

REPORT TO COUNCIL



Date: December 4, 2017

RIM No. 1250-30

To: City Manager

From: Community Planning Department (EW)

Application: Z17-0075

Owners: David Sydney George Marshall
& Sandra Maria Marshall

Address: 4611 Gordon Dr

Applicant: David Marshall

Subject: Rezoning Application

Existing OCP Designation: S2RES – Single/Two Unit Residential

Existing Zone: RU1c – Large Lot Housing with Carriage House

Proposed Zone: RU6 – Two Dwelling Housing

1.0 Recommendation

THAT Rezoning Application No. Z17-0075 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot A District Lot 357 ODYD Plan 41826, located at 4611 Gordon Dr, Kelowna, BC from the RU1c– Large Lot Housing with Carriage House 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 December 4, 2017;

AND 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 to facilitate a two-lot subdivision.

3.0 Community Planning

Community Planning supports the proposed rezoning from RU1c – Large Lot Housing with Carriage House 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 subject property is 1,679m² and is suitable for a two-lot RU6 subdivision. The property is fully serviced, located within the Permanent Growth Boundary, in close proximity to Okanagan Mission Secondary School, and is serviced by transit.

To fulfill Council Policy No. 367, the applicant submitted a Neighbour Consultation Summary Form to staff on November 15, 2017, outlining that neighbours within 50m of the subject property were notified.

4.0 Proposal

4.1 Background

The property has a single detached dwelling on the property. A rezoning application to add the 'c' designation was adopted in 2011 but a carriage house has not been constructed on the property.

4.2 Project Description

The proposed rezoning to RU6 – Two Dwelling Housing to facilitate a two-lot subdivision is supported by the OCP Future Land Use designation of S2RES – Single/Two Unit Residential. The 1,679m² site is fully serviced and within the Permanent Growth Boundary – where growth should be concentrated to alleviate pressure on agricultural and environmentally sensitive hillside located outside the Permanent Growth Boundary.

Both of the proposed lots meet the RU6 zone requirements for two dwellings (i.e. two houses, duplex, or semi-detached): the proposed corner lot is greater than 20.0m wide and has a lot area greater than 800m² and the interior lot is greater than 18.0m wide and has a lot area greater than 700m². The applicant intends on the retaining the existing house but demolishing the carport so that a side yard setback variance is not triggered with the proposed subdivision.

4.3 Site Context

The subject property

Specifically, adjacent land uses are as follows:

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

Subject Property Map: 4611 Gordon Dr



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Development Process Chapter 5

Objective 5.3.1 Focus development to designated growth areas.

Permanent Growth Boundary. Establish a Permanent Growth Boundary as identified on Map 4.1 and Map 5.2. The City of Kelowna will support development of property outside the Permanent Growth Boundary for more intensive use only to the extent permitted as per the OCP Future Land Use designations in place as of initial adoption of OCP Bylaw 10500, except for Agri-Business designated sites or as per Council's specific amendment of this policy. The Permanent Growth Boundary may be reviewed as part of the next major OCP update.

6.0 Technical Comments

6.1 Development Engineering Department

- See Schedule 'A' Development Engineering Memorandum dated August 23, 2017.

6.2 Fire Department

- No concerns with zoning request.

7.0 Application Chronology

Date of Application Received: June 23, 2017
Date Public Consultation Completed: November 15, 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 August 23, 2017
Attachment 'A' – Proposed Subdivision Plan