

REPORT TO COUNCIL



Date: July 13, 2020

To: Council

From: City Manager

Department: Development Planning

Application: Z20-0034

Owner: Jeff M. Clark, Jasmine C. Bedard; Brian G. Clark and Nancy S. Clark

Address: 4642 Barton Street

Applicant: Birte Decloux; Urban Options Planning and 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. Z20-0034 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 3 District Lot 580A SDYD Plan KAP69497, located at 4642 Barton St., Kelowna, BC from the RU1 – Large Lot Housing zone to the RU1c – Large Lot Housing with Carriage House zone, be considered by Council;

AND FURTHER THAT Council, in accordance with Local Government Act s. 464(2), waive the Public Hearing for the Rezoning Bylaw.

2.0 Purpose

To consider rezoning the property from the RU1 – Large Lot Housing to the RU1c – Large Lot Housing with Carriage House to allow for the construction of a carriage house, and to waive the Public Hearing.

3.0 Development Planning

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

The City's Healthy Housing Strategy promotes sensitive (incremental) urban infill such as suites and carriage houses in existing residential neighbourhoods of the City as a way to increase housing options and diversity of forms. The addition of residential units in already built-up areas advances the Official Community Plan (OCP) policy of developing compact urban form by utilizing existing roads and infrastructure and not greenfield development. The proposed rezoning to add the carriage house designation to the RU1 zone fits within the OCP Future Land Use Designation of Single / Two Unit Residential (S2RES). Finally, the proposed carriage house form 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, RU2 and RU6.

Specifically, 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: 4642 Barton St.



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.o Application Chronology

Date of Application Received: April 17, 2020

Date Public Consultation Completed: May 16, 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:

Attachment A: Conceptual Drawing Package

Attachment B: Applicant Rationale