

# REPORT TO COUNCIL



**Date:** August 13, 2018

**RIM No.** 1250-30

**To:** City Manager

**From:** Community Planning Department (KB)

<b>Application:</b>	Z18-0074	<b>Owner:</b>	Trevor James Taylor Lori-Lynn Taylor
<b>Address:</b>	771 Barnaby Road	<b>Applicant:</b>	Westerkamp Design Inc.
<b>Subject:</b>	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

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## 1.0 Recommendation

THAT Rezoning Application No. Z18-0074 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 2 District Lot 357 Similkameen Division Yale District Plan EPP73196, located at 771 Barnaby 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 the Rezoning Bylaw be forwarded to a Public Hearing for further consideration;

AND FURTHER THAT final adoption of the Rezoning Bylaw be considered in conjunction with Council's consideration of a Development Variance Permit for the subject property.

## 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 Community Planning

Community Planning Staff support the proposed rezoning application 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 designation of the subject property is S2RES – Single / Two Unit Residential, which supports this zoning change. The concept of the carriage house is aligned with

the OCP Policies of Compact Urban Form – increasing density where infrastructure already exists, and of Carriage Houses & Accessory Apartments. The property is connected to City sanitary sewer and within the Permanent Growth Boundary of the City.

The applicant has submitted preliminary drawings for a carriage house, and Staff are currently aware of one variance being requested, to vary the required front yard setback. Should the rezoning application be supported by Council, Staff would bring forward a Development Variance Permit application for Council consideration.

The applicant has confirmed the completion of public notification in accordance with Council Policy No. 367.

#### **4.0 Proposal**

##### **4.1 Background**

There was an existing single family dwelling on the subject property, which has been demolished. The property was rezoned and part of a subdivision process in 2016-2017. A Hazardous Condition Development Permit, for steep slopes on the property, was issued at the time of subdivision.

##### **4.2 Project Description**

The applicant has provided preliminary drawings for a new single family dwelling and carriage house. A conceptual site plan has been submitted, which shows one variance being requested for the siting of the carriage house. Should the rezoning be supported by Council, a Development Variance Permit would be required prior to a building permit for the carriage house being issued.

##### **4.3 Site Context**

The 2,189 m<sup>2</sup> subject property is located on the south side of Barnaby Road, in the City's Southwest Mission Sector. It is within the Permanent Growth Boundary and has a walk score of 3, which means almost all errands require a car.

Specifically, adjacent land uses are as follows:

<b>Orientation</b>	<b>Zoning</b>	<b>Land Use</b>
North	RU6 – Two Dwelling Housing RR3 – Rural Residential 3	Residential
East	RU1 – Large Lot Housing	Residential
South	RU1 - Large Lot Housing	Residential
West	RU6 – Two Dwelling Housing RU2 – Medium Lot Housing	Residential

**Subject Property Map: 771 Barnaby Road**



**5.0 Current Development Policies**

**5.1 Kelowna Official Community Plan (OCP)**

**Chapter 5 - Development Process**

**Policy 5.2.3 - Compact Urban Form.** 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.

**Policy 5.22.6 – Sensitive Infill.** 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.

**Policy 5.22.12 – Carriage Houses & Accessory Apartments.** Support carriage houses and accessory apartments through appropriate zoning regulations.

**6.0 Technical Comments**

**6.1 Development Engineering Department**

See attached Attachment "A" - City of Kelowna Memorandum

## **7.0 Application Chronology**

Date of Application Received: May 15, 2018

Date Public Consultation Completed: July 16, 2018

**Report prepared by:** Kimberly Brunet, Planner

**Reviewed by:** Dean Strachan, Suburban and Rural Planning Manager

**Approved for Inclusion:** Ryan Smith, Community Planning Department Manager

### **Attachments:**

Schedule "A" – Design Rationale, Conceptual Site Plan, Floor Plan and Elevations

Attachment "A" – City of Kelowna Memorandum