

REPORT TO COUNCIL



Date: February 4, 2019

RIM No. 0920-20

To: City Manager

From: Community Planning Department (AF)

Application: Z18-0110 **Owner:** Cody Franson

Address: 4389 Hobson Rd **Applicant:** Hammer Homes

Subject: Rezoning Application

Existing OCP Designation: S2RES – Single / Two Unit Residential

Existing Zone: RU1 – Large Lot Housing

Proposed Zone: RU1c – Large Lot Housing with Carriage Home

1.0 Recommendation

THAT Rezoning Application No. Z18-0110 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot B District Lot 167 ODYD Plan 17542, located at 4389 Hobson Road, Kelowna, BC from the RU1 – Large Lot Housing zone to the RU1c – Large Lot Housing with Carriage House zone be considered by Council;

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

2.0 Purpose

To consider a development application to rezone to RU1c – Large Lot Housing with Carriage House to facilitate the development of a carriage house.

3.0 Community Planning

Community Planning supports the proposed rezoning from RU1 – Large Lot Housing to RU1c – Large Lot Housing with Carriage House as it is in line with the Official Community Plan (OCP) Future Land Use Designation of S2RES – Single / Two Unit Residential for the subject property and is located within the Permanent Growth Boundary. The property is fully serviced and is in close proximity to transit, parks, and schools. It is therefore consistent with the OCP Urban Infill Policy of Compact Urban Growth.

4.0 Proposal

4.1 Project Description

The property recently had a two storey single family dwelling demolished and removed from the site to allow for a new single family dwelling to be constructed. The proposed rezoning from RU1 to RU1c would facilitate the development of a 99.3m² one storey carriage house on the subject property.

4.2 Site Context

Subject Property Map: 4389 Hobson Rd

