

consistent with the property's OCP future land use designation and the property is connected to City sanitary sewer and water.

To fulfill Council Policy No. 367, the applicant submitted a Neighbour Consultation Summary Form to staff on June 30, 2017, outlining that neighbours within 50m of the subject property were notified.

4.0 Proposal

4.1 Project Description

The applicant is proposing to rezone the subject property from RU1 – Large Lot Housing to RU6 – Two Dwelling Housing in order to construct a second single detached house at the rear of the property (Attachment A). The property meets the RU6 requirements for two single detached houses: the lot is greater than 18.0m wide and has a lot area greater than 700m². Access for the proposed second house is off the rear lane.

4.2 Site Context

The subject property is located in the South Pandosy – KLO City Sector, east of Ethel St on the north side of Grenfell Rd. The property is in close to several nearby amenities including schools, parks, transit, and the hospital. The property is connected to City sewer and water and is within the Permanent Growth Boundary.

Specifically, adjacent land uses are as follows:

| Orientation | Zoning | Land Use |
|-------------|-------------------------|-------------|
| North | RU1 – Large Lot Housing | Residential |
| East | RU1 – Large Lot Housing | Residential |
| South | RU1 – Large Lot Housing | Residential |
| West | RU1 – Large Lot Housing | Residential |

Subject Property Map: 934 Grenfell Rd



4.3 Zoning Analysis Table

| Zoning Analysis Table | | |
|--|-----------------------|-------------------|
| CRITERIA | RU6 ZONE REQUIREMENTS | PROPOSAL |
| Subdivision Regulations (Two Single Detached Houses) | | |
| Lot Area | 700m ² | 927m ² |
| Lot Width | 18.0m | 18.6m |
| Lot Depth | 30.0m | >39.0m |
| Development Regulations | | |
| Site Coverage | 40% | 36% |
| Front Yard | 6.0m | 6.5m |
| Side Yard (east) | 2.0m | 2.0m |
| Side Yard (west) | 2.0m | 2.0m |
| Rear Yard | 7.5m | 7.5m |
| Separation from dwellings | 4.5m | 4.57m |
| Other Regulations | | |
| Minimum Parking Requirements | 4 spaces | 4 spaces |
| Private Open Space | 60m ² | 60m ² |

5.0 **Current Development Policies**5.1 Kelowna Official Community Plan (OCP)**Future Land Use**

Single / Two Unit Residential (S2RES)¹ Single detached homes for occupancy by one family, single detached homes with a secondary suite or carriage house, semi-detached buildings used for two dwelling units, modular homes, bareland strata, and those complementary uses (i.e. minor care centres, minor public services/utilities, convenience facility and neighbourhood parks), which are integral components of urban neighbourhoods. Suitability of non-residential developments within the neighbourhood environment will be determined on a site-specific basis. Non-residential developments causing increases in traffic, parking demands or noise in excess of what would typically be experienced in a low density neighbourhood would not be considered suitable.

Development Process

Compact Urban Form.² Develop a compact urban form that maximizes the use of existing infrastructure and contributes to energy efficient settlement patterns. This will be done by increasing densities (approximately 75 - 100 people and/or jobs located within a 400 metre walking distance of transit stops is required to support the level of transit service) through development, conversion, and re-development within Urban Centres (see Map 5.3) in particular and existing areas as per the provisions of the Generalized Future Land Use Map 4.1.

Sensitive Infill.³ Encourage new development or redevelopment in existing residential areas to be sensitive to or reflect the character of the neighborhood with respect to building design, height and siting.

¹ City of Kelowna Official Community Plan, Future Land Use Designation Definitions (Chapter 4).

² City of Kelowna Official Community Plan, Policy 5.3.2 (Development Process Chapter 5).

³ City of Kelowna Official Community Plan, Policy 5.22.6 (Development Process Chapter 5).

6.0 Technical Comments

6.1 Development Engineering Department

- See Schedule 'A' memorandum dated July 10, 2017.

7.0 Application Chronology

Date of Application Received: May 30, 2017

Date Public Consultation Completed: June 30, 2017

Report prepared by: Emily Williamson, Planner
Reviewed by: Terry Barton, Urban Planning Manager
Approved for Inclusion: Ryan Smith, Community Planning Department Manager

Attachments:

Schedule 'A' – Development Engineering Memorandum dated July 10, 2017

Attachment 'A' – Proposed Site Plan