

REPORT TO COUNCIL



Date: June 28th, 2021

To: Council

From: City Manager

Department: Development Planning

Application: Z21-0048

Owner: Jordan Daniel Kaleta & Chelsea Aleksandra McCutchan

Address: 1065 Hollywood Rd S

Applicant: Jordan Kaleta

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 House

1.0 Recommendation

THAT Rezoning Application No. Z21-0048 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 1 Section 23 Township 26 ODYD Plan 25272, located at 1065 Hollywood Road South, 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 Council, in accordance with Local Government Act s. 464(2), waive the Public Hearing for the Rezoning Bylaw.

2.0 Purpose

To rezone the subject property from the RU1 – Large Lot Housing zone to the RU1c – Large Lot Housing with Carriage House zone, and to waive the Public Hearing.

3.0 Development Planning

Development Planning support the proposed rezoning from RU1 – Large Lot Housing to RU1c – Large Lot Housing with Carriage House. The subject property is within the Permanent Growth Boundary (PGB), is serviced (i.e. sewer) and the plans align with the Official Community Plan (OCP) Future Land Use Designation of S2RES – Single/Two Unit Residential. Rezoning the subject property to add the 'c' designation would meet policy objectives including fostering a mix of housing forms and concentrating growth within the PGB.

4.0 Proposal

4.1 Project Description

The proposed rezoning from RU1 to RU1c is to allow the construction of a new three-bedroom, single-storey carriage house in the rear of the property. The carriage house would be accessed from the laneway, and the application has indicated that all three required stalls can be met on-site. The proposal indicates that the carriage house will meet all Zoning Bylaw Regulations without any variances. The subject property is near parks and schools and near transit stops.

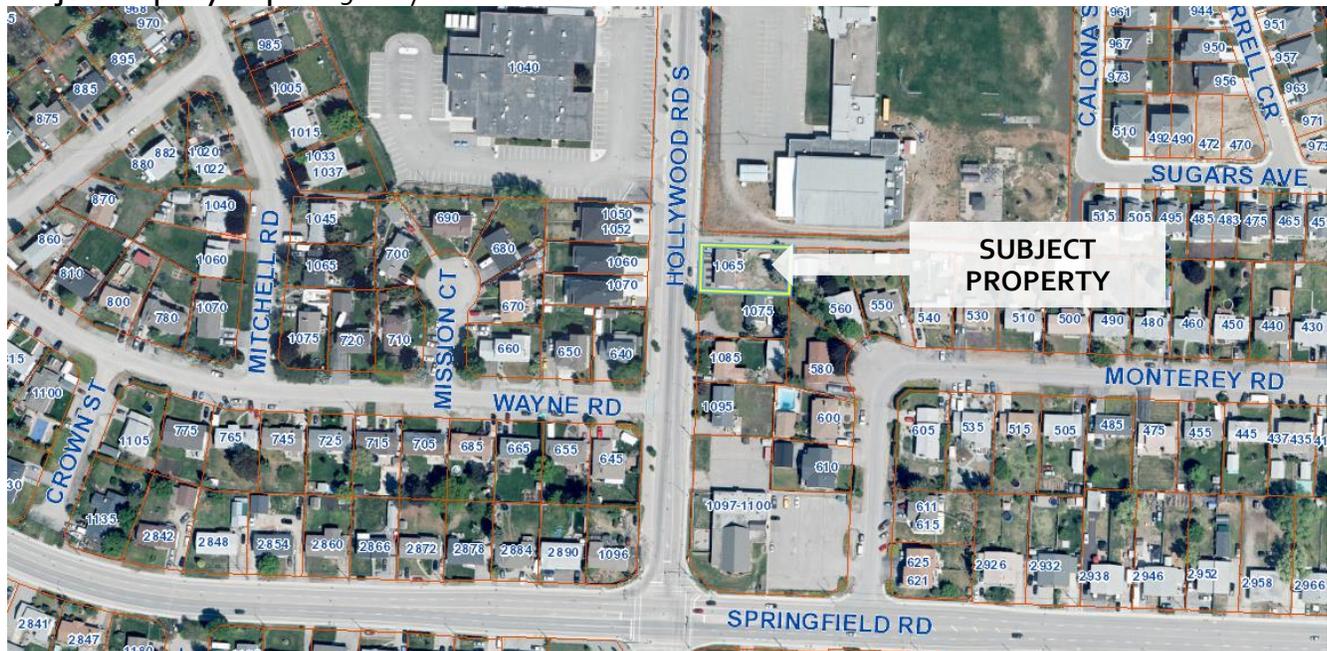
4.2 Site Context

The subject property is in the Rutland OCP Sector and the surrounding area is primarily zoned RU1 – Large Lot Housing, RU6 – Two Dwelling Housing and P2 – Education and Minor Institutional. The surrounding area has the Future Land Use Designation of S2RES – Single/Two Unit Residential and EDINST – Educational/Major Institutional.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	P2 – Education and Minor Institutional	Okanagan Christian School
East	RU1 – Large Lot Housing	Single-Family Dwelling
South	RU1 – Large Lot Housing	Single-Family Dwelling
West	RU6 – Two Dwelling Housing	Semi-Detached Dwellings

Subject Property Map: 1065 Hollywood Road S



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Chapter 1: Introduction

Goals for a Sustainable Future:

Contain Urban Growth – Reduce greenfield urban sprawl and focus growth in compact, connected, and mixed-use (residential and commercial) urban and village centres.

Chapter 5: Development Process

Objective 5.3 Focus development to designated growth areas

Policy .1 Permanent Growth Boundary. Establish a Permanent Growth Boundary as identified on Map 4.1 and Map 5.2. The City of Kelowna will support development of properties outside the PGB for more intensive use only to the extent permitted as per the OCP Future Land Use designations in place as of initial adoption of OCP Bylaw 10500, except for Agri-Business designated sites or as per Council's specific amendment of this policy. The PGB may be reviewed as part of the next major OCP update.

6.o Application Chronology

Date of Application Accepted: May 4th, 2021
Date Public Consultation Completed: May 12th, 2021

Report prepared by: Tyler Caswell, Planner I

Reviewed by: Jocelyn Black, Urban Planning Manager

Reviewed by: Terry Barton, Development Planning Department Manager

Approved for Inclusion: Ryan Smith, Divisional Director, Planning & Development Services

Attachments:

Attachment A: Conceptual Drawing Package