

# REPORT TO COUNCIL



**Date:** October 28, 2019

**To:** Council

**From:** City Manager

**Department:** Development Planning

**Application:** Z19-0113      **Owner:** Landon D. Horne, Tamara J. Horne

**Address:** 456 Barkley Road      **Applicant:** Landon Horne

**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

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## 1.0 Recommendation

THAT Rezoning Application No. Z19-0065 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 10 District Lot 167 ODYD Plan 13550, located at 456 Barkley 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 rezoning the property from RU1 – Large Lot Housing to RU1c – Large Lot Housing with Carriage House to allow for the construction of a carriage house.

## 3.0 Development Planning

Development Planning supports the proposed rezoning to RU1c – Large Lot Housing with Carriage House.

The subject property has a Future Land Use Designation of Single / Two Unit Residential (S2RES) and is within the Permanent Growth Boundary (PGB), which supports the proposed RU1c zone. Also, the addition of residential units in already built-up areas advances the Official Community Plan (OCP) policy of developing

a compact urban form. Finally, the proposal is sensitive to the context of the neighbourhood, and, as such, upholds the OCP policy regarding sensitive infill.

**4.0 Proposal**

**4.1 Project Description**

The proposed rezoning would allow for a carriage house on the subject property. The proposed carriage house is 1 storey in height with 2 bedrooms. The carriage house would have access from the front of the property as the lot does not have access to a lane. No variances have been identified.

**4.2 Site Context**

The subject property is in the North Okanagan Mission Sector within the PGB. The subject property and all surrounding properties are zoned RU1 and have a Future Land Use Designation of S2RES. Several properties in the surrounding area have been rezoned to RU1c, RU6 and RU2.

Adjacent land uses are as follows:

| Orientation | Zoning                  | Land Use                |
|-------------|-------------------------|-------------------------|
| North       | RU1 – Large Lot Housing | Single Dwelling Housing |
| 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: 456 Barkley Road**



## 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 Technical Comments

### 6.1 Development Engineering Department

- See Schedule A

## 7.0 Application Chronology

Date of Application Received: September 5, 2019  
Date Public Consultation Completed: September 24, 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:**

Schedule A: Development Engineering Memo

Attachment A: Site Plan