# REPORT TO COUNCIL



**Date:** February 27, 2023

To: Council

From: City Manager

**Department:** Development planning Department

**Application:** Z22-0074 **Owner:** Gurmit Singh Mann

Address: 1385 Graham Rd Applicant: Urban Options Planning Corp.

**Subject:** Rezoning Application

**Existing OCP Designation:** C-NHD – Core Area Neighbourhood

**Existing Zone:** RU1 – Large Lot Housing

**Proposed Zone:** RU4 – Duplex Housing

#### 1.0 Recommendation

THAT Rezoning Application No. Z22-0074 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of Lot 86 Section 22 Township 26 ODYD PLAN 19162, located at 1385 Graham Rd, 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 Attachment "A" attached to the Report from the Development Planning Department dated February 27, 2023.

#### 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 second single detached dwelling.

### 3.0 Development Planning

Development Planning Staff support the proposed rezoning application to the RU4 – Duplex Housing zone to facilitate the construction of a proposed second detached dwelling on the subject property. The proposal meets the intent of the Official Community Plan (OCP) and the Future Land Use Designation of C-NHD – Core Area Neighbourhood, which speaks to the accommodation of single and two dwelling housing. The

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 <u>Project Description</u>

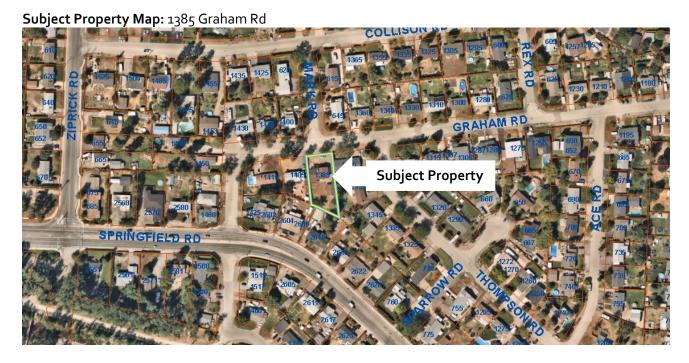
The proposed rezoning to the RU<sub>4</sub> – Duplex Housing zone is to facilitate the construction of a second detached dwelling at the rear of the property. The applicant has submitted a site plan showing the buildable area for the development. The existing garage will be demolished and replaced with 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 RU<sub>4</sub> 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	RU1 – Large Lot Housing	Single Detached Dwelling
East	RU1 – Large Lot Housing	Single Detached Dwelling
South	RU1 – Large Lot Housing & RU4 – Duplex Housing	Single Detached Dwelling & Duplex
West	RU1 – Large Lot Housing	Single Detached Dwelling



# 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.

The proposal considers low-density, ground-orietend 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 maintins the established neighbourhood pattern.

# 6.o 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