



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 m<sup>2</sup>.

##### 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 m <sup>2</sup>	1,028 m <sup>2</sup>
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.

## 6.0 Technical Comments

### 6.1 Development Engineering Department

See attached Schedule "A" City of Kelowna Memorandum

## 7.0 Application Chronology

Date of Application Received:	June 22, 2018
Date Application Accepted as Complete	July 16, 2018
Date Public Consultation Completed:	July 26, 2018

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<b>Reviewed by:</b>	Terry Barton, Urban Planning Manager
<b>Approved for Inclusion:</b>	Ryan Smith, Community Planning Department Manager

### Attachments:

Schedule "A" City of Kelowna Memorandum

Attachment "A" Draft Site Plan