

# City of Kamloops

## Notice for Public Hearing



**When?**

**Tuesday, October 2, 2018, 7:00 pm**

**Where?**

**Council Chambers, City Hall, 7 Victoria Street West**

**Why?**

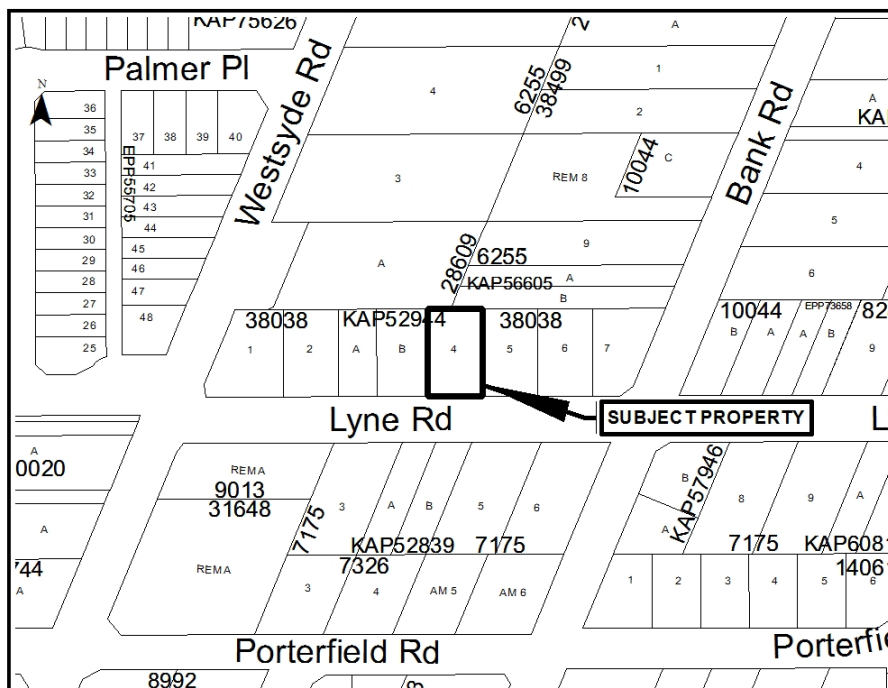
Kamloops City Council will hold a Public Hearing to consider the following proposed amendment to City of Kamloops Zoning Bylaw No. 5-1-2001.

**Property Location:**

740 Lyne Road

**Purpose:**

To rezone the subject property from RT-2 (Two Family Residential-2) to RS-1 (Single Family Residential-1) to permit subdivision of one lot for single-family residential use.



**Questions?**



Contact the Planning and Development Division at 250-828-3561 or access relevant background material available at [www.kamloops.ca/councilagenda](http://www.kamloops.ca/councilagenda).

Copies of background materials are also available at City Hall for review between the hours of 8:30 am and 4:30 pm, Monday-Friday (excluding statutory holidays).

**Have Your Say:**

**Email**



[legislate@kamloops.ca](mailto:legislate@kamloops.ca)

**Mail**



7 Victoria Street West  
Kamloops BC V2C 1A2

**Fax**



250-828-3578

**Speak**



In person at the meeting

**Written submissions must include your name and address and be received no later than 4:00 pm on October 2, 2018.**

Written submissions, including your name and address, are included in the Council Agenda and will be posted on the City's website as part of the permanent public record. **Please note** that the City considers the author's address relevant to Council's consideration of this matter and will disclose this personal information.

City Hall is located on the following transit routes: No. 1 - Tranquille, No. 2 - Parkcrest, and No. 3 - Westsyde.

September 10, 2018

REPORT TO THE CHIEF ADMINISTRATIVE OFFICER  
FROM THE DEVELOPMENT, ENGINEERING, AND SUSTAINABILITY DEPARTMENT

ON

**REZONING APPLICATION NO. REZ00656**  
**DEVELOPMENT VARIANCE PERMIT APPLICATION NO. DVP00526**  
**740 LYNE ROAD**  
**OWNERS: RAY POWELL AND CHERYL POWELL**  
**APPLICANTS: JEFF POWELL AND LISA POWELL**

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PURPOSE

To rezone the subject property from RT-2 (Two Family Residential-2) to RS-1 (Single Family Residential-1), and to issue a Development Variance Permit to reduce the minimum lot width and minimum lot frontage from 15 m to 12.2 m to permit the subdivision of one lot for single-family residential use.

SUMMARY

The subject property is located at 740 Lyne Road in Westsyde, is zoned RT-2, and is 930 m<sup>2</sup> in area. The property abuts three single-family dwellings (west, east, and north) and a two-family dwelling (north), and it is currently vacant. The landowners currently live at 730 Lyne Road, which is located to the east of the subject property. The applicants are proposing to subdivide the property into two lots that are each approximately 465 m<sup>2</sup> in area with a 12.2 m lot width and lot frontage in order to construct a new single-family dwelling on each lot. The existing RT-2 zoning requires a minimum lot area of 650 m<sup>2</sup> for a single-family dwelling; therefore, rezoning is required (Attachment "A"). In addition, the proposed RS-1 zoning requires a minimum lot width and lot frontage of 15 m; therefore, a Development Variance Permit is required to permit the construction of two single-family dwellings with a lot width and frontage of 12.2 m (Attachment "B").

The existing zoning allows for a two-family dwelling on the property as there is ample lot area and frontage on Lyne Road. The applicants state that the reason for the rezoning is to facilitate the redevelopment of the property in a manner that will garner a higher market value and integrate more sensitively into the neighbourhood. The Westsyde Neighbourhood Plan supports rezoning to permit subdivision into higher density single-family residential lots if the minimum lot size is greater than 464 m<sup>2</sup>. It should also be noted that the proposed RS-1 zone does not permit a two-family dwelling or a secondary suite. As a result, the proposed development will be limited to a single-family dwelling on each lot.

The surrounding neighbourhood is zoned RT-2, with a mix of existing single- and two-family development along Lyne Road and commercial development and higher density residential along Westsyde Road. In addition, there is a mix of lot sizes and lot widths along this portion of Lyne Road, with lot sizes ranging from approximately 560 m<sup>2</sup> to approximately 1,400 m<sup>2</sup> and lot widths ranging from approximately 13 m to approximately 28 m. The variation suggests a transition toward more diversified housing types in this area. Therefore, the development resulting from this rezoning is not anticipated to negatively affect existing neighbourhood character as the proposed lot dimensions, density, and housing type are compatible with surrounding development.

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**MAKING KAMLOOPS SHINE**

KAMPLAN: City of Kamloops Official Community Plan, as part of a vision toward long-term sustainability, encourages compact urban form and increased density in order to conserve land. The subject property is designated as an Urban Residential Neighbourhood, where residential infill on smaller lots is supported when deemed appropriate to existing services and sensitive to the existing neighbourhood character. In addition to basic services, the subject property is within walking distance to schools, transit (158 m to the nearest transit stop), parks, and commercial services.

Given that the Public Hearing process presents an opportunity for the public to provide input on the application and the application meets the policies of KAMPLAN and the Westsyde Neighbourhood Plan, the Development, Engineering, and Sustainability Department supports the application and advises Council to proceed as outlined in the recommendation.

### **RECOMMENDATION:**

**That Council authorize:**

- a) Zoning Bylaw Amendment Bylaw No. 5-1-2896 (Attachment “A”) to be introduced and read a first and second time**
- b) a Public Hearing to consider Bylaw No. 5-1-2896**
- c) distribution of Notice of Intent to consider Development Variance Permit No. DVP00526 (Attachment “B”) for 740 Lyne Road**

### **COUNCIL POLICY**

- KAMPLAN
  - Section C, Growth Management, Growth Plan, Northwest Sector
  - Section D-1, Land Management and Development, Area-specific Land Use Policies, Urban
  - Section D-5, Housing, Housing Diversity

### **SITE CONDITIONS AND BACKGROUND**

- |                                 |  |
|---------------------------------|--|
| • Neighbourhood                 | - Westsyde   |
| • KAMPLAN Designation           | - Urban  |
| • Current Zoning/Use            | - RT-2 (Two Family Residential-2)/vacant                     |
| • Proposed Zoning/Use           | - RS-1 (Single Family Residential-1)/single-family dwellings |
| • Surrounding Uses              | - Residential, commercial, park                              |
| • Application Date              | - May 31, 2018   |
| • Restrictive Covenant          | - n/a  |
| • Project Evaluation Team (PET) | - July 27, 2018  |
| • Parcel Size                   | - 931 m <sup>2</sup>   |
| • MOTI Referral                 | - n/a  |

### SUSTAINABILITY IMPLICATIONS

The proposed use complies with the objectives of the Sustainable Kamloops Plan, which includes increasing density of development, managing growth, and encouraging infill development in a variety of ways, including smaller lot sizes.

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M. Kwiatkowski, P.Eng.  
Development, Engineering and  
Sustainability Director

Author: P. Carroll, MCIP, RPP, Planner

Reviewed by: E. Beach, MCIP, RPP, Planning and  
Development Supervisor  
R. J. Martin, MCIP, RPP, Planning and  
Development Manager/Approving Officer

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Approved for Council

PC/ts

Attachments