

REPORT TO COUNCIL



Date: October 16, 2017

RIM No. 1250-30

To: City Manager

From: Community Planning Department (EW)

Application: Z17-0058 **Owner:** Allan Roderick Lipkovits & Annette Lee Lipkovits

Address: 934 Grenfell Rd **Applicant:** Allan Lipkovits

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. Z17-0058 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 2 District Lot 136 ODYD Plan 39171, located at 934 Grenfell 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 outstanding conditions of approval as set out in Schedule "A" attached to the Report from the Community Planning Department dated October 16, 2017.

2.0 Purpose

To rezone the subject property from RU1 – Large Lot Housing to RU6 – Two Dwelling Housing to facilitate the construction of a second single detached house on the subject property.

3.0 Community Planning

Community Planning Staff support the proposed rezoning application to facilitate the construction of a second single detached house on the subject property. Rezoning the subject property to RU6 – Two Dwelling Housing meets several City policy objectives including concentrating growth within the Permanent Growth Boundary and achieving density through sensitive infill. The proposed rezoning is

consistent with the property's OCP future land use designation and the property is connected to City sanitary sewer and water.

To fulfill Council Policy No. 367, the applicant submitted a Neighbour Consultation Summary Form to staff on June 30, 2017, outlining that neighbours within 50m of the subject property were notified.

4.0 Proposal

4.1 Project Description

The applicant is proposing to rezone the subject property from RU1 – Large Lot Housing to RU6 – Two Dwelling Housing in order to construct a second single detached house at the rear of the property (Attachment A). The property meets the RU6 requirements for two single detached houses: the lot is greater than 18.0m wide and has a lot area greater than 700m². Access for the proposed second house is off the rear lane.

4.2 Site Context

The subject property is located in the South Pandosy – KLO City Sector, east of Ethel St on the north side of Grenfell Rd. The property is in close to several nearby amenities including schools, parks, transit, and the hospital. The property is connected to City sewer and water and is within the Permanent Growth Boundary.

Specifically, adjacent land uses are as follows:

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

Subject Property Map: 934 Grenfell Rd



4.3 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RU6 ZONE REQUIREMENTS	PROPOSAL
Subdivision Regulations (Two Single Detached Houses)		
Lot Area	700m ²	927m ²
Lot Width	18.0m	18.6m
Lot Depth	30.0m	>39.0m
Development Regulations		
Site Coverage	40%	36%
Front Yard	6.0m	6.5m
Side Yard (east)	2.0m	2.0m
Side Yard (west)	2.0m	2.0m
Rear Yard	7.5m	7.5m
Separation from dwellings	4.5m	4.57m
Other Regulations		
Minimum Parking Requirements	4 spaces	4 spaces
Private Open Space	60m ²	60m ²

5.0 **Current Development Policies**

5.1 Kelowna Official Community Plan (OCP)

Future Land Use

Single / Two Unit Residential (S2RES)¹ Single detached homes for occupancy by one family, single detached homes with a secondary suite or carriage house, semi-detached buildings used for two dwelling units, modular homes, bareland strata, and those complementary uses (i.e. minor care centres, minor public services/utilities, convenience facility and neighbourhood parks), which are integral components of urban neighbourhoods. Suitability of non- residential developments within the neighbourhood environment will be determined on a site-specific basis. Non-residential developments causing increases in traffic, parking demands or noise in excess of what would typically be experienced in a low density neighbourhood would not be considered suitable.

Development Process

Compact Urban Form.² 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.³ 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.

¹ City of Kelowna Official Community Plan, Future Land Use Designation Definitions (Chapter 4).

² City of Kelowna Official Community Plan, Policy 5.3.2 (Development Process Chapter 5).

³ City of Kelowna Official Community Plan, Policy 5.22.6 (Development Process Chapter 5).

6.0 Technical Comments

6.1 Development Engineering Department

- See Schedule 'A' memorandum dated July 10, 2017.

7.0 Application Chronology

Date of Application Received: May 30, 2017

Date Public Consultation Completed: June 30, 2017

Report prepared by: Emily Williamson, Planner
Reviewed by: Terry Barton, Urban Planning Manager
Approved for Inclusion: Ryan Smith, Community Planning Department Manager

Attachments:

Schedule 'A' – Development Engineering Memorandum dated July 10, 2017

Attachment 'A' – Proposed Site Plan