

application meets several OCP policies including ground oriented housing development and sensitive infill. 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 RU₄ – Duplex Housing zone is to facilitate the construction of a second detached dwelling at the rear of the property. The applicant has submitted a site plan showing the buildable area for the development. The existing garage will be demolished and replaced with the new development. The proposal has been designed with a shared 6.0 m width driveway to meet the maximum road frontage allowed. An existing mature ponderosa pine tree will be protected within the 7.5 m rear yard setback during construction. The application indicates the the proposed RU₄ zone is consistent with the OCP and the development concept can be constructed to meet all Zoning Bylaw regulations. Staff does not anticipate any significant negative impacts to the neighbouring properties.

4.2 Site Context

The subject property is located at the intersection of Mark Road and Graham Road, within Rutland. The surrounding area is primarily zoned RU₁ – Large Lot Housing, with scattered RU₄ – Duplex Housing zoned parcels. The property is in close proximity to Mission Creek Regional Park along Springfield Road.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU ₁ – Large Lot Housing	Single Detached Dwelling
East	RU ₁ – Large Lot Housing	Single Detached Dwelling
South	RU ₁ – Large Lot Housing & RU ₄ – Duplex Housing	Single Detached Dwelling & Duplex
West	RU ₁ – Large Lot Housing	Single Detached Dwelling

Subject Property Map: 1385 Graham Rd



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Objective 5.3 Design residential infill to be sensitive to neighbourhood context	
Policy 5.3.1 Ground Oriented Infill	Encourage gentle densification in the form of ground-oriented residential uses such as houseplexes, townhouses and narrow lot housing to approximately 2 storeys, maintaining residential uses and setbacks that reflect the existing development pattern. Consider opportunities for greater height and massing at block ends and along Active Transportation Corridors as outlined in Figure 5.3.
	<i>The proposal considers low-density, ground-oriented housing that retains the existing dwelling. The proposed RU4 zone is consistent with the OCP and the development concept can be constructed to meet all Zoning Bylaw regulations. The addition of a second dwelling maintains the established neighbourhood pattern.</i>

6.0 Application Chronology

Date of Application Accepted: November 25, 2022

Date Public Consultation Completed: December 9, 2022

Report prepared by: Sara Skabowski, Planner I

Reviewed by: Lydia Korolchuk, Urban Planning Manager

Reviewed by: Terry Barton, Development Planning Department Manager

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

Attachments:

Attachment A: Development Engineering Memo

Attachment B: Site Plan