

REPORT TO COUNCIL



Date: January 15, 2018

RIM No. 1250-30

To: City Manager

From: Community Planning Department (KB)

Application: Z17-0097

Owner: Ricardo Trumper & Patricia Tomic

Address: 644 DeHart Road

Applicant: Birte Decloux (Urban Options Planning & Permits)

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. Z17-0097 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 1 District Lot 358 Osoyoos Division Yale District Plan 39262, located at 644 DeHart Road, 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 FURTHER 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 January 15, 2018.

2.0 Purpose

To rezone the subject property to the RU6 – Two Dwelling Housing zone to facilitate the construction of a second dwelling.

3.0 Community Planning

Staff support the application to rezone from the RU1 – Large Lot Housing zone to the RU6 – Two Dwelling Housing zone to allow a second dwelling to be built on the subject property. The RU6 zone is consistent with the existing Future Land Use designation of S2RES – Single / Two Unit Residential. The property is

within the Permanent Growth Boundary and meets the minimum lot dimensions for two dwelling housing. The property is well in excess of the minimum lot dimensions and the applicant has submitted a conceptual site plan that demonstrates that the development can be achieved without variances.

The application meets the intent of several Official Community Plan (OCP) goals and policies related to containing growth within developed areas and providing for a variety of housing options. Full infrastructure servicing is available along DeHart Road in this area.

The applicant has confirmed the completion of neighbourhood consultation in accordance with Council Policy No. 367.

4.0 Proposal

4.1 Project Description

The proposal is to rezone the subject property to construct a second dwelling. The applicant proposes to retain the existing house and construct a second detached house towards the front of the property. The conceptual plan shows a potential building site with a gross main floor area of 181.2 m². No variances are being requested.

4.2 Site Context

The subject property is located on the north side of DeHart Road, between Lakeshore Road and Gordon Drive, in the City's North Mission – Crawford Sector. It is approximately 0.13 ha (0.32 ac) in area and currently has one single detached house. The surrounding area is characterized by single family dwellings, with the future DeHart Community Park immediately across the street. The property is located within the Permanent Growth Boundary.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	Ru1 – Large Lot Housing	Residential
East	Ru1 – Large Lot Housing	Residential
South	Ru1 – Large Lot Housing	Future DeHart Community Park
West	Ru1 – Large Lot Housing	Residential

Subject Property Map: 644 DeHart Road



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Chapter 1: Introduction

Goal 1. Contain Urban Growth. Reduce greenfield urban sprawl and focus growth in compact, connected and mixed-use (residential and commercial) urban and village centres.

Goal 2. Address Housing Needs of All Residents. Address housing needs of all residents by working towards an adequate supply of a variety of housing.

Development Process

Objective 5.3 Focus development to designated growth areas.

Policy 5.3.2 Compact Urban Form. 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.

Policy 5.22.6 Sensitive Infill. Encourage new development or redevelopment in existing residential areas to be sensitive to or reflect the character of the neighbourhood with respect to building design, height and siting.

Policy 5.22.7 Healthy Communities. Through current zoning regulations and development processes, foster healthy, inclusive communities and a diverse mix of housing forms, consistent with the appearance of the surrounding neighbourhood.

6.0 Technical Comments

6.1 Development Engineering Department

- See attached Schedule "A" City of Kelowna Memorandum

7.0 Application Chronology

Date of Application Received: October 20, 2017

Date Public Consultation Received: December 13, 2017

Report Prepared by: Kimberly Brunet, Planner

Reviewed by: Terry Barton, Urban Planning Manager

Approved for Inclusion: Ryan Smith, Community Planning Department Manager

Attachments:

Schedule "A" City of Kelowna Memorandum

Schedule "B" Conceptual Site Plan