

REPORT TO COUNCIL



Date: October 16, 2017

RIM No. 1250-30

To: City Manager

From: Community Planning Department (EW)

Application: Z17-0064 **Owners:** Scott Edward LaHay & Shelley Ruth LaHay

Address: 1257 Rio Drive **Applicant:** Scott LaHay

Subject: Rezoning Application

Existing OCP Designation: S2RES – Single/Two Unit Residential

Existing Zone: RR1 – Rural Residential 1

Proposed Zone: RU6 – Two Dwelling Housing

1.0 Recommendation

THAT Rezoning Application No. Z17-0064 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 2 Section 6 Township 23 ODYD Plan 19808, located at 1257 Rio Drive, Kelowna, BC from the RR1 – Rural Residential 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 from the Community Planning Department dated October 16, 2017.

2.0 Purpose

To rezone the subject property from RR1 – Rural Residential 1 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 July 4, 2017, outlining that neighbours within 50m of the subject property were notified.

4.0 Proposal

4.1 Project Description

The applicant is proposing the rezone the subject property from RR1 – Rural Residential 1 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 through the existing driveway.

4.2 Site Context

The subject property is located in the Glenmore – Clifton – Dilworth City Sector, east of Clifton Rd. 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	RR1 – Rural Residential 1	Residential
East	RR1 – Rural Residential 1	Residential
South	RR1 – Rural Residential 1	Residential
West	RR1 – Rural Residential 1	Residential

Subject Property Map: 1257 Rio Drive



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).

Technical Comments

5.2 Development Engineering Department

- See Schedule 'A' memorandum dated July 11, 2017.

6.0 **Application Chronology**

Date of Application Received: July 4, 2017

Date Public Consultation Completed: July 4, 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 and Rationale