REPORT TO COUNCIL

Date:	July 29, 2019		
RIM No.	1250-30		
To:	Council		
From:	City Manager		
Application:	Z19-0064	**Owner:**	Patrick and Hendrika Hayden
Address:	249 Fitzpatrick Rd	**Applicant:**	Urban Options Planning & Permits
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. Z19-0064 to amend the City of Kelowna Zoning bylaw No. 8000 by changing the zoning classification of Lot 1, Section 35, Township 26, Osoyoos Division Yale District Plan KAP55899, located at 249 Fitzpatrick 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 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 Development Planning

Development Planning Staff is supportive of the proposed rezoning application from RU1- Large Lot Housing to RU1c- Large Lot Housing with Carriage House. The application is consistent with the Future Land Use designation in the Official Community Plan and is located within the Permanent Growth Boundary. The site is serviced by City sewer and storm and is located within the Black Mountain Irrigation District.

4.0 Proposal

4.1 Background

The subject property currently has an existing accessory structure located at the rear of the property that is used as a studio. The accessory structure is proposed to be converted into a carriage house.

4.2 Project Description

The subject property contains an existing two-storey dwelling fronting onto Fitzpatrick Rd. A single storey detached garage is also located at the front of the property. Access to the site is provided by an existing driveway from Fitzpatrick Rd. The rezoning application will facilitate the conversion of an accessory structure located at the rear of the property into a carriage house.

4.3 Site Context

The subject property is in Rutland on the south side of Fitzpatrick Road. The site is located at the edge of the Permanent Growth Boundary. The neighbourhood is predominantly single-family housing with agricultural land to the north.

Adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	A1- Agriculture 1	Agriculture
East	RU1- Large Lot Housing	Single Dwelling Housing
South	RU1- Large Lot Housing	Single Dwelling Housing
West	RU1- Large Lot Housing	Single Dwelling Housing

Subject Property Map: 249 Fitzpatrick Rd



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Chapter 5: Development Process

Objective 5.22 Ensure context sensitive housing development

> Policy .6 *Sensitive Infill*. Encourage new development or redevelopment in existing residential areas to be sensitive to or reflect the character of the neighbourhood with respect to building design, height and siting.
>
> Policy .12 *Carriage Houses & Accessory Apartments.* Support carriage houses and accessory apartments through appropriate zoning regulations.

6.0 Technical Comments

6.1 Development Engineering Department

Development Engineering memo attached. Requirements will be fulfilled at time of Building Permit.

7.0 Application Chronology

Date of Application Received: May 7, 2019
Date Public Consultation Completed: June 7, 2019

Report prepared by: Jocelyn Black, Planner Specialist

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

Approved for Inclusion: Terry Barton, Development Planning Department Manager

Attachments:

Attachment A: Development Engineering Memo

Attachment B: Conceptual Drawing Package

Attachment C: Applicant's Rationale