

# 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

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## 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 99.3m<sup>2</sup> one storey carriage house on the subject property.

### 4.2 Site Context

**Subject Property Map: 4389 Hobson Rd**



## 5.0 Technical Comments

### 5.1 Development Engineering Department

- Refer to Attachment 'A' dated October 26, 2018.

## 6.0 Application Chronology

Date of Application Received: September 20, 2018

Date Public Consultation Completed: January 16, 2019

**Report prepared by:** Andrew Ferguson, Planner  
**Reviewed by:** Terry Barton, Urban Planning Manager  
**Approved for Inclusion:** Ryan Smith, Community Planning Department Manager

### Attachments:

Attachment A: Development Engineering Memorandum

Attachment B: Site Plan