REPORT TO COUNCIL

Date:	May 29, 2017		
RIM No.	1250-30		
To:	City Manager		
From:	Community Planning Department (LK)		
Application:	Z17-0020	**Owner:**	James Northrop
Address:	434 Sarsons Road	**Applicant:**	Ave Design Group
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. Z17-0020 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 18 District Lot 167 ODYD Plan 8049, located at 434 Sarsons 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 May 29, 2017;

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 from RU1 – Large Lot Housing zone to the RU2 – Medium Lot Housing zone to facilitate a two lot subdivision.

3.0 Community Planning

Community Planning Staff are supportive of the proposed rezoning to facilitate the proposed two lot subdivision. The subject property is located within the Permanent Growth Boundary in the Mission neighbourhood of Kelowna. The parcel is designated as S2RES – Single/Two Unit Residential in the Official

Community Plan (OCP). The application to rezone the parcel meets the OCP urban infill policy of supporting the densification of neighbourhoods through appropriate infill development, including the use of smaller lots. The modest increase in density is supported by local amenities such as parks, schools, transit and recreational opportunities in the immediate area.

4.0 Proposal

4.1 Project Description

The proposal is to rezone the parcel from the existing RU1 – Large Lot Housing zone to the RU2 – Medium Lot Housing zone. Should the rezoning be successful, the applicant is planning to subdivide the parcel into two parcels to facilitate the development of one single family dwelling on each of the two new lots.

Should the rezoning be supported by Council, the applicant could proceed with the subdivision application and then directly to building permit applications to construct a single family dwelling on each of the lots. The Zoning Bylaw Development Regulations and parking requirements would be reviewed at time of Building Permit application to ensure compliance.

Council Policy No. 367 with respect to public consultation was undertaken by the applicant. All adjacent neighbours within 50 m radius of the subject parcel were provided with a circulation package in regards to the development.

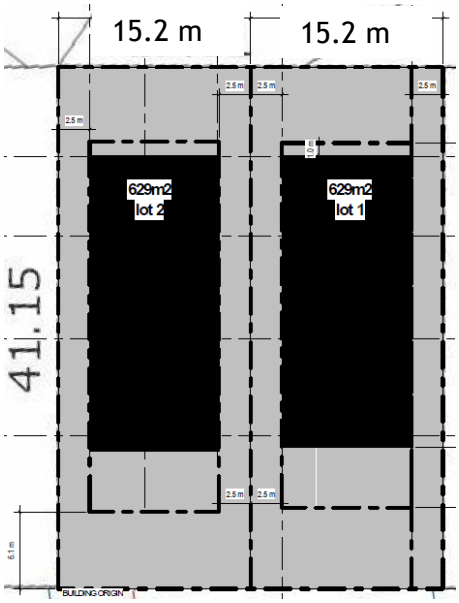


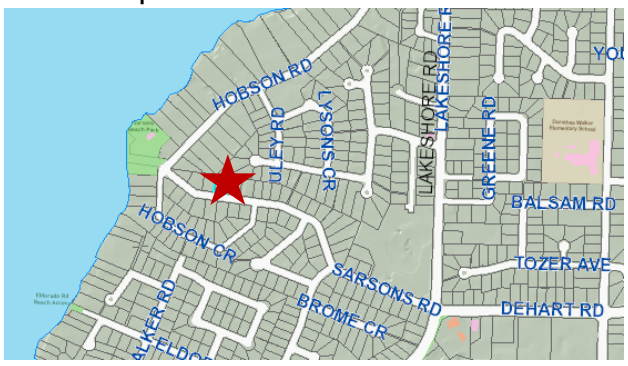
Figure 1 – Proposed subdivision layout.

4.2 Site Context

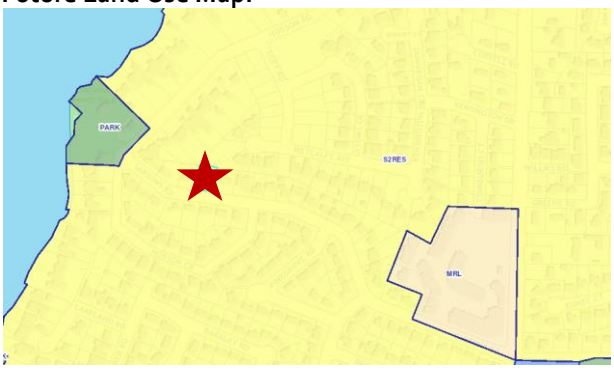
Specifically, adjacent land uses are as follows:

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

Context Map:



Future Land Use Map:



Subject Property Map: 434 Sarsons Road



4.3 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	**RU2 ZONE REQUIREMENTS**	**PROPOSAL**
Existing Lot/Subdivision Regulations		
Lot Area	400 m^2	627 m^2
Lot Width	13 m	15.2 m
Lot Depth	30 m	41.15 m
Development Regulations		
Site Coverage	40%	30%
Site Coverage with driveways	50%	40%
Height	9.5 m	9.5 m
Front Yard	6.0 m	11.0 m
Side Yard (east)	1.8 m	2.5 m
Side Yard (west)	1.8 m	2.5 m
Rear Yard	6.0 m	7.0 m
Other Regulations		
Minimum Parking Requirements	2 stalls each	2 stalls each

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,

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

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 neighbourhood with respect to building design, height and siting.

6.0 Technical Comments

6.1 Building & Permitting Department

1) Development Cost Charges (DCC's) are required to be paid prior to issuance of any Building Permits.
2) Operable bedroom windows required as per the 2012 edition of the British Columbia Building Code (BCBC 12).
3) Demolition permits are required for any existing structure(s).
4) Full Plan check for Building Code related issues will be done at time of Building Permit applications.

6.2 Development Engineering Department

- Refer to Attachment A.

7.0 Application Chronology

Date of Application Received: February 22, 2017
Date Public Consultation Completed: January 28, 2017

Report Prepared by: Lydia Korolchuk, Planner

Reviewed by: Terry Barton, Urban Planning Manager

Approved for Inclusion: Ryan Smith, Community Planning Department Manager

Attachments:

Attachment A: Development Engineering Memorandum dated March 9, 2017
Proposed Site Plan
Conceptual Elevations

[2] City of Kelowna Official Community Plan, Policy 5.27.6 (Development Process Chapter).