REPORT TO COUNCIL

Date:	July 15, 2019		
RIM No.	1250-30		
To:	Council		
From:	City Manager		
Application:	Z17-0034	**Owner:**	Andrea Harrison
Address:	195 Rains Rd	**Applicant:**	Robert Holden
Subject:	Rezoning Application		
Existing OCP Designation:	S2RES – Single/Two Unit Housing		
Existing Zone:	RU1 – Large Lot Housing		
Proposed Zone:	RU1c – Large Lot Housing with Carriage House		

1.0 Recommendation

THAT Rezoning Application No. Z17-0034 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 9 Section 35 Township 26 ODYD District Plan 19149 located at 195 Rains 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;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the issuance of an Environmental Development Permit and a Farm Protection Development Permit;

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 consider a rezoning application from the Ru1 – Large Lot Housing to the RU1c – Large Lot Housing with Carriage House Zone to facilitate the development of a carriage house on the subject property.

3.0 Community Planning

Staff are recommending support for the proposed rezoning application to the 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 of the subject property and neighbouring properties. The subject

property is located within the Permanent Growth Boundary, is fully serviced, and is in close proximity to Rutland Road and Edith Gay Park.

Proposal

3.1 Project Description

The subject property is approximately 0.47 acres in size and has an existing single family dwelling accessed from Rains Road. The proposed rezoning application is to accommodate the development of a carriage house. The proposed carriage house is one and a half storeys in height with a single car garage located approximately centred on the south property line. The site is located adjacent to agriculturally zoned property that is within the Agricultural Land Reserve and environmentally sensitive areas to the north east. Staff are tracking a Farm Protection Development Permit and an Environmental Development Permit.

3.2 Site Context

The subject property is located in the Rutland area east of Rutland Road and north of Moyer Road. The area is a mix between RU1 and A1 zoned properties. Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	A1 - Agriculture	Agricultural
East	A1 - Agriculture	Agricultural
South	RU1 – Large Lot Housing	Single Family Dwelling
West	RU1 – Large Lot Housing	Single Family Dwelling

Subject Property Map: 195 Rains Rd



5.0 Current Development Policies

Kelowna Official Community Plan (OCP)

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.

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.

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

6.0 Technical Comments

6.1 Development Engineering Department

See Attachment A: Development Engineering Memorandum

7.0 Application Chronology

Date of Application Received: August 26, 2016
Date Public Consultation Completed: April 24, 2019

Report prepared by: Wesley Miles, Planner Specialist
Reviewed by: Dean Strachan, Rural and Suburban Planning Manager
Approved for Inclusion: Terry Barton, Development Planning Department Manager

Attachments:
Schedule A: Site Plan
Schedule B: Elevations & Renderings
Attachment A: Development Engineering Memorandum