

# REPORT TO COUNCIL



**Date:** September 11, 2017

**RIM No.** 1250-30

**To:** City Manager

**From:** Community Planning Department (LB)

**Application:** Z17-0067 **Owner:** Lawrence & Mary Berg

**Address:** 462 Clifton Road **Applicant:** Urban Options Planning & Permits

**Subject:** Rezoning Application

Existing OCP Designation: S2RES – Single / Two Unit Residential

Existing Zone: A1 – Agriculture 1

Proposed Zone: RU6 – Two Dwelling Housing

## 1.0 Recommendation

THAT Rezoning Application No. Z17-0067 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 10 Section 31 Township 26 ODYD Plan 17113, located at 462 Clifton Road, Kelowna, BC, from the A1 – Agriculture 1 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 outstanding conditions of approval as set out in Schedule "A" attached to the Report of the Community Planning Department dated September 11, 2017.

## 2.0 Purpose

To rezone the subject property to the RU6 – Two Dwelling Housing zone to facilitate construction of a second dwelling.

## 3.0 Community Planning

Staff support the application to rezone from the A1 – Agriculture zone to the RU6 – Two Dwelling Housing zone to allow a second house to be built on the subject property. The RU6 zone complies with the existing future land use designation of S2RES – Single / Two Unit Residential. The property is well in excess of the minimum lot dimensions required for two dwelling housing and the development can be achieved without variances.

The application meets the intent of several Official Community Plan (OCP) goals and policies related to containing growth within developed areas and providing for additional housing options. Full infrastructure servicing is available along Clifton Road in this area. Should Council support the rezoning, the applicant will be required to connect to the sanitary service along Clifton Road, in addition to payment of service fees and frontage improvements.

As staff understand it, the applicant completed neighbourhood consultation in accordance with Council Policy No. 367. At the time of writing staff have not been contacted by area residents about the application.

#### 4.0 Proposal

##### 4.1 Project Description

The proposal is to rezone the subject property to construct a second dwelling. The intent is to retain the existing house and build a second house toward the front of the property. The conceptual plan shows a 1,250 sq ft single storey house with a carport that is accessed off the existing driveway. It is designed to be fully accessible to accommodate a family member with mobility needs. No variances are being requested.

##### 4.2 Site Context

The subject property is located on the west side of Clifton Road between Cara Glen Way and Rio Drive, within the City's Glenmore – Clifton – Dilworth Sector. It is approximately 0.21 ha (0.52 ac) in area and currently has one single detached house. The subject property and surrounding properties have a future land use designation of S2RES – Single / Two Unit Residential and are within the Permanent Growth Boundary.

Adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	A1 – Agriculture 1	Single dwelling housing
East	RR3 – Rural Residential 3	Single dwelling housing
South	A1 – Agriculture 1	Single dwelling housing
West	A1 – Agriculture 1	Single dwelling housing

#### Subject Property Map



## 4.3 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RU6 ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Minimum Lot Area	700 m <sup>2</sup>	2,104 m <sup>2</sup>
Minimum Lot Width	18.0 m	22.9 m
Minimum Lot Depth	30.0 m	94.4 m
Development Regulations		
Maximum Site Coverage	40%	12%
Maximum Site Coverage (buildings, driveways & parking)	50%	23%
Maximum Height	9.5 m or 2 ½ storeys	1 storey
Minimum Front Yard	4.5 m	8.0 m
Minimum Side Yard (north)	2.0 m (single storey)	6.3 m
Minimum Side Yard (south)	2.0 m (single storey)	2.9 m
Minimum Rear Yard	7.5 m	> 50 m
Other Regulations		
Minimum Parking Requirements	4 stalls	4 stalls
Private Open Space	60 m <sup>2</sup>	Exceeds requirements

## 5.0 Current Development Policies

## 5.1 Kelowna Official Community Plan (OCP)

## Chapter 1: Introduction

**Goal 1. Contain Urban Growth.** Reduce greenfield urban sprawl and focus growth in compact, connected and mixed-use (residential and commercial) urban and village centres.

**Goal 2. Address Housing Needs of All Residents.** Address housing needs of all residents by working towards an adequate supply of a variety of housing.

## Chapter 5: Development Process

## Objective 5.3 Focus development to designated growth areas.

**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.

**Policy 5.22.6 Sensitive Infill.** 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.

**Policy 5.22.7 Healthy Communities.** Through current zoning regulations and development processes, foster healthy, inclusive communities and a diverse mix of housing forms, consistent with the appearance of the surrounding neighbourhood.

**Policy 5.22.10 Adaptable Housing.** Encourage the use of adaptable design to increase flexibility of housing by referring developers to adaptable design guidelines.

**6.0 Technical Comments**

6.1 Development Engineering Department

- See attached memorandum (Schedule "A").

**7.0 Application Chronology**

Date of Application Received: July 13, 2017

Date Public Consultation Completed: August 12-13, 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:**

Attachment 1: Schedule "A"

Attachment 2: Conceptual Site Plan & Elevations