

REPORT TO COUNCIL



Date: October 16, 2017

RIM No. 1250-30

To: City Manager

From: Community Planning Department (TB)

Application: Z17-0052 **Owner:** 1104166 BC Ltd Inc. No. 1104166

Address: 4623 Gordon Drive **Applicant:** Urban Options Planning & Permits

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. Z17-0052 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 1, District Lot 357, ODYD, Plan KAP46269 located at 4623 Gordon Drive, Kelowna, BC from the RU1 – Large Lot Housing zone to the RU6 – Two Dwelling Housing zone, be considered by Council;

AND FURTHER THAT the Rezoning Bylaw be forwarded to a Public Hearing for further consideration;

2.0 Purpose

To rezone the subject property from RU1 – Large Lot Housing to RU6 – Two Dwelling Housing to facilitate a two lot subdivision.

3.0 Community Planning

Community Planning supports the proposed rezoning from RU1 – Large Lot Housing to RU6 – Two Dwelling Housing to facilitate a two lot subdivision.

The Official Community Plan (OCP) Future Land Use is designated as S2RES – Single/Two Unit Residential, which supports this increase in density. The proposed rezoning meets the OCP Urban Policy of Compact Urban Form – increasing density where infrastructure already exists and near transit stops. The subject property is large enough to accommodate two RU6 lots which would meet the minimum requirements for a Single Family Dwelling, a Single Family Dwelling with a Secondary Suite, or a Single Family Dwelling and Carriage House.

4.0 Proposal

4.1 Background

The subject property has an existing dwelling that will be demolished as a function of this rezoning. It is fully serviced with sewer and water and is 1429 m².

4.2 Project Description

The proposed rezoning to RU6 – Two Dwelling Housing is supported by the OCP Future Land Use Designation of S2RES – Single/Two Unit Residential. The application is consistent with the OCP Urban Policy of Compact Urban Form as it takes advantage of existing infrastructure, is fully serviced, and is located within 400m of a transit stop.

Should Council support the proposed rezoning staff will work with the applicant to complete a 2 lot subdivision. Due to the large size of this property it is suitable for this increase in density and is compatible with the neighbourhood street pattern. The two RU6 lots would meet the minimum size requirements for a Single Family Dwelling, a Single Family Dwelling with a Secondary Suite, or a Single Family Dwelling with a Carriage House.

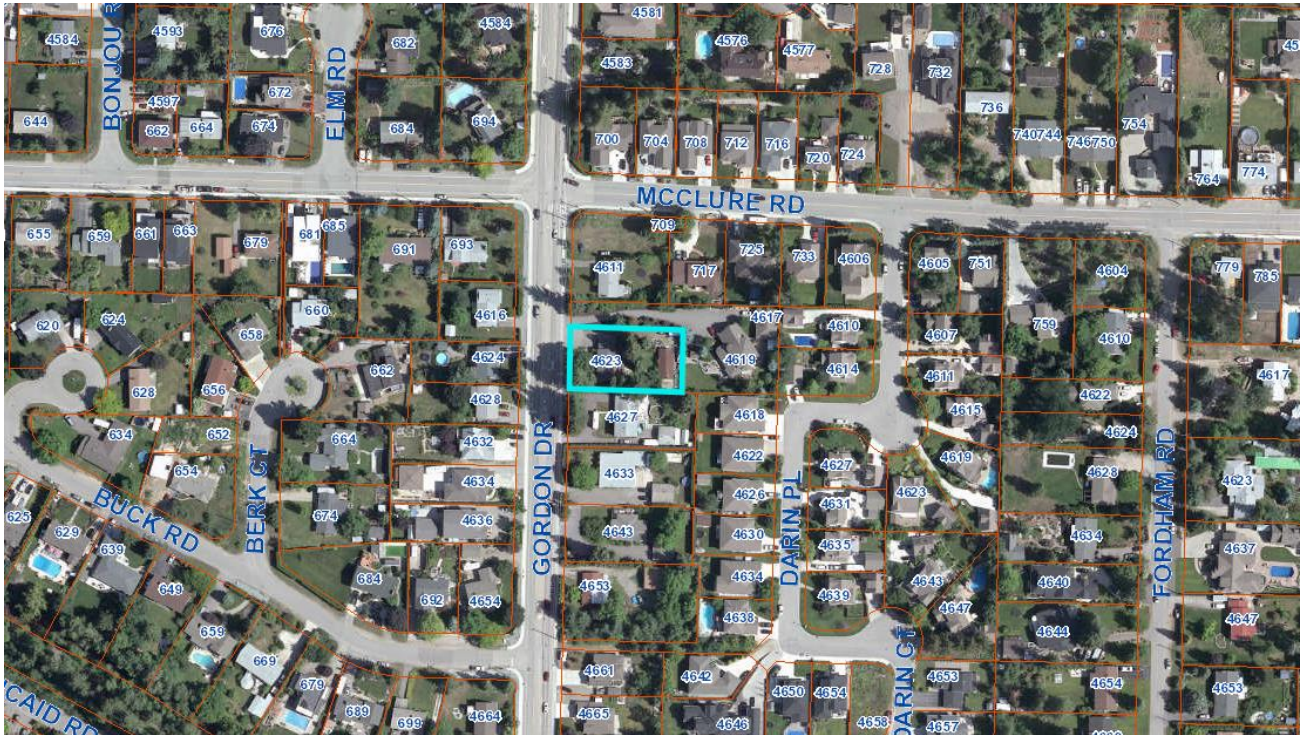
4.3 Site Context

The subject property is located on the east side of Gordon Drive, south of McClure Road. It is located in an area that was subdivided and developed in the 1970s and 1980s with lots large enough to accommodate single family homes and septic systems. There is a bus stop across the street for Bus Route 17.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1c – Large Lot Housing with Carriage House	Residential
East	RU1c – Large Lot Housing with Carriage House	Residential
South	RU1 – Large Lot Housing	Residential
West	RU1 – Large Lot Housing	Residential

Subject Property Map: 4623 Gordon Drive



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.

6.0 Technical Comments

6.1 Building & Permitting Department

Demolition Permit required prior to subdivision being approved.

6.2 Development Engineering Department

Please see attached Schedule "A" attached to the Report from Community Planning dated October 16, 2017.

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

7.0 Application Chronology

Date of Application Received: June 15, 2017

Date Public Consultation Completed: July 26, 2017

Report prepared by: Trisa Brandt, Planner

Reviewed by: Terry Barton, Urban Planning Manager

Approved for Inclusion: Ryan Smith, Community Planning Department Manager

Attachments:

Site Plan

Schedule "A": Development Engineering Memorandum