

REPORT TO COUNCIL



Date: April 15, 2019

RIM No. 1250-30

To: City Manager

From: Community Planning Department (AJ)

Application: Z18-0115 **Owner:** Keith Robertson

Address: 330 Rutland Road South **Applicant:** Keith Robertson

Subject: Rezoning Application

Existing OCP Designation: MRL – Multiple Unit Residential – Low Density

Existing Zone: RU1 – Large Lot Housing

Proposed Zone: RU1C – Large Lot Housing with Carriage House

1.0 Recommendation

THAT Rezoning Application No. Z18-0115 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 5 Section 23 Township 26 ODYD Plan 12078 located at 330 Rutland Road South, 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 Public Hearing for further consideration;

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

2.0 Purpose

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

3.0 Community Planning

Community Planning Staff support the proposed rezoning application from the RU1 – Large Lot Housing zone 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 and neighbouring properties is MRL - Multiple Unit Residential (Low Density). The proposed carriage house provides an incremental density increase that is suitable for the neighbourhood and is consistent with policies for Sensitive Infill.

The concept of the carriage house is also aligned with the OCP Policies of Compact Urban Form – increasing density where infrastructure already exists, and of Carriage Houses & Accessory Apartments – supporting carriage houses and accessory apartments through appropriate zoning regulations. The property is connected to City sanitary sewer and within the Permanent Growth Boundary of the City.

The applicant has confirmed the completion of public notification in accordance with Council Policy No. 367. To date, staff has received one neutral enquiry regarding the rezoning proposal.

4.0 Proposal

4.1 Project Description

The applicant has submitted conceptual drawings siting the carriage house on the property. The proposal indicates that the carriage house can be constructed to meet all Zoning Bylaw Regulations without any variances.

4.2 Site Context

The property is located in the Rutland area, north of Holbrook Road and east of Robson Road W. The surrounding neighbourhood consists primarily of single family dwellings.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1 – Large Lot Housing	Single Family Dwelling
East	RU2 – Medium Lot Housing	Single Family Dwelling
South	RU1 – Large Lot Housing	Single Family Dwelling
West	RU1 – Large Lot Housing	Single Family Dwelling

Subject Property Map: 330 Rutland Road South



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.

6.o Application Chronology

Date of Application Received: November 19, 2019

Date Public Consultation Completed: January 29, 2019

Report prepared by: Arlene Janousek, Planner

Reviewed by: Dean Strachan, Suburban and Rural Planning Manager

Approved for Inclusion: Ryan Smith, Community Planning Department Manager

Attachments:

Schedule A: Site Plan

Schedule B: Conceptual Elevations

¹ City of Kelowna Official Community Plan, Policy 5.2.3 (Chapter 5).

² City of Kelowna Official Community Plan, Policy 5.22.6 (Chapter 5).

³ City of Kelowna Official Community Plan, Policy 5.22.12 (Chapter 5).