

REPORT TO COUNCIL



Date: September 30, 2019

RIM No. 1250-30

To: City Manager

From: Development Planning - Urban

Application: Z19-0048 **Owner:** Scott Cramp & Lei Zhang

Address: 454 Farris Rd **Applicant:** Protech Consulting

Subject: Rezoning Application

1.0 Recommendation

THAT Council rescinds first reading of Rezoning Bylaw No. 11812,

AND THAT Rezoning Application No. Z19-0048 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 2 Section 25 Township 28 SDYD Plan EPP89749, located at 454 Farris 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 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 support the proposed rezoning application from the RU1 – Large Lot Housing zone to RU1c – Large Lot Housing with Carriage House zone to facilitate the development of a carriage house. The Official Community Plan (OCP) Future Land Use designation of the subject property is S2RES – Single/ Two Unit Residential, which supports this zoning change. The concept of the carriage house is aligned with the OCP Policies of Compact Urban Form – increasing density where infrastructure already exists, and of Carriage Houses & Accessory Apartments. The property is connected to City sanitary sewer and within the Permanent Growth Boundary of the City.

The applicant has submitted preliminary drawings for a carriage house indicating that it can be constructed to meet the Zoning Bylaw requirements without any variances. Should the rezoning application be supported by Council, a Development Permit would not be required, and the applicant could apply directly for a Building Permit.

The applicant has confirmed the completion of public notification in accordance with Council Policy No. 367.

3.1 Background

The Rezoning application at 454 Farris Road was received by the City of Kelowna on February 13, 2019. The original application was to rezone the parcel from RU1 to RU1c before it was subdivided to allow for the construction of a carriage house. A two-lot subdivision was planned for after the completion of the rezoning process. This would have created two parcels that allowed for the development of a carriage house on each parcel.

On March 26, 2019, Staff received the completed neighbourhood consultation form. It contained the list of addresses and a map indicating the properties consulted. Initial consideration for the original rezoning application was on April 15, 2019 and a Public Hearing was held on May 7, 2019. In the days prior, Staff learned that the Neighbourhood Consultation was not completed as per Council Policy 367. The Public Hearing was left open pending confirmation of the neighbourhood consultation completion.

After the Public Hearing, the applicant decided to complete the subdivision of the larger parcel into two lots prior to completing the rezoning application. This has now been completed and registered with the Land Title Office.

3.2 Project Description

The proposed rezoning will apply only to the newly created corner parcel. The parcel to the north will retain the RU1 – Large Lot Housing zone and a new house can be constructed. Should the owner want to develop a carriage house on this parcel, a new Rezoning Application would be required.

The Building and Permitting department have accepted a delayed demolition bond to ensure that the existing dwelling is demolished prior to further development occurring on the parcels. Currently, the existing house straddles the shared property line. Refer to Figure 1 for the proposed future layout of the corner parcel.

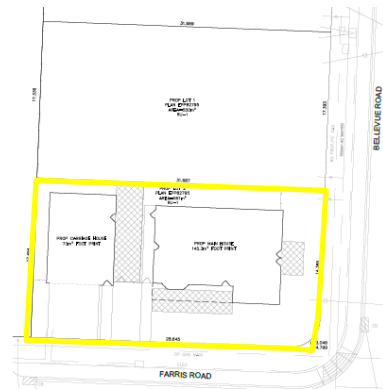


Figure 1 - Larger lot has been subdivided into two new titled lots

3.3 Site Context

The 5,510 m² site is located in the Mission Sector area within the Permanent Growth Boundary. The original 454 Farris Road parcel has been subdivided into three titled parcels. The proposed rezoning will apply to the corner parcel with the other two parcels retaining the RU1 – Large Lot Housing zone.

Subject Property Map: 454 Farris Road



4.0 Current Development Policies

4.1 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.

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Policy .12 Carriage House & Accessory Apartments. Support carriage houses and accessory apartments through appropriate zoning regulations.

5.0 Application Chronology

Date of Application Received:	February 13, 2019
Date of Initial Consideration:	April 15, 2019
Date of first Public Hearing:	May 7, 2019
Date New Public Consultation Completed:	September 9, 2019

Report prepared by: Lydia Korolchuk, Planner II

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

Approved for Inclusion: Terry Barton, Development Planning Department Manager

Attachments:

Schedule A: Site Plan & Survey Plan