

REPORT TO COUNCIL



Date: September 17, 2018

RIM No. 0920-20

To: City Manager

From: Community Planning Department (KB)

Application: Z18-0079 **Owner:** Harpal Singh Kohri
Kirandeep Kohri

Address: 425 Fitzpatrick Road **Applicant:** Harpal Singh Kohri

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. Z18-0079 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 4 Section 35 Township 26 Osoyoos Division Yale District Plan 23428, located at 425 Fitzpatrick Road, Kelowna, BC from the RU1 – Large Lot Housing zone to the RU6 – Two Dwelling Housing zone, be considered by Council;

AND 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;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the approval of the Ministry of Transportation and Infrastructure;

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

2.0 Purpose

To rezone the subject property from the RU1 – Large Lot Housing zone to the RU6 – Two Dwelling Housing zone to facilitate the development of two dwelling housing.

3.0 Community Planning

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 developed on the subject property. The RU6 zone is consistent with the property's existing Future Land Use designation of S2RES – Single / Two Unit Residential. It is within the City's Permanent Growth Boundary and meets the minimum lot dimensions and area for two dwelling housing in the RU6 zone.

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. A conceptual site plan has been submitted, shown in Attachment "A", demonstrating that a second dwelling can be constructed, without any variances being requested.

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

4.0 Proposal

4.1 Project Description

There is currently an existing single family dwelling on the subject property. Should Council support the rezoning application, the existing dwelling is proposed to remain, and a second dwelling would be constructed to the south of the existing dwelling. The applicant has submitted a conceptual site plan showing a proposed second dwelling, with approximately a 1,000 ft² (90 m²) footprint.

4.2 Site Context

The subject property is located on the south side of Fitzpatrick Road in the City's Rutland Sector. It is approximately 850 m² in area and currently has one single detached house. It is in close proximity to Chichester Wetland Park and there is a BC Transit bus stop directly in front of the subject property on Fitzpatrick Road.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RR3 – Rural Residential 3	Residential
East	RU1 – Large Lot Housing	Residential
South	RU1 – Large Lot Housing	Residential
West	RU1 – Large Lot Housing	Residential

Subject Property Map: 425 Fitzpatrick Road**4.3 Zoning Analysis Table**

Zoning Analysis Table		
CRITERIA	RU6 ZONE REQUIREMENTS	PROPOSAL
Two Dwelling Housing Regulations		
Lot Area	700 m ²	850 m ²
Lot Width	18.0 m	22.86 m
Lot Depth	30.0 m	26.58 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:	May 28, 2018
Date Application Accepted as Complete:	August 1, 2018
Date Public Consultation Received:	September 4, 2018

Report prepared by:	Kimberly Brunet, Planner
Reviewed by:	Dean Strachan, Suburban and Rural Planning Manager
Approved for Inclusion:	Ryan Smith, Community Planning Department Manager

Attachments:

Schedule "A" – City of Kelowna Memorandum
Attachment "A" – Draft Site Plan