

REPORT TO COUNCIL



Date: February 10, 2020

To: Council

From: City Manager

Department: Development Planning (JB)

Application: Z19-0120

Owner: Daniel A. Konrad & Jeanine K. Wiens

Address: 338 Cadder Avenue

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. Z19-0120 to amend the City of Kelowna Bylaw No. 8000 by changing the zoning classification of Lot 4, District Lot 14, Osoyoos Division Yale District Plan 3514, located at 338 Cadder Avenue, Kelowna, BC from the RU1 – Large Lot Housing zone to 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 construction of a carriage house.

3.0 Development Planning

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

The subject property has a Future Land Use Designation of S2RES – Single/Two Unit Residential and is within the Permanent Growth Boundary, which supports the proposed RU1c zone. The rezoning also relates to

compact urban form, which is an Official Community Plan (OCP) policy. The site is serviced by City sewer, storm and water.

4.0 Proposal

4.1 Background

The subject property currently contains an existing single-family dwelling and detached rear garage. The applicant is proposing to relocate the existing home and demolish the garage to facilitate future development of a new principal residence and carriage house.

4.2 Project Description

The proposed rezoning would allow for a new principal residence and carriage house on the subject property. The proposed carriage house is 1^{1/2} storey (4.55m) and one bedroom. The first floor of the carriage house will contain triple garage with three parking stalls, which includes parking for the primary dwelling. Access to the site is provided by an existing rear laneway.

The property is located within the Abbott Street Conservation Area; however, the existing dwelling is not on the Heritage Register. The Abbott Street & Marshall Street Heritage Conservation Area Development Guidelines identify the dominant style as 'Early Vernacular Cottage'.

4.3 Site Context

The subject property is located in the Central City OCP Sector on Cadder Avenue. It is in the Abbott Street Conservation Area. The surrounding properties are primarily zoned RU₁ – Large Lot Housing and RU_{1c} – Large Lot Housing with Carriage House and have a Future Land Use Designation of S₂RES – Single/Two Unit Residential.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU ₁ – Large Lot Housing	Single Family Dwelling
East	RU ₁ – Large Lot Housing	Single Family Dwelling
South	RU ₁ – Large Lot Housing	Single Family Dwelling
West	RU ₁ – Large Lot Housing	Single Family Dwelling

Subject Property Map: 338 Cadder Avenue



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 (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 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 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

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

7.0 Application Chronology

Date of Application Received: September 30, 2019

Date Public Consultation Completed: October 31, 2019

Report prepared by: Jocelyn Black, Planning Specialist
Tyler Caswell, Planner I

Reviewed by: James Moore, 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