

# REPORT TO COUNCIL



**Date:** August 13, 2018

**RIM No.** 1250-30

**To:** City Manager

**From:** Community Planning Department (KB)

**Application:** Z18-0072

**Owner:** Jagdeesh Singh Diocee and  
Anita Sanan

**Address:** 4315 Hobson Road

**Applicant:** Urban Options Planning &  
Permits

**Subject:** Rezoning Application

Existing OCP Designation: S2RES – 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. Z18-0072 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 38 District Lot 167 Osoyoos Division Yale District Plan 27559, located at 4315 Hobson Road, Kelowna, BC from the RU1 – Large Lot Housing zone to the RU2 – Medium Lot Housing zone, be considered by Council;

AND THAT the Rezoning Bylaw be forwarded to a Public Hearing for further consideration.

## 2.0 Purpose

To rezone the subject property to facilitate a two-lot subdivision.

## 3.0 Community Planning

Community Planning Staff support the rezoning application to facilitate a two-lot subdivision. The RU2 – Medium Lot Housing zone meets the form and density objectives of the Official Community Plan (OCP) S2RES – Single / Two Unit Residential designation, and as such the application is in compliance with the designated future land use. In addition, the OCP urban infill policies support the densification of urban residential neighbourhoods where infrastructure already exists, and through sensitive development including the use of smaller lots. The subject property is fully serviced and both proposed lots meet subdivision requirements for the RU2 – Medium Lot Housing zone.

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

#### 4.0 Proposal

##### 4.1 Background

There is currently an existing single family dwelling and swimming pool on the subject property. Should Council support the rezoning application, the dwelling would be demolished, and the swimming pool modified, to allow for a two-lot subdivision to occur.

##### 4.2 Project Description

The applicant is requesting permission to rezone and then subdivide the existing 1,457 m<sup>2</sup> parcel into two parcels. The subject property is fully serviced and both proposed lots meet subdivision requirements for the RU2 - Medium Lot Housing zone.

Zoning Analysis Table		
CRITERIA	RU <sub>2</sub> ZONE REQUIREMENTS	PROPOSAL
Proposed Lot 1 - Existing Lot/Subdivision Regulations		
Lot Area	400 m <sup>2</sup>	851.8 m <sup>2</sup>
Lot Width	13.0 m	17.45 m
Lot Depth	30.0 m	48.75 m
Proposed Lot 2 - Existing Lot/Subdivision Regulations		
Lot Area	400 m <sup>2</sup>	592.1 m <sup>2</sup>
Lot Width	13.0 m	13.0 m
Lot Depth	30.0 m	48.75 m

##### 4.3 Site Context

The subject property is located on the south side of Hobson Road, in the North Mission – Crawford City Sector. It is approximately 1,457 m<sup>2</sup> (0.36 acres) in area and currently has one single detached house and swimming pool. The surrounding area is characterized by single family dwellings and there are other properties nearby on Sarsons Road that have been rezoned to the RU<sub>2</sub> – Medium Lot Housing zone. It is approximately 500 metres from Sarsons Beach Park and is located within the Permanent Growth Boundary. The walk score is 18, indicating that almost all errands require a car.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU <sub>1</sub> – Large Lot Housing	Residential
East	RU <sub>1</sub> – Large Lot Housing	Residential
South	RU <sub>1</sub> – Large Lot Housing	Residential
West	RU <sub>1</sub> – Large Lot Housing	Residential

**Subject Property Map: 4315 Hobson 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**

Development Engineering is prepared to defer the requirements of the rezoning to the subdivision stage.

## **7.0 Application Chronology**

Date of Application Received: June 20, 2018

Date Public Consultation Completed: July 25, 2018

**Report prepared by:** Kimberly Brunet, Planner

**Reviewed by:** Dean Strachan, Suburban and Rural Manager

**Approved for Inclusion:** Ryan Smith, Community Planning Department Manager

### **Attachments:**

Schedule "A" - Site Plan