large Lot Housing zone and RM2 - Low Density Row Housing zone	Single family and multi-family residential	S2RES - Single / Two Unit Residential and MRL – Multiple Unit Residential (Low Density)
West	RU1 - Large Lot Housing zone	Single family residential	MRM – Multiple Unit Residential (Medium Density)

Map 3: Neighbourhood Context



Map 4: Subject Property



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

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.

Staff Note: The two proposed RU2 zoned lots located on Belmont Road are within 310 m walking distance of the bus stops along Lakeshore Road, and 430 m walking distance from the bus stops along Gordon Road. Both of these routes are Primary Transit Network routes which mean there is service every 15 minutes, 15 hours a day, 7 days a week. A City park is located 90 m away, and commercial amenities are 300 m away. As such, the increase in lots in the area not only meet zoning regulations for the S2RES appropriate zone, but also provide new residents many amenities within walking distance.

Sensitive Infill.² Encourage new development or redevelopment in existing residential areas to be sensitive to or reflect the character of the neighbourhood with respect to building design, height, and siting.

Staff Note: Although the two proposed lots along Belmont Road will be a lesser width than adjacent parcels, the single family dwelling will remain the only permitted building form along the established street.

Complete streets.³ Ensure new roads are built as complete streets that incorporate sidewalks and on street bike lanes on arterial and major collector roads and off-road bike paths as per the Active Transportation Plan and provides for efficient transit service, as well as space to include landscaping.

Staff Note: Requirements of the proposed subdivision include construction or cash in lieu for sidewalks along Belmont Road, currently no sidewalks exist on either side of Belmont. Requirements for dedication of 3.16 m of frontage along Lakeshore Road will provide for future sidewalk, bike lane, landscaping for the Lakeshore Multi-Use Corridor network.

6.0 Technical Comments

6.1 Development Engineering Department

All requirements for the proposed rezoning and subdivision development are to be fulfilled at time of Final Subdivision of the parcel into three lots. These requirements include road dedication, frontage improvements and service connections.

¹ City of Kelowna Official Community Plan, Policy 5.3.2 (Development Process Chapter).

² City of Kelowna Official Community Plan, Policy 5.22.6 (Development Process Chapter).

³ City of Kelowna Official Community Plan, Objective 7.6.2 (Infrastructure Chapter).

7.0 Application Chronology

Date Application Received: September 15, 2016
Date Revised Application Received: October 4, 2016
Date Referral Comments Received: October 24, 2016
Date Public Consultation Completed: November 10, 2016

Report prepared by: Tracey Hillis, Planner

Reviewed by: Todd Cashin, Subdivision, Suburban and Rural Planning Manager

Approved for Inclusion: Doug Gilchrist, Divisional Director, Community Planning & Real Estate

Attachments:

Map "A": Zoning Map
Attachment "A": Proposed Subdivision Sketch
Attachment "B": Development Engineering Memorandum