REPORT TO COUNCIL

Date:	October 5, 2015		
RIM No.	1250-30		
To:	City Manager		
From:	Community Planning Department (LK)		
Application:	Z15-0038	**Owner:**	Justin & Rebecca Bullock
Address:	980 Mayfair Road	**Applicant:**	Justin Bullock
Subject:	Rezoning Application		
Existing OCP Designation:	S2RES – Single / Two Unit Residential		
Existing Zone:	RU1 – Large Lot Housing		
Proposed Zone:	RU6 – Two Dwelling Housing		

1.0 Recommendation

THAT Rezoning Application No. Z15-0038 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot A District Lot 143 ODYD Plan 22053, located at 980 Mayfair Rd, Kelowna, BC from the RU1 – Large Lot Housing zone to the RU6 – Two Dwelling 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 conditions of approval as set out in Schedule "A" attached to the Report from the Community Planning Department dated October 5, 2015;

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

2.0 Purpose

To rezone the subject property to facilitate a future two lot subdivision.

3.0 Community Planning

Community Planning Staff supports the proposal to rezone the subject property from RU1 – Large Lot Housing zone to the RU6 – Two Dwelling Housing zone. The subject property is within the Permanent Growth Boundary and has a Future Land Use Designation of S2RES – Single / Two Unit Residential; therefore the application to rezone the parcel meets the guidelines of the OCP. The OCP supports the densification of neighbourhoods through appropriate infill development and utilization of existing infrastructure.

4.0 Proposal

4.1 Background

The subject parcel is located at the intersection of McCurdy Road and Mayfair Road and is currently zoned RU1 – Large Lot Housing. The parcel has two existing non-conforming Single Detached Dwellings that both front onto Mayfair Road. In reviewing the parcel history, the origin of the northernmost house cannot be found. It is addressed as 825 McCurdy Road. In 1959, a building permit was approved to allow the addition of the single car garage on the south side of the existing dwelling. The house on the south half of the parcel was constructed in the early 1970's and is addressed as 980 Mayfair Road.

4.2 Project Description

The rezoning of the parcel will accomplish two things. By rezoning to RU6 – Two Dwelling Housing, it will eliminate the existing non-conformity of two dwellings on one parcel and it will allow for the future subdivision of the parcel into two RU6 – Two Dwelling Housing lots. The new parcels are well over the minimum lot sizes of 700m² and 800m² for a corner site. This will allow each parcel to be further developed to accommodate two dwellings.

4.3 Site Context

The subject parcel is a corner lot at the intersection of McCurdy Road and Mayfair Road and is located within the Rutland area of Kelowna.

Adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	I2 – General Industrial	Storage & Warehousing
East	RU1 – Large Lot Housing	Single Family Dwelling
South	RU1c – Large Lot Housing with Carriage House	Single Family Dwelling
West	A1 – Agriculture 1 (LUC 77-1045)	Storage & Warehousing

Subject Property Map: 980 Mayfair Road



4.4 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	**RU6 ZONE REQUIREMENTS**	**PROPOSAL**
Existing Lot/Subdivision Regulations		
Minimum Lot Area	800 m^2	2467 m^2
Minimum Lot Width	15 m	45 m
Minimum Lot Depth	30 m	45.42 m
Development Regulations		
Maximum Site Coverage (buildings)	40%	9.54%
Minimum Front Yard	4.5 m	To north dwelling 7.98 m To south dwelling 8.71 m
Minimum Side Yard (south)	2.0 m	2.29 m
Minimum Side Yard (north)	2.0 m	9.55 m
Minimum Rear Yard	6.0 m	To north dwelling 33.248 m To south dwelling 30.30 m
Other Regulations		
Minimum Parking Requirements	4 stalls	4 stalls
Minimum Private Open Space	30 m^2/ dwelling	+30m^2 /dwelling

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.

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

5.2 Technical Comments

5.3 Development Engineering Department

- See attached Schedule "A"

6.0 Application Chronology

Date of Application Received: July 21, 2015
Date Public Consultation Completed: September 10, 2015

[1] City of Kelowna Official Community Plan, Policy 5.2.3 (Development Process Chapter).
[2] City of Kelowna Official Community Plan, Policy 5.22.6 (Development Process Chapter).

Report prepared by:

Lydia Korolchuk, Planner

Reviewed by: ☐ Lindsey Ganczar, Planning Supervisor

Approved for Inclusion: ☐ Ryan Smith, Community Planning Department Manager

Attachments:

Site Context Map
Site Surveys
Schedule "A" – Development Engineering Memorandum dated August 13, 2015