

REPORT TO COUNCIL



Date: August 12, 2019

RIM No. 1250-30

To: Council

From: City Manager

Application: Z19-0073

Owner: James A. Baumgartner & Elanda C. Baumgartner

Address: 604 Greene Road

Applicant: Gord Turner Renovations Ltd.

Subject: Rezoning Application

Existing OCP Designation: Single / Two Unit Residential (S2RES)

Existing Zone: RU1 – Large Lot Housing

Proposed Zone: RU1c – Large Lot Housing with Carriage House

1.0 Recommendation

THAT Rezoning Application No. Z19-0073 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 2 District Lot 358 ODYD Plan 9564, located at 604 Greene Road, 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 rezoning from RU1 – Large Lot Housing to RU1c – Large Lot Housing with Carriage House to allow the conversion of an existing accessory building to a carriage house.

3.0 Development Planning

Development Planning supports the proposed rezoning to RU1c – Large Lot Housing with Carriage House to facilitate the conversion of an existing accessory building to a carriage house.

The subject property has a Future Land Use Designation of Single / Two Unit Residential (S2RES), which supports the proposed RU1c zone. The addition of residential units in already built-up areas advances the OCP's goals of developing a compact urban form. As the conversion of an existing building, the proposed carriage house is sensitive to the context of the neighbourhood, and thus is consistent with the OCP's Policy of Sensitive Infill.

4.0 Proposal

4.1 Project Description

The subject property currently contains a single family home, a pool, and an accessory building that is being used for a home-based business. The applicant proposes to convert the existing accessory building into a carriage house. Interior renovations are planned, but the exterior of the building will remain as is. The accessory building would keep its existing access off Willms Rd. No variances to the Zoning Bylaw have been identified.

4.2 Site Context

The subject property is on Greene Ave, two lots to the east of Lakeshore Rd in the North Okanagan Mission neighbourhood. The property is surrounded by single family homes; however, several properties have been rezoned to RU1c in the immediate area, and there are also numerous secondary suites in the vicinity.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1 – Large Lot Housing	Residential
East	RU1 – Large Lot Housing	Residential
South	RU1 – Large Lot Housing	Residential
West	RU1 – Large Lot Housing	Residential

Subject Property Map: 604 Greene Rd.



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Chapter 5: Development Process

Objective 5.3 Focus development to designated growth areas.

Policy .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.

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.

6.0 Application Chronology

Date of Application Received: June 7, 2019

Date Public Consultation Completed: July 3, 2019

Report prepared by: Aaron Thibeault, Planner II

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

Approved for Inclusion: Terry Barton, Development Planning Department Manager

Attachments:

Attachment A: Site Plan

Attachment B: Applicant Rationale