REPORT TO COUNCIL

Date:	April 24, 2017		
RIM No.	1250-30		
To:	City Manager		
From:	Community Planning Department (LB)		
Application:	Z17-0004	**Owner:**	Christine Reimann
Address:	4491 Nottingham Road	**Applicant:**	Christine Reimann
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. Z17-0004 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 6 District Lot 358 ODYD Plan 19200, located at 4491 Nottingham 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 FURTHER THAT final adoption of the Rezoning Bylaw be considered subsequent to the issuance of a Preliminary Layout Review Letter by the Approving Officer.

2.0 Purpose

To rezone the subject property to the RU2 – Medium Lot Housing zone to facilitate a two lot subdivision.

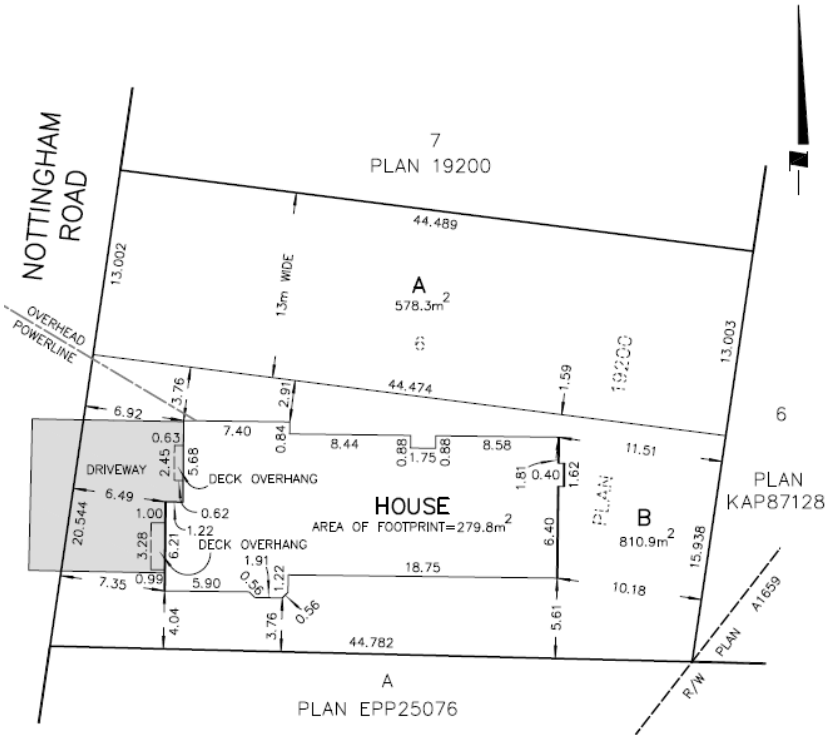
3.0 Community Planning

Staff supports the application to rezone from the RU1 – Large Lot Housing zone to the RU2 – Medium Lot Housing zone, facilitating a subdivision to create a new residential lot. The development meets policies supporting increased density in areas with urban services. The property is within walking distance of both an elementary school and a high school, and transit service is available within a 400 m walking distance.

Should Council support the rezoning, staff will issue a Preliminary Layout Review Letter outlining the conditions and requirements for subdivision. The subdivision will create one new residential lot, and the proposed subdivision layout is shown below.

No variances are being requested as part of this application; both lots meet or exceed minimum lot dimensions for the RU2 zone and the existing house meets the required setbacks.

The applicant completed neighbourhood consultation in accordance with Council Policy No. 367. At the time of writing, staff has not been contacted with any questions or concerns from area residents.



4.0 Proposal

4.1 Project Description

The proposed development is to rezone and subdivide the property to create two residential lots. The existing single family dwelling will be retained with a new lot created to the north.

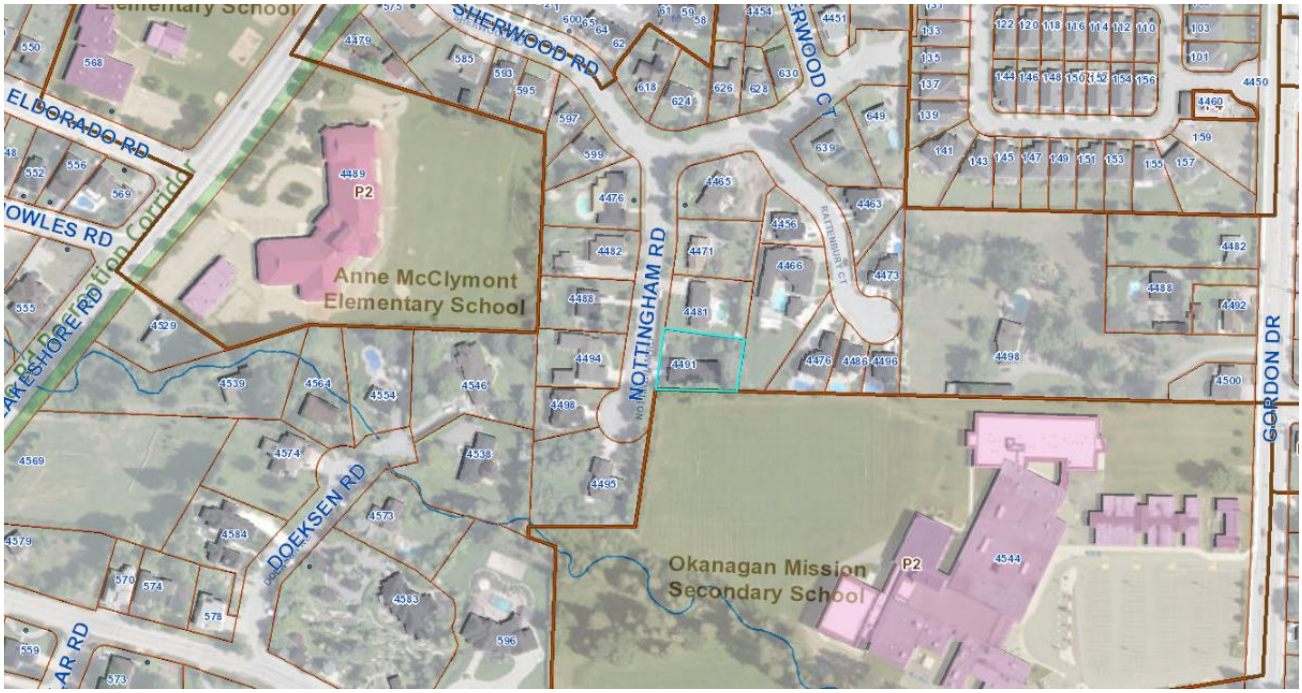
4.2 Site Context

The subject property is located in the City's North Okanagan Mission Sector. The area is characterized primarily by single family dwellings, with Anne McClymont Elementary School to the west and Okanagan Mission Secondary School immediately south of the property. Nearby transportation options include the Lakeshore Road Recreation Corridor as well as transit service on Lakeshore Road and Gordon Drive. The north fork of Bellevue Creek runs through the Okanagan Mission Secondary School site approximately 100 m south of the subject property.

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	P2 – Education and Minor Institutional	Okanagan Mission Secondary School
West	RU1 – Large Lot Housing	Single dwelling housing

Map 1: Surrounding Area & Existing Zoning



Map 2: Subject Property



4.3 Zoning Analysis Table

Zoning Analysis Table			
CRITERIA	**RU2 ZONE REQUIREMENTS**	**PROPOSED LOT A**	**PROPOSED LOT B (EXISTING HOUSE)**
Subdivision Regulations			
Lot Area	400 m^2	578.3 m^2	810.9 m^2
Lot Width	13.0 m	13.0 m	20.5 m
Lot Depth	30.0 m	44.5 m	44.7 m
Development Regulations			
Site Coverage	40%	n/a	34.5%
Site Coverage (with driveways)	50%	n/a	~42.5%
Front Yard	6.0 m	n/a	6.5 m
Side Yard (south)	1.5 m (1 storey portion) 1.8 m (2 storey portion)	n/a	5.6 m (1 storey portion) 3.8 m (2 storey portion)
Side Yard (north)	1.5 m (1 storey portion) 1.8 m (2 storey portion)	n/a	1.6 m (1 storey portion) 2.9 m (2 storey portion)
Rear Yard	6.0 m	n/a	10.2 m

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Chapter 5: Development Process

Policy 5.2.4 Complete Communities. Support the development of complete communities with a minimum intensity of approximately 35-40 people and / or jobs per hectare to support basic transit service – a bus every 30 minutes.

Policy 5.3.2 Compact Urban Form. 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.

6.0 Technical Comments

6.1 Development Engineering Department

- Road frontage improvements are triggered by this rezoning application. The requirements include curb and gutter, sidewalk, storm drainage system and pavement widening. Also required is a landscaped boulevard, street lighting and relocation or adjustment of utility appurtenances if required to accommodate the upgrading construction. The cost of this construction is at the applicant's expense.
- The proposed redevelopment includes the subject parcel being subdivided into two lots. A subdivision application will require service upgrades that include the installation of additional services. The work will require road cuts and boulevard and pavement restoration.

- Development Engineering is prepared to defer the requirements of the rezoning to the subdivision stage.

7.0 Application Chronology

Date of Application Received: January 18, 2017
Date Public Consultation Completed: March 30, 2017

Report prepared by:

Laura Bentley, Planner II

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

Approved for Inclusion: Ryan Smith, Community Planning Department Manager

Attachments:

Proposed Subdivision Layout