

REPORT TO COUNCIL



Date: November 28, 2022

To: Council

From: City Manager

Department: Development Planning Department

Application: Z22-0058 **Owner:** Aumol Properties Limited, Inc.
No. BC1145527

Address: 645 Hemlock Rd **Applicant:** Urban Options Planning Corp.

Subject: Rezoning Application

Existing OCP Designation: S-RES – Suburban Residential

Existing Zone: RU1 – Large Lot Housing

Proposed Zone: RU4 – Duplex Housing

1.0 Recommendation

THAT Rezoning Application No. Z22-0058 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of Lot 15 Section 26 Township 26 ODYD Plan 19924, located at 645 Hemlock Road, Kelowna, BC from the RU1 – Large Lot Housing zone to the RU4 – Duplex 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 Development Planning Department dated November 28, 2022.

2.0 Purpose

To rezone the subject property from the RU1 – Large Lot Housing zone to the RU4 – Duplex Housing zone to facilitate the construction of a semi-detached dwelling on the property.

3.0 Development Planning

Staff support the proposed rezoning application to RU4 – Duplex Housing to facilitate the development of semi-detached dwelling on the property. The RU4 zone allows for a maximum of two principal dwellings units, and each dwelling unit is permitted to have one secondary use (a secondary suite or a carriage house). The proposal meets the intent of the Official Community Plan (OCP) and the Future Land Use Designation

of S-RES – Suburban Residential, which speaks to the accommodation of single and two dwelling housing, with opportunities for secondary suites and carriage houses. Staff does not anticipate any significant negative impacts to the neighbouring properties.

4.0 Proposal

4.1 Project Description

The proposed rezoning from Ru1 to Ru4 is to allow for the addition of a new dwelling in semi-detached form on the property. The property is currently developed with a single detached dwelling that has a secondary suite. The additional dwelling will be located at the south side of the existing dwelling and meets all setback requirements. Development Engineering requirements note that the existing driveway on Hemlock Rd will be removed and replaced with a new driveway and the frontage of Girard Rd is to be upgraded to City standards. Sufficient parking has been provided for both residences on site. The property has fencing and mature landscaping to provide screening to the east and south neighbouring properties.

4.2 Site Context

The subject property is located on the corner of Hemlock Rd and Girard Rd, within the Rutland neighbourhood and the surrounding area is largely comprised of parcels zoned Ru1 – Large Lot housing and Ru4 – Duplex Housing. The property is in close proximity to Rutland Recreation Park, and Rutland’s Elementary, Middle, and Senior Schools.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	Ru1 – Large Lot Housing	Single Detached Dwelling
East	Ru1 – Large Lot Housing	Single Detached Dwelling
South	Ru4 – Duplex Housing	Two-Dwelling
West	P5 – Municipal Park District	Rutland Recreation Park

Subject Property Map: 645 Hemlock Rd



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Objective 7.2 Design Suburban Neighbourhoods to be low impact, context sensitive and adaptable (Chapter 7: Suburban Neighbourhoods)	
Policy 7.2.1 Ground Oriented Housing.	Consider a range of low-density ground-oriented housing development to improve housing diversity and affordability and to reduce the overall urban footprint of Suburban Neighbourhoods. Focus more intensive ground-oriented housing where it is in close proximity to small scale commercial services, amenities like schools and parks, existing transit service and/or active transportation facilities.
	<i>The S-RES future land use designation supports two dwelling housing. The proposal is considered sensitive infill to the neighbourhood by offering additional units in an existing neighbourhood. The property is in close proximity to Rutland Elementary, Middle, and Senior Schools.</i>

6.0 Technical Comments

6.1 Development Engineering Department

6.1.1 See attached Memorandum dated, October 13, 2022.

7.0 Application Chronology

Date of Application Accepted: September 23, 2022

Date Public Consultation Completed: October 5, 2022

Report prepared by: Sara Skabowski, Planner 1

Reviewed by: Dean Strachan, Community Planning & Development Manager

Reviewed by: Terry Barton, Development Planning Department Manager

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

Attachments:

Schedule A: Development Engineering Memo

Attachment A: Drawing Package