REPORT TO COUNCIL

Date:	July 15, 2019		
RIM No.	1250-30		
To:	Council		
From:	City Manager		
Application:	Z19-0044	**Owner:**	Gail Negus & Daniel Crothers
Address:	4633 Gordon Drive	**Applicant:**	Gail Negus & Daniel Crothers
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. Z19-0044 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 2, District Lot 357, ODYD, Plan KAP54652 located at 4633 Gordon Drive, 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.

2.0 Purpose

To rezone the subject property from RU1 – Large Lot Housing to RU1c – Large Lot Housing with Carriage House to accommodate a carriage house in an existing accessory building.

3.0 Development Planning

Community Planning Staff support the proposed rezoning application from the RU1 – Large Lot Housing zone to the 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 S2RES – Single / Two Unit Residential. The proposed carriage house provides an incremental density increase that is suitable for the neighbourhood and is consistent with policies for sensitive infill.

The application is to bring the property and existing accessory building into compliance as it has been occupied as a carriage house without appropriate zoning or building permit approvals. The applicant has confirmed the completion of public notification in accordance with Council Policy No. 367.

4.0 Proposal

4.1 Background

The property currently has an existing principal dwelling and an accessory building located. In 2016, the accessory building was determined to be occupied as an illegal suite. Bylaw enforcement action was taken, the suite was decommissioned, and the building was approved for occupancy as an accessory building only. In 2019 it was again determined that the accessory building was occupied as an illegal suite under the same ownership. The applicants are attempting to bring the property's land use into compliance through the rezoning application. The structure will need to meet all BC Building Code and Fire Department requirements prior to issuance of a Building Permit and occupancy.

4.2 Project Description

The applicant is requested to use an existing accessory building as a carriage house. It is located in the southeast corner of the property accessed from the existing driveway. The structure is one storey in height (approximately 3.2 m) with a shallow pitched roof. The proposal indicates that it would meet all Zoning Bylaw Regulations to be used as a carriage house without any variances.

4.3 Site Context

The property is in the City's Lower Mission area, south of McClure Road and north of Buck Road on Gordon Drive, and is within the Permanent Growth Boundary. The surrounding neighbourhood consists primarily of single family dwellings with some carriage house and two dwelling housing zoned properties. Specifically, adjacent land uses are as follows:

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

Subject Property Map: 4633 Gordon Drive



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Policy 5.3.2 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 or reflect the character of the neighbourhood 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 Application Chronology

Date of Application Received: January 22, 2019
Date Public Consultation Completed: May 20, 2019

Report prepared by: Wesley Miles, Planner Specialist

Reviewed by: Laura Bentley, Urban Planning & Development Policy Manager

Approved for Inclusion: Terry Barton, Development Planning Department Manager

Attachments:

Schedule A: Site Plan
Schedule B: Elevations