

REPORT TO COUNCIL



Date: December 4, 2017

RIM No. 1250-30

To: City Manager

From: Community Planning Department (EW)

Application: Z17-0080 **Owner:** Craig B. Bulawka

Address: 588 Radant Rd **Applicant:** Craig B. Bulawka

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. Z17-0080 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 3 Section 6 Township 26 ODYD Plan 9002, located at 588 Radant 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 December 4, 2017.

2.0 Purpose

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

3.0 Community Planning

Community Planning Staff support the proposed rezoning application to facilitate the construction of two second single detached houses 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 fully serviced.

To fulfill Council Policy No. 367, the applicant submitted a Neighbour Consultation Summary Form to staff on November 1, 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 two single detached houses. 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 houses will be off the rear lane. The existing dwelling on the property would be demolished for two new houses (Attachment A).

4.2 Site Context

The subject property is located in the
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	C2 – Neighbourhood Commercial	Gas Bar

Subject Property Map: 588 Radant Rd



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.

6.0 Technical Comments

6.1 Building & Permitting Department

- Full check for Building Code related issues will be done at time of Building Permit applications.

6.2 Development Engineering Department

- See Schedule 'A' – Development Engineering Memorandum dated August 28, 2017.

6.3 Fire Department

- No concerns with zoning request.

6.4 FortisBC - Electric

- There are FortisBC Inc (Electric) primary distribution facilities along Radant Road. The applicant is responsible for costs associated with any change to the subject property's existing service, if any, as well as the provision of appropriate land rights where required.

7.0 Application Chronology

Date of Application Received: August 3, 2017

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).

Date Public Consultation Completed: November 1, 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 28, 2017
Attachment 'A' – Conceptual Site Plan and Elevations