

# REPORT TO COUNCIL



**Date:** November 16<sup>th</sup>, 2012  
**To:** City Manager  
**From:** Land Use Management, Community Sustainability (AW)  
**Application:** Z12-0067 **Owner:** John Hodges  
**Address:** 3563 Scott Road **Applicant:** John Hodges  
**Subject:** Rezoning Application  
**Existing OCP Designation:** Single / Two Unit Residential  
**Existing Zone:** RU1 - Large Lot Housing  
**Proposed Zone:** RU2 - Medium Lot Housing

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## 1.0 Recommendation

THAT Rezoning Application No. Z12-0067 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 9, District Lot, 134, ODYD, Plan 20399, located on 3563 Scott Road, Kelowna, BC from the RU1 - Large Lot Housing zone to the RU2 - Medium Lot Housing zone be considered by Council;

AND THAT the Zone Amending Bylaw be forwarded to a Public Hearing for further consideration;

AND FURTHER THAT final adoption of the zone amending bylaw be considered subsequent to the issuance of a PLR for the proposed subdivision.

## 2.0 Purpose

The applicant is proposing to rezone the subject property from RU1 - Large Lot Housing to RU2 - Medium Lot Housing in order to facilitate the subdivision of the existing lot into two lots. A subdivision application has also been submitted and will be reviewed by staff.

## 3.0 Land Use Management

Land Use Management staff are supportive of the proposed land use, as it complies with the policies and objectives of the Official Community Plan (OCP) which designates the area for Single and Two Dwelling Housing development and there are a few properties on Scott Road that are already zoned RU2 - Medium Lot Housing. It is noted that there are other similar sized lots in the area and with the interest of maximizing the use of existing urban lands with appropriate infill development, it is recommended that this application be supported.

## 4.0 Proposal

### 4.1 Project Description

The applicant is seeking to rezone the subject property from RU1 - Large Lot Housing to RU2 - Medium Lot Housing in order to facilitate the subdivision of the existing lot into two lots. Each lot will meet Zoning Bylaw requirements for lot area, width and depth. These measurements will be confirmed through the subdivision process.

4.2 Site Context

The surrounding area is characterized predominantly by single family residential development in close proximity to Casorso Elementary.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1 - Large Lot Housing	Low density single dwelling housing
East	RU1 - Large Lot Housing	Low density single dwelling housing
South	RU6 - Two Dwelling Housing	Low density single dwelling housing
West	RU1 - Large Lot Housing	Low density single dwelling housing

Subject Property Map: 3563 Scott Road



Zoning Analysis Table

Zoning Analysis Table			
CRITERIA	RU2 ZONE Requirements	PROPOSAL	
		Lot A	Lot B
Lot Area	400 m <sup>2</sup>	702m <sup>2</sup>	702m <sup>2</sup>
Lot Width	13.0 m	13.72m	13.72m
Lot Depth	30.0 m	51.21m	51.21m

## 5.0 Current Development Policies

### 5.1 Kelowna Official Community Plan (OCP)

#### Development Process

**Compact Urban Form.**<sup>1</sup> 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.

**5.2.4 Complete Communities.**<sup>2</sup> Support the development of complete communities with a minimum intensity of approximately 35 - 40 people and/or jobs per hectare to support basic transit service - a bus every 30 minutes.

## 6.0 Technical Comments

### 6.1 Building & Permitting Department

- Demolition Permit required for the existing structure(s).
- Development Cost Charges (DCC's) are required to be paid prior to issuance of any Building Permits for new construction
- A Geotechnical report is required to address the sub soil conditions.
- Full Plan check for Building Code related issues will be done at time of Building Permit applications

### 6.2 Development Engineering Department

See attached.

### 6.3 Fire Department

No concerns.

### 6.4 FortisBC Energy (gas)

Please be advised FortisBC has no objections to the above noted referral. Service line will need to be altered and/or abandoned/renewed to support the new buildings.

### 6.5 Shaw Cable

Owner/developer to supply and install an underground conduit system per Shaw Cable drawings and specification.

### 6.7 IHA - Public Health Inspector Drinking Water & Wastewater Disposal

We have no comments on drinking water or wastewater disposal based on the referenced property having connection to the City of Kelowna municipal drinking water supply and sewer systems.

#### Healthy Built Environments

As the proposal will allow for the creation of an additional residence, thereby increasing density in an area adjacent to parks, schools, walking paths, public transit and other services, we support this application from a healthy built environment perspective.

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

<sup>2</sup> City of Kelowna Official Community Plan, Policy 5.2.4 (Development Process Chapter).

**Application Chronology**

Date of Application Received: November 5<sup>th</sup>, 2012

**Report prepared by:**



Alec Warrender, Land Use Planner

**Reviewed by:**



Danielle Noble, Manager, Urban Land Use

**Approved for Inclusion:**



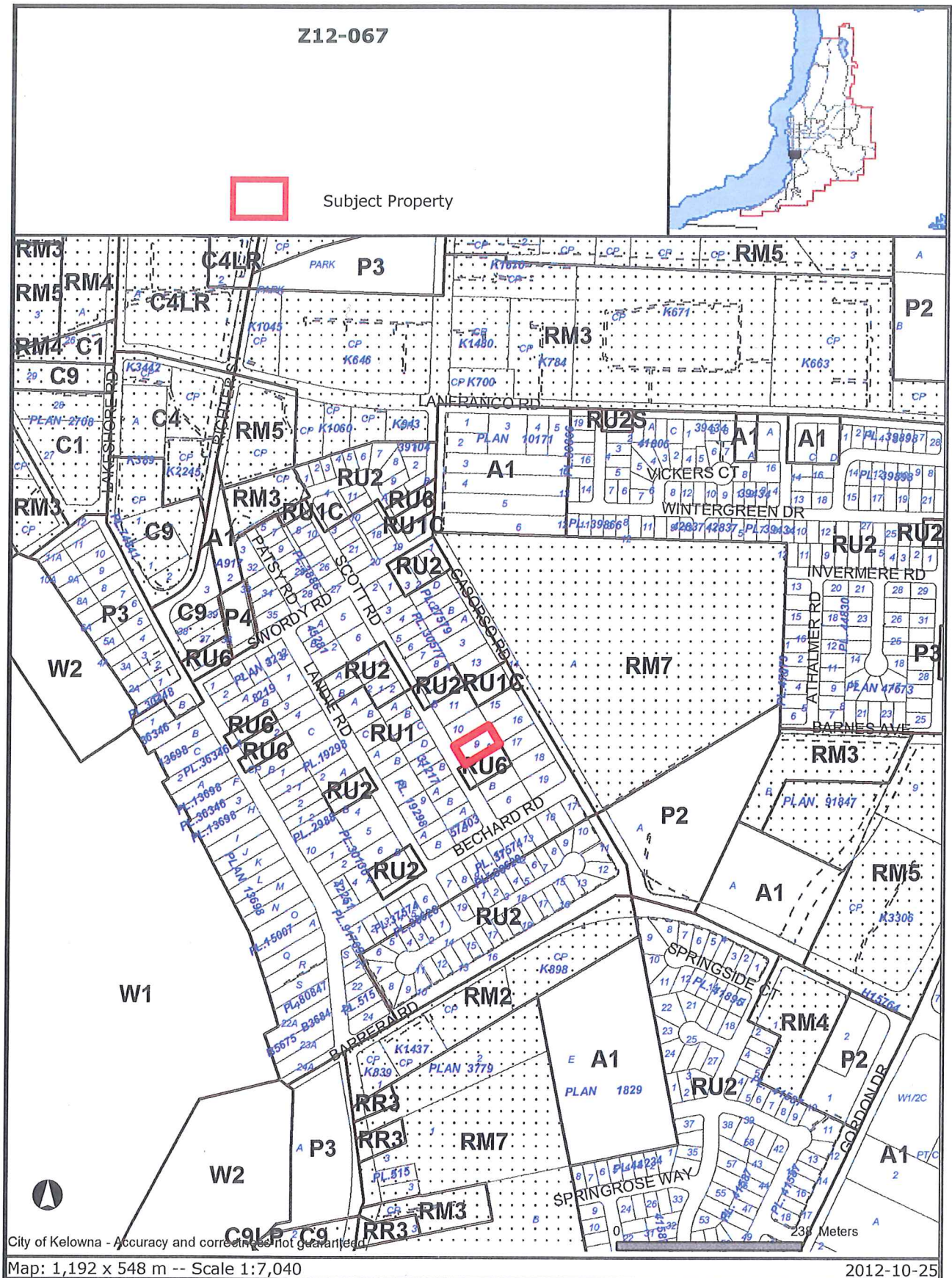
Shelley Gambacort, Director, Land Use Management

**Attachments:**

Subject Property Map

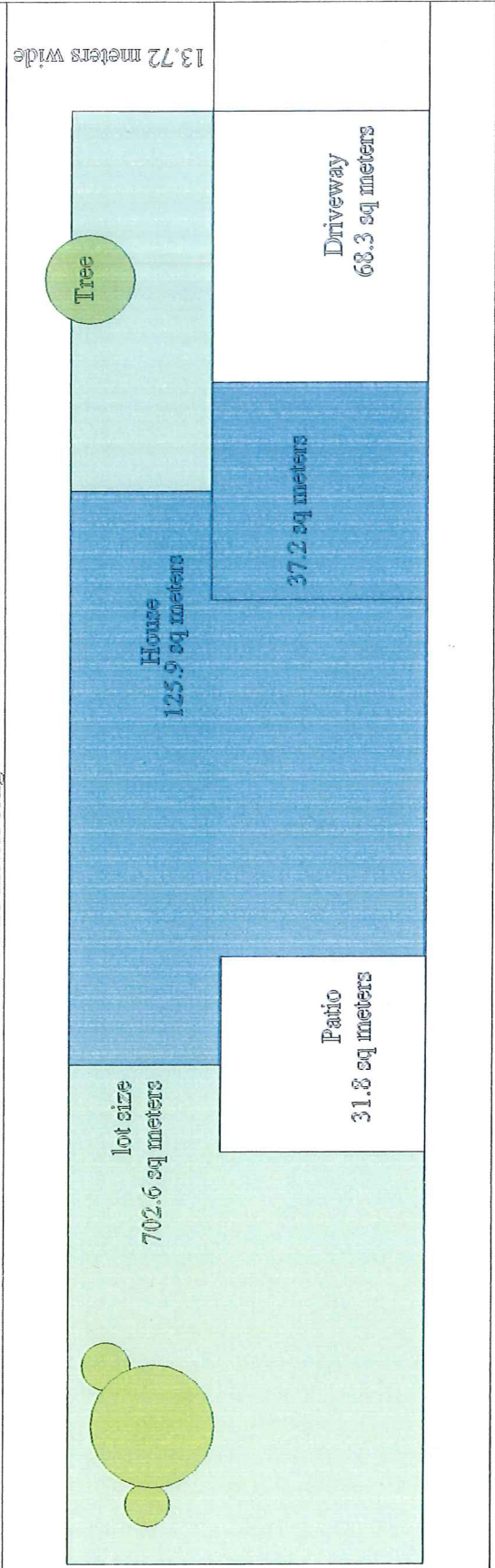
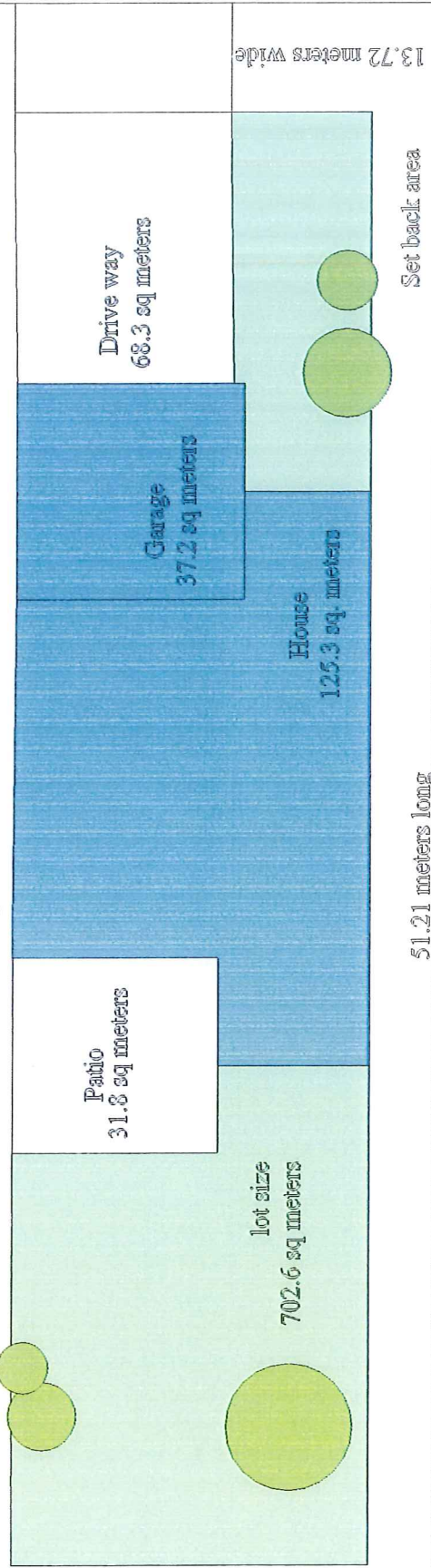
Lot Plan

Development Engineering Memorandum



Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only. The City of Kelowna does not guarantee its accuracy. All information should be verified.

3563 Scott rd.  
lot 9 district lot 134 Osceola division Yale district plan 20399





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**CITY OF KELOWNA**  
**MEMORANDUM**

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**Date:** November 2, 2012  
**File No.:** Z12-0067

**To:** Land Use Management Department (AW)

**From:** Development Engineering Manager (SM)

**Subject:** 3563 Scott Rd, Lot 9 Plan 20399 RU1 to RU2

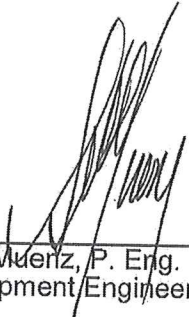
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Development Engineering has the following comments and requirements associated with this application.

1. General

Road frontage improvements are triggered by this rezoning application. The requirements include curb and gutter, sidewalk, storm drainage system including catch basin, dry-well and pavement widening. Also required is a landscaped boulevard, street lighting and the re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction. The cost of this construction is at the applicant's expense.

The proposed redevelopment includes the subject parcel being subdivided into two lots. A subdivision application will require service upgrades that include the installation of additional services. The work will require road cuts and boulevard and pavement restoration. Development Engineering is prepared to defer the requirements of the rezoning to the subdivision stage.

  
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Steve Muerz, P. Eng.  
Development Engineering Manager

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