

# REPORT TO COUNCIL



**Date:** January 28, 2019

**RIM No.** 1250-30

**To:** City Manager

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

**Application:** Z18-0119

**Owner:** Stephen Edward Sai-Wung Cheung

**Address:** 894 Dehart 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: RU6 – Two Dwelling Housing

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## 1.0 Recommendation

THAT Rezoning Application No. Z18-0119 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 5 District Lot 358 Osoyoos Division Yale District Plan KAP54236, located at 894 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 28, 2019.

## 2.0 Purpose

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

## 3.0 Community Planning

Community Planning Staff support the rezoning application to facilitate the development of two dwelling housing. The proposed RU6 – Two Dwelling 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 containing urban growth.

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

#### **4.0 Proposal**

##### **4.1 Background**

There is an open subdivision file on this property, to subdivide the existing parcel into two lots. Should Council support the rezoning application, and the applicant satisfies the requirements of the Preliminary Layout Review, the end result would be two dwellings on each lot (four dwellings total). The existing single detached housing would need to be demolished for this to occur.

##### **4.2 Project Description**

The applicant is requesting permission to rezone to the RU6 – Two Dwelling Housing zone, to facilitate the development of two dwelling housing.

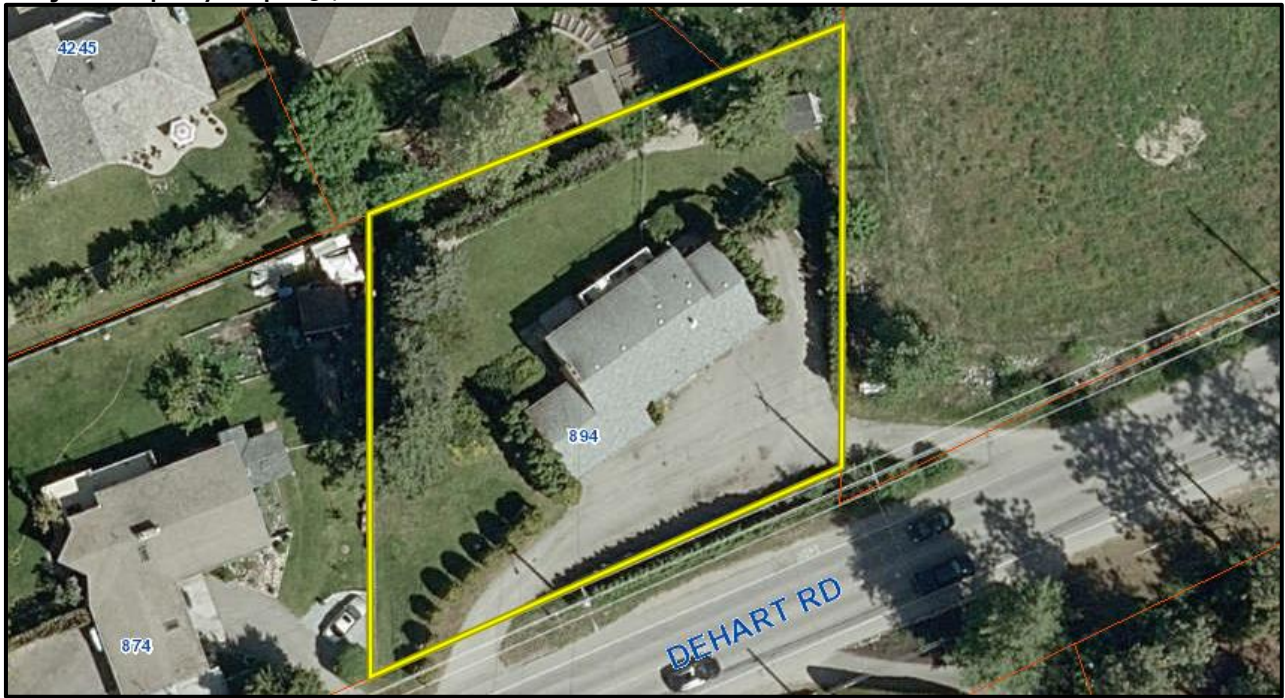
##### **4.3 Site Context**

The subject property is located on the north side of Dehart Road, near the intersection of Bartholomew Court. It is approximately 1,667 m<sup>2</sup> in area and currently has one single detached house. The surrounding area is characterized by single family dwellings and currently vacant land. It is within the City's Permanent Growth Boundary. The walk score is 20, indicating that almost all errands require a car.

Specifically, adjacent land uses are as follows:

<b>Orientation</b>	<b>Zoning</b>	<b>Land Use</b>
North	RU1 – Large Lot Housing	Residential
East	RU1 – Large Lot Housing	Currently vacant with an open subdivision application
South	RU1 – Large Lot Housing A1 – Agriculture 1	Residential
West	RU1 – Large Lot Housing	Residential

**Subject Property Map: 894 Dehart Road**



**5.0 Current Development Policies**

**5.1 Kelowna Official Community Plan (OCP)**

- **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.

**6.0 Technical Comments**

**6.1 Development Engineering Department**

See attached City of Kelowna Memorandums

**Application Chronology**

Date of Application Received: November 30, 2018

Date Public Consultation Completed: January 8, 2019

**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 Memorandums