

REPORT TO COUNCIL



Date: January 9, 2023

To: Council

From: City Manager

Department: Development Planning Department

Application: Z22-0066 **Owner:** Hedeman Property Holding Corp., Inc.No. BC1122411

Address: 5399 Hedeman Ct **Applicant:** Urban Options Planning Corp.

Subject: Rezoning Application

Existing OCP Designation: S-RES – Suburban Residential

Existing Zone: RU1 – Large Lot Housing

Proposed Zone: RU1c – Large Lot Housing with Carriage House

1.0 Recommendation

THAT Rezoning Application No. Z22-0066 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of Lot A Section 23 Township 28 SDYD Plan 38762, located at 5399 Hedeman Court, Kelowna, BC from the RU1 – Large Lot Housing zone to the RU1c – Large Lot Housing with Carriage House zone, be considered by Council.

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 to facilitate the development of a carriage house.

3.0 Development Planning

Staff support the proposed rezoning application to RU1c – Large Lot Housing with Carriage House zone to facilitate the construction of a carriage house on the property. 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 growth, with opportunities for carriage houses in Suburban Neighbourhoods. The property is connected to City sanitary sewer and is within the Permanent Growth Boundary.

4.0 Proposal

4.1 Project Description

The proposed rezoning to the RU1c zone is to facilitate the construction of a carriage house in the southwest corner of the property. A portion of the existing poolhouse would be demolished, with the exception of the mechanical and equipment room, and replaced with the construction of the carriage house. The proposed development meets all setbacks and zoning bylaw regulations. Sufficient parking has been provided for the principal dwelling and the carriage house. Staff do not anticipate any significant negative impacts to the neighbouring properties.

4.2 Site Context

The subject property is located on Hedeman Court and is within the Southwest Mission neighbourhood. The surrounding area consists primarily of RU1 – Large Lot Housing zoned parcels. The property is in close proximity to Leon Creek Linear Park.

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	Ru1 – Large Lot Housing	Single Detached Dwelling
West	Ru1 – Large Lot Housing	Single Detached Dwelling

Subject Property Map: 5399 Hedeman Ct



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Objective 7.2 Design Suburban Neighbourhoods to be low compact, context sensitive and adaptable (Chapter 7: Suburban Neighbourhoods)	
Policy 7.2.1 Ground Oriented Housing	<p>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</p> <p><i>The proposed carriage home is sensitive to the neighbourhood with respect to building design, height, and siting. The S-RES future land use designation supports opportunities for carriage houses. The carriage house is a form of residential infill that allows for the modest intensification of density in an existing neighbourhood.</i></p>

6.0 Technical Comments

6.1 Development Engineering Department

6.1.1 See attached Memorandum dated, October 25, 2022.

7.0 Application Chronology

Date of Application Accepted: October 6, 2022
 Date Public Consultation Completed: November 21, 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:

Attachment A: Development Drawings