REPORT TO COUNCIL



Date: September 17, 2018

RIM No. 1250-30

To: City Manager

From: Community Planning Department (KB)

Application: Z18-0080 Karoly Gabor
Owner:

Cristeta Pastorin Gabor

Address: 1260 Thompson Road Applicant: Harmony Homes

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. Z18-0080 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 71 Section 22 Township 26 Osoyoos Division Yale District Plan 19162, located at 1260 Thompson 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 September 17, 2018.

2.0 Purpose

To rezone the subject property to facilitate the development of two dwelling housing.

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 S_2RES – Single / Two Unit Residential. The property is within the Permanent Growth Boundary and meets the minimum lot dimensions and area for two dwelling

housing. 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.

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 from RU1 to RU6 to construct a second dwelling. The applicant has indicated it is the intent to construct a second dwelling towards the east of the existing dwelling, which would remain throughout this development. There is an existing shed which would need to be demolished to allow for the development of a second dwelling to occur.

With the addition of a second dwelling, the owner may apply to stratify each dwelling. In order to stratify, the existing dwelling would need to be brought up to current BC Building Code standards. A conceptual plan shows a new single storey dwelling with a potential footprint of approximately 156 m².

4.2 Site Context

The subject property is located on the north side of Thompson Road in the City's Rutland Sector. It is approximately 0.1 hectares (0.25 acres) in area and currently has one single detached house. It is in a neighbourhood surrounded by single and two dwelling housing. The property is located within the City's Permanent Growth Boundary and is connected to sanitary sewer. It is in close proximity transit stops on Springfield Road.

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	Residential
West	RU6 – Two Dwelling Housing	Residential

Subject Property Map: 1260 Thompson Road



4.3 Zoning Analysis Table

Zoning Analysis Table			
CRITERIA	RU6 ZONE REQUIREMENTS	PROPOSAL	
Two Dwelling Housing Regulations			
Lot Area	700 m²	1,028 m²	
Lot Width	18.0 m	33.58 m	
Lot Depth	30.0 m	>30.0 m	

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.o Technical Comments

6.1 Development Engineering Department

See attached Schedule "A" City of Kelowna Memorandum

7.0 Application Chronology

Date of Application Received:

Date Application Accepted as Complete

Date Public Consultation Completed:

July 16, 2018

July 26, 2018

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 Attachment "A" Draft Site Plan