

REPORT TO COUNCIL



Date: January 28, 2019

RIM No. 1250-30

To: City Manager

From: Community Planning Department (LKC)

Application: Z18-0120 **Owner:** Andrew Bergestad

Address: 165 Venus Rd **Applicant:** Adam Rumpel

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. Z18-0120 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 62, Section 23, Township 26, ODYD, Plan 22418, located at 165 Venus Rd, 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;

2.0 Purpose

To consider a development application to rezone to the RU1c - Large Lot Housing with Carriage House Zone to facilitate a proposed carriage house on the subject property.

3.0 Community Planning

Staff are recommending support for the proposed rezoning of the subject property to RU1c-Large Lot Housing with Carriage House Zone as it is consistent with the Official Community Plan (OCP) Future Land Use Designation and infill growth policies for the subject property. The property is located within the Permanent Growth Boundary, fully serviced and is in close proximity to transit, parks, and schools. The walkscore is 54 indicating that it is somewhat walkable allowing for some errands to be accomplished on foot.

4.0 Proposal

4.1 Background

The subject property currently has an existing one and a half story single family dwelling with a carport.

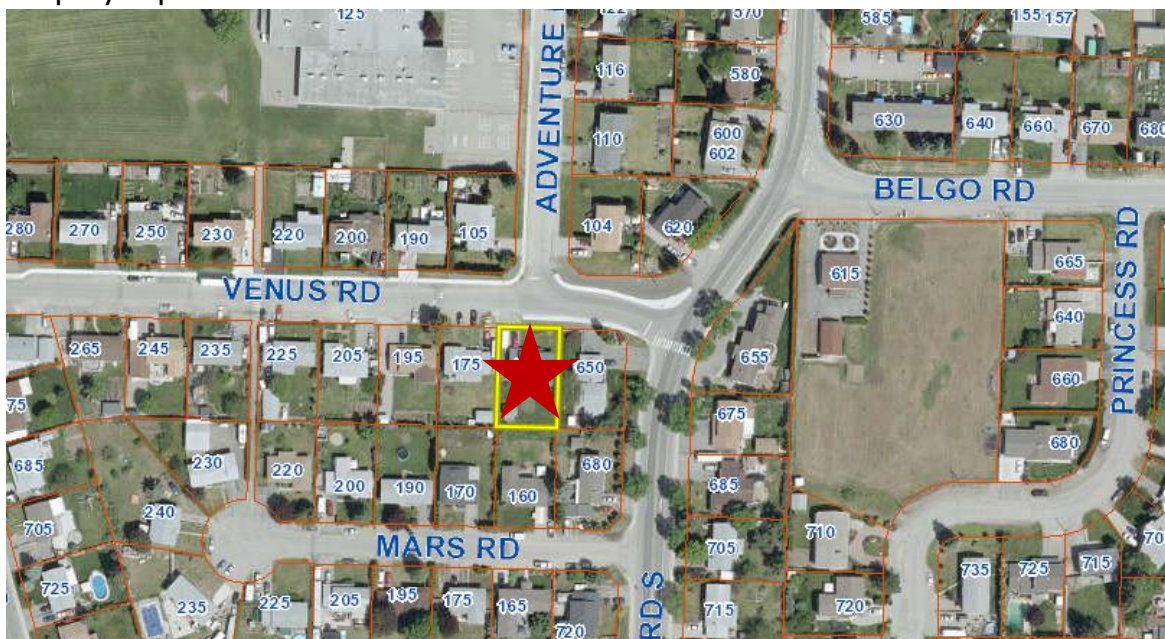
4.2 Project Description

The proposed rezoning is necessary to permit development of a carriage house on the subject property. Staff are currently tracking one variance for the proposed Carriage House. Should the rezoning be supported by council, Staff will produce a variance report to council.

4.3 Site Context

The subject property is located in the Rutland neighbourhood. There are several RU1c – Large Lot Housing with Carriage Homes zoned properties located within the neighbourhood.

Subject Property Map:



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

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.

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

Carriage Houses & Accessory Apartments.² Support carriage houses and accessory apartments through appropriate zoning regulations.

6.o Technical Comments

No comments relevant for rezoning.

7.o Application Chronology

Date of Application Received: October 18, 2018

Date Public Consultation Completed: January 12, 2019

Report prepared by: Levan King Cranston, Planner 1

Reviewed by: Terry Barton, Urban Planning Manager

Approved for Inclusion: Ryan Smith, Community Planning Manager

Attachments:

Attachment A: Site Plan

Attachment B: Development Engineering Technical Comments

² City of Kelowna Official Community Plan, Policy 5.22.12 (Development Process Chapter).