

REPORT TO COUNCIL



Date: June 11, 2018

RIM No. 1250-30

To: City Manager

From: Community Planning Department (BBC)

Application: Z18-0020

Owner: Richard Laurent Therrien and Daniel Jeffery Good

Address: 440 Bach Road

Applicant: Richard Laurent Therrien

Subject: Rezoning Application

Existing OCP Designation: S2RES – Single / Two Unit Residential

Existing Zone: RU1 – Large Lot Housing

Proposed Zone: RU1c – Large Lot Housing with Carriage House

1.0 Recommendation

THAT Rezoning Application No. Z18-0020 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 6, Section 26, Township 26, Osoyoos Division, Yale District, Plan 22499, located at 440 Bach Road, Kelowna, BC from the RU1 – Large Lot Housing zone to the RU1c – Large Lot Housing with Carriage House zone, be considered by Council;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the approval of the Ministry of Transportation and Infrastructure;

AND FURTHER THAT the Rezoning Bylaw be forwarded to a Public Hearing for further consideration;

2.0 Purpose

To rezone the subject property from RU1 - Large Lot Housing zone to RU1c - Large Lot Housing with Carriage House zone to facilitate the development of a carriage house.

3.0 Community Planning

Community Planning supports the proposed rezoning from RU1 - Large Lot Housing to RU1c - Large Lot Housing with Carriage House to facilitate the development of a carriage house.

The Official Community Plan (OCP) Future Land Use is designated as S2RES - Single/Two Unit Residential, which supports this modest increase in density and the property is located within the Permanent Growth Boundary with urban services. The concept of the carriage house is aligned with the OCP urban infill policy

of Compact Urban Form - increasing density where infrastructure already exists. The proposed one-storey carriage house also meets the OCP Policy of Sensitive Infill, which involves designing so that height and massing is sensitive to the existing context of the neighbourhood.

Should Council approve the rezoning, the applicant may apply for a demolition permit to remove an existing structure in the location of the proposed carriage house, then apply for a building permit, provided there are no variances requested.

To fulfill Council Policy No. 367, the applicant submitted a Neighbour Consultation Summary Form to staff on February 20, 2018, outlining that the neighbours within 50 m of the subject property were notified.

4.0 Proposal

4.1 Background

The subject property currently has a single family dwelling and a small secondary structure located on the parcel. The single family dwelling will be retained through this development, whereas the existing secondary structure (located at rear, northeastern corner of the lot) will be demolished prior to the construction of the proposed carriage house on the same footprint as the existing secondary structure.

4.2 Project Description

The applicant has provided proposed designs for the single storey carriage house, located at northeastern corner of the lot. Access to the proposed carriage house will be from Bach Road, and parking requirements for the proposed carriage house have been met. The proposed carriage house does not trigger any variances at this time.

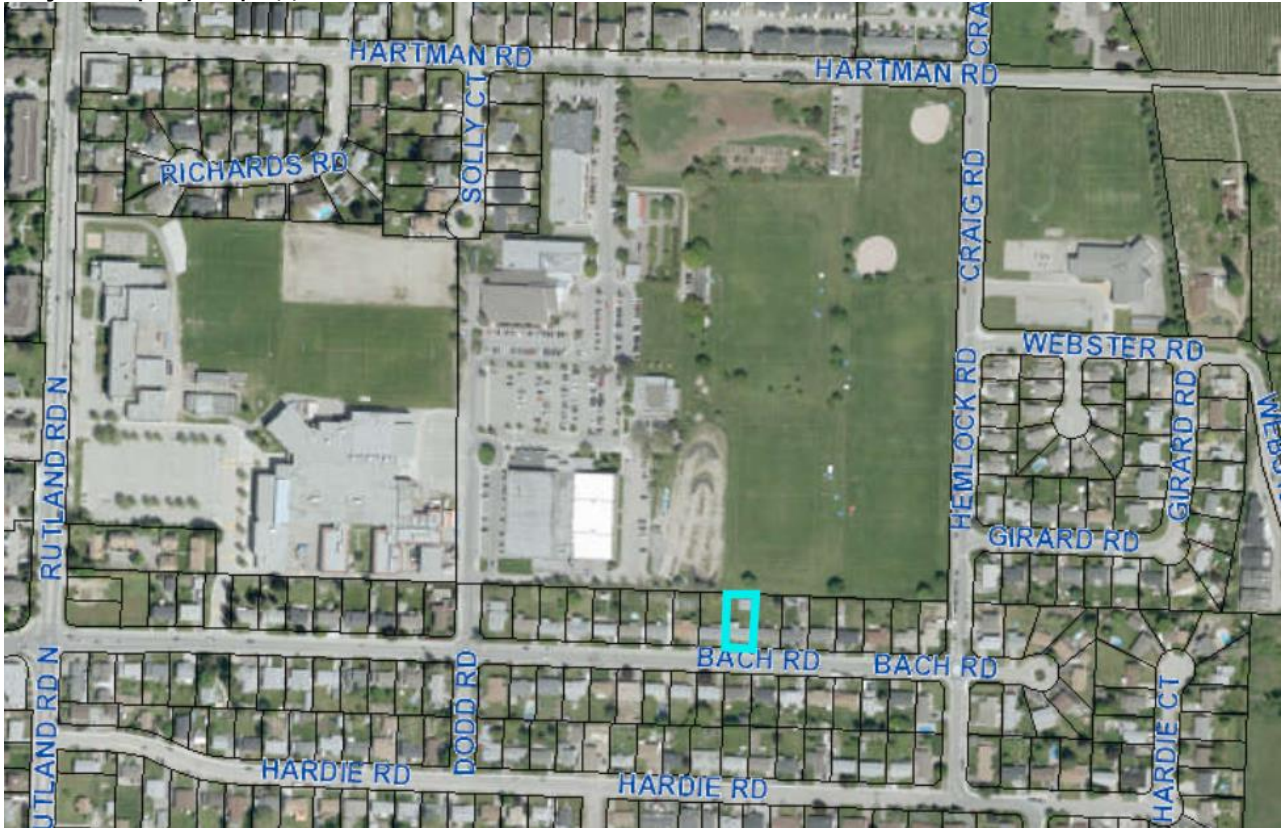
4.3 Site Context

The subject property is located on Bach Road, between Dodd Road and Hemlock Road, approximately 500 meters east of Rutland Road, within the Rutland City Sector. The area is characterized primarily by single family dwellings, with Rutland Arena and Recreation Park, Rutland Elementary, and Rutland Middle and Senior School located immediately north of the subject property.

Adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	P5LP – Municipal District Park (liquor primary) P2 – Educational and Minor Institutional	Rutland Arena and Recreation Park Rutland Middle and Senior School
East	RU1 – Large Lot Housing P2 - Educational and Minor Institutional	Residential Rutland Elementary School
South	RU1 – Large Lot Housing RU6 – Two Dwelling Housing	Residential
West	RU1 - Large Lot Housing	Residential

Subject Property Map: 440 Bach Road



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Development Process

Compact Urban Form.¹ 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.² 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.

Carriage Houses & Accessory Apartments.³ Support carriage houses and accessory apartments through appropriate zoning regulations.

Urban Uses.⁴ Direct urban uses to lands within the urban portion of the Permanent Growth Boundary, in the interest of reducing development and speculative pressure on agricultural lands.

¹ City of Kelowna Official Community Plan, Policy 5.2.3 (Development Process Chapter).

² City of Kelowna Official Community Plan, Policy 5.22.6 (Development Process Chapter).

³ City of Kelowna Official Community Plan, Policy 5.22.12 (Development Process Chapter).

⁴ City of Kelowna Official Community Plan, Policy 5.33.3 (Development Process Chapter).

6.0 Technical Comments

6.1 Building & Permitting Department

- Full Plan check for Building Code related issues will be done at time of Building Permit applications.

6.2 Development Engineering Department

- Please see attached Development Engineering Memorandum (Attachment A) dated March 2, 2018.

6.3 Fire Department

- No objections to zoning.

7.0 Application Chronology

Date of Application Received: February 6, 2018

Date Public Consultation Completed: February 20, 2018

Report prepared by: Barbara B. Crawford, Planner

Reviewed by: Terry Barton, Urban Planning Manager

Approved for Inclusion: Ryan Smith, Community Planning Department Manager

Attachments:

Attachment A – Development Engineering Memorandum

Schedule A – Proposed Carriage House Site and Elevation Plans