

REPORT TO COUNCIL



Date: May 11, 2020

To: Council

From: City Manager

Department: Development Planning

Application: Z20-0024

Owner: Robert G. Johnston & Deborah
M. Johnston

Address: 125 Bach Road

Applicant: Robert G. Johnston

Subject: Rezoning Application

Existing OCP Designation: MRL – Multiple Unit Residential Low Density

Existing Zone: RU1 – Large Lot Housing

Proposed Zone: RU1c – Large Lot Housing with Carriage House

1.0 Recommendation

THAT Rezoning Application No. Z20-0024 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 2 Section 26 Township 26 ODYD Plan 19679, located at 125 Bach 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 Council, in accordance with Local Government Act s. 464(2), waive the Public Hearing for the Rezoning Bylaw;

AND FURTHER THAT final adoption of the Rezoning Bylaw be considered subsequent to the approval of the Ministry of Transportation and Infrastructure.

2.0 Purpose

To rezone the subject property from the RU1 – Large Lot Housing zone to the RU1c – Large Lot Housing with Carriage House zone to allow the conversion of an existing detached garage to a carriage house.

3.0 Development Planning

Development Planning supports the application to rezone the subject property to RU1c – Large Lot Housing with Carriage house to allow for the conversion of an existing detached garage to a carriage house.

The lot has a future land use designation of MRL – Multiple Unit Residential Low Density, and the proposed zone is beneath the intensity of this future land use designation. However, the property is outside the Rutland Urban Centre and there is little opportunity at present for the lot to be consolidated with either the lot to the west or that to the south for a larger development.

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.

Finally, the existing detached garage adheres to all development regulations for carriage houses, and the application will not require any variances.

4.0 Proposal

4.1 Background

The existing detached garage to be converted to a carriage house was built in 2011 and has a valid Building Permit (BP40110).

4.2 Project Description

The applicant proposes to rezone the subject property to RU1c – Large Lot Housing with Carriage to allow the conversion of an existing detached garage to a carriage house. The existing detached garage adheres to all development regulations for carriage houses, and the application will not require any variances.

4.3 Site Context

The subject property is in the Rutland Sector just outside the Rutland Urban Centre and across the street from Rutland Middle School and Rutland Senior School.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	C4 – Urban Centre Commercial	Mixed Use Bldg. (Under Construction)
East	RU1 – Large Lot Housing	Single Family Housing
South	RU1 – Large Lot Housing	Single Family Housing
West	RU1 – Large Lot Housing	Single Family Housing

Subject Property Map: 125 Bach 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 Technical Comments

6.1 Development Engineering Department

- See Schedule A

7.0 Application Chronology

Date of Application Received: March 6, 2020

Date Public Consultation Completed: April 19, 2020

Report prepared by: Aaron Thibeault, Planner II

Reviewed by: James Moore, Acting Development Planning Manager

Approved for Inclusion: Terry Barton, Development Planning Department Manager

Attachments:

Schedule A: Development Engineering Memo