

REPORT TO COUNCIL



Date: March 13, 2017

RIM No. 1250-30

To: City Manager

From: Community Planning Department (EW)

Application: Z17-0005 **Owner:** Daniel James Joinson

Address: 757 Ramer Rd **Applicant:** Integrity Services Inc.

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. Z17-0005 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot A District Lot 358 ODYD Plan 26557, located at 757 Raymer Rd, Kelowna BC from the RU1 – Large Lot Housing zone to the RU2 – Medium Lot Housing zone be considered by Council;

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

AND THAT final adoption of the Zone Amending Bylaw be considered subsequent to the issuance of Preliminary Layout Review Letter by the Approving Officer;

AND FURTHER THAT final adoption of the Zone Amending Bylaw be considered subsequent to the requirements of the Development Engineering Branch being completed to their satisfaction.

2.0 Purpose

To consider rezoning the subject property from the RU1 – Large Lot Housing zone to the RU2 – Medium Lot Housing zone to facilitate a future subdivision.

3.0 Community Planning

Community Planning Staff support the application as the proposed rezoning to the RU2 zone is supported by the OCP S2RES Future Land Use Designation. Density of the neighbourhood has been modestly increasing as there are recent examples of RU1c – Large Lot Housing with Carriage House, RU2 – Medium Lot Housing, and RU6 – Two Dwelling Housing properties within the surrounding area. Rezoning the

subject parcel to the RU2 zone will continue the density increase trend. Rezoning to support a future two-lot subdivision is also consistent with the OCP's permanent growth boundary policies which direct urban uses to lands within the urban portions of the City as well as the OCP's urban infill policies which aim to maximize the use of existing infrastructure and develop energy efficient settlement patterns.

In fulfillment of Council Policy No. 367, the applicant submitted a Neighbour Consultation Summary Form outlining that neighbours within 50 m of the subject property were notified.

4.0 Proposal

4.1 Project Description

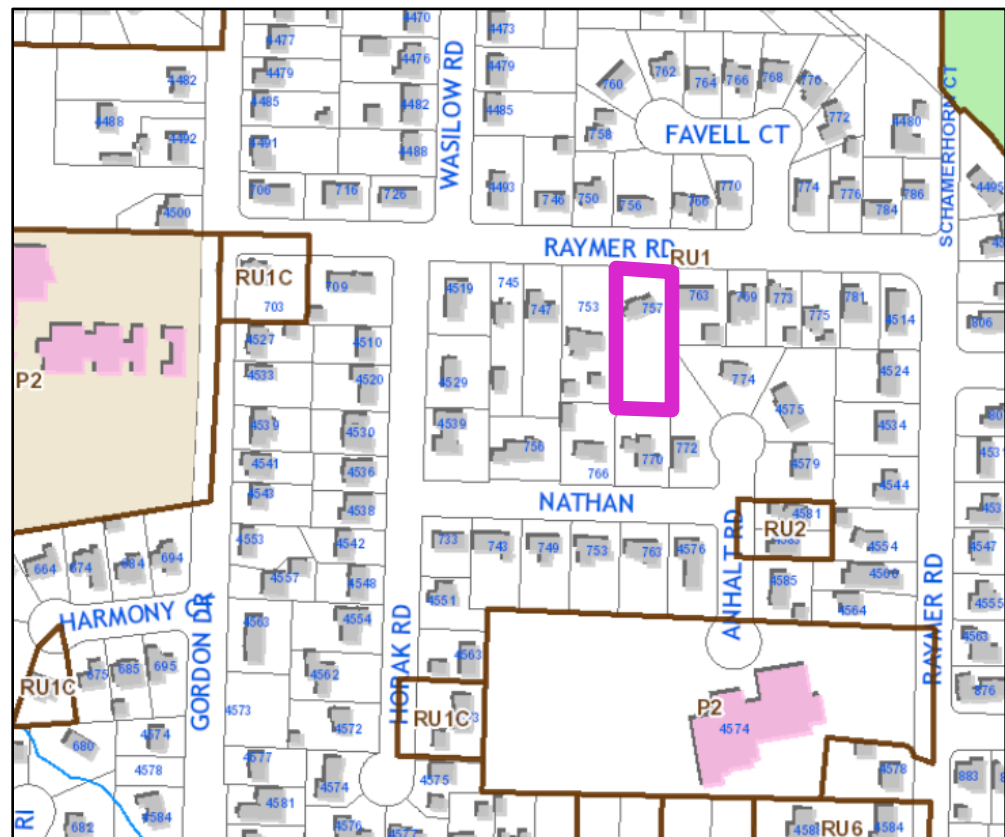
The applicant proposed rezoning the subject property to the RU2 – Medium Lot Housing zone. The rezoning will facilitate a future two-lot subdivision. All servicing and technical considerations will be managed through the subdivision application.

4.2 Site Context

The subject property is in the North Okanagan Mission city sector, in a suburbanized neighbourhood characterize by single family dwellings. The property is within the Permanent Growth Boundary. 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: 757 Raymer Rd



4.3 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RU ₂ ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Lot Area	400 m ²	> 1162 m ²
Lot Width	13.0 m	> 15.0 m
Lot Depth	30.0 m	> 76.0 m

5.0 **Current Development Policies**

5.1 Kelowna Official Community Plan (OCP)

Future Land Use - Single/Two Unit Residential (SRES)¹. Single detached homes for occupancy by one family, single detached homes with a secondary suite or carriage house, semi-detached buildings used for two dwelling units, modular homes, and those complementary uses (i.e. minor care centres, minor public services / utilities, and neighbourhood parks), which are integral components of urban neighbourhoods. This designation applies to suburban hillside areas where slopes are over 20%. Subdivisions on hillsides over 20% slope will be required to rezone to a hillside zone.

Chapter 5 - Development Process

Compact Urban Form.² 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.

Sensitive Infill.³ 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.

6.0 **Technical Comments**

6.1 Building & Permitting Department

- Demolition Permit required for the existing house
- Development Cost Charges should be paid for at time of subdivision

6.2 Development Engineering Department

- See Attachment 'A' Memorandum dated February 10, 2017.

¹ City of Kelowna Official Community Plan (Future Land Use Chapter).

² City of Kelowna Official Community Plan, Policy 5.3.2 (Development Process Chapter).

³ City of Kelowna Official Community Plan, Policy 5.22.6 (Development Process Chapter).

6.3 Fire Department

- The Fire Department has no issues with the zoning change

6.4 FortisBC - Electric

- There are FortisBC Inc (Electric) ("FBC(E)") primary distribution facilities along Raymer 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. Otherwise, FBC(E) has no concerns with this circulation.

7.0 **Application Chronology**

Date of Application Received: January 16, 2017

Date Public Consultation Completed: February 1, 2017

Report prepared by: Emily Williamson, Planner I

Reviewed by: Terry Barton, Urban Planning Manager

Approved for Inclusion: Ryan Smith, Community Planning Manager

Attachments:

Attachment 'A' – Proposed Subdivision Plan

Attachment 'B' – Development Engineering Memorandum dated February 10, 2017