

REPORT TO COUNCIL



Date: August 24th, 2020
To: Council
From: City Manager
Department: Development Planning
Application: Z20-0050
Address: 664 DeHart Road
Subject: Rezoning Application
Owner: Carolyn Rae Stevenson
Applicant: Carolyn Rae Stevenson
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. Z20-0050 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot A District Lot 358 ODYD Plan KAP90312, located at 664 DeHart 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 the RU1 – Large Lot Housing to the RU1C – Large Lot Housing with Carriage House to facilitate the development of a Carriage House on the subject property.

3.0 Development Planning

Development Planning Staff support the proposed rezoning application to RU1C to facilitate the development of a carriage house. The subject property is within the Permanent Growth Boundary (PGB), is serviced (i.e. sewer) and the plans align with the Official Community Plan (OCP) Future Land Use of S2RES – Single/Two Unit Residential. This application would meet policy objectives including fostering a mix of housing forms and concentrating growth within the PGB. Development Planning staff do not anticipate any neighbourhood concerns regarding the application.

4.0 Proposal

4.1 Project Description

The proposed rezoning from RU1 to RU1C is to facilitate the development of a new carriage house. The applicant has submitted conceptual drawings showing the proposed carriage in the front yard with access off DeHart Road. The proposal indicates that the carriage house can be constructed to meet all Zoning Bylaw Regulations without variances. The subject property is near parks, schools and nearby transit on Gordon Drive and Lakeshore Road, making this a suitable location for increased density.

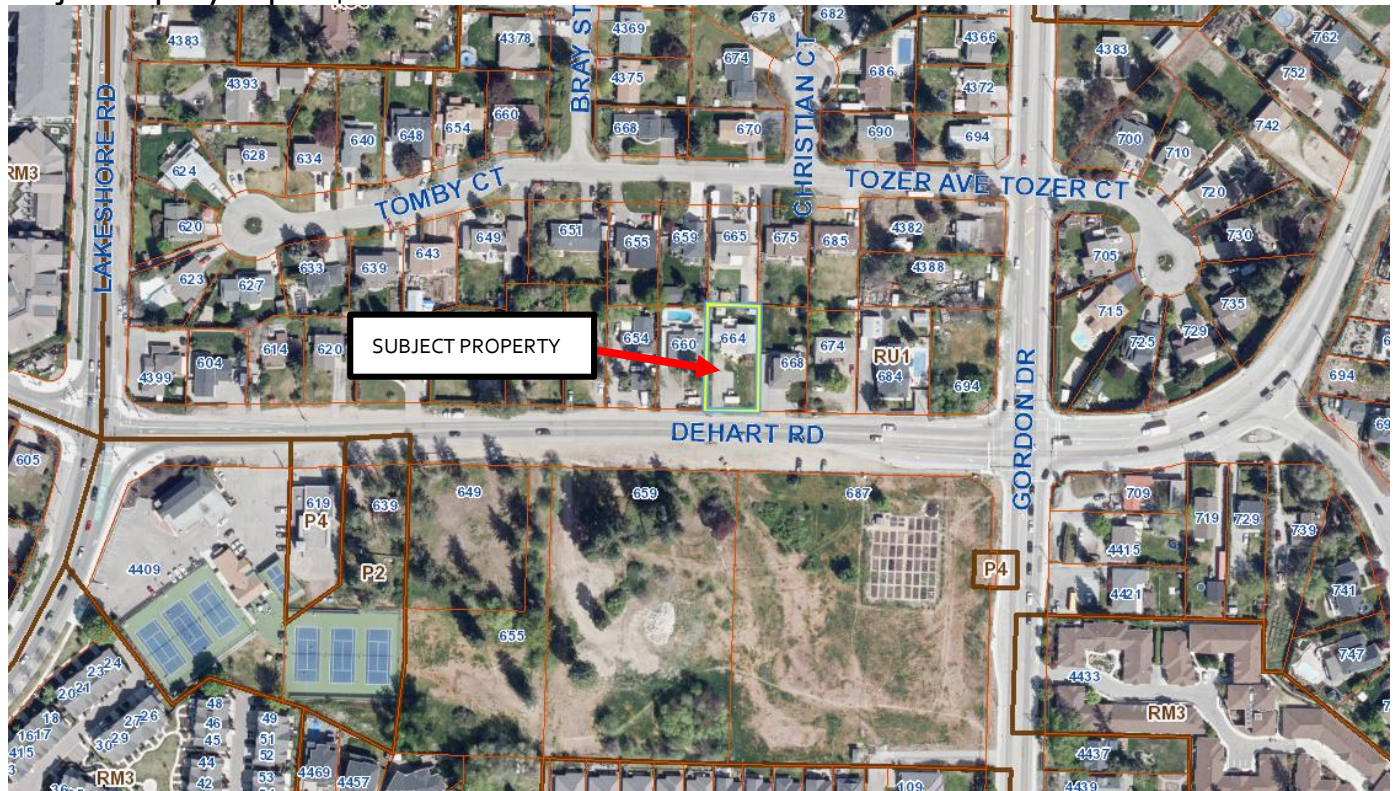
4.2 Site Context

The subject property is in the North Mission – Crawford OCP Sector and the surrounding area is primarily zoned RU1 – Large Lot Housing. The surrounding area has a Future Land Use Designation of S2RES – Single/Two Unit Residential and PARK – Major Park/Open Space (public).

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1 – Large Lot Housing	Single-Family Dwelling
East	RU1 – Large Lot Housing	Single-Family Dwelling
South	RU1 – Large Lot Housing	Vacant City-Owned Parcel
West	RU1 – Large Lot Housing	Single-Family Dwelling

Subject Property Map: 664 DeHart Road



4.3 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RU ₁ C ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Min. Lot Area	550m ²	1018.49m ²
Min. Lot Width	16.5m	22.32m
Min. Lot Depth	30m	45.4m
Development Regulations		
Max. Site Coverage (buildings)	40%	25.72%
Max. Site Coverage (buildings, parking, driveways)	50%	38.9%
Max. Height	4.8m	3.89m
Min. Front Yard	9.0m	9.0m
Min. Side Yard (east)	1.5m	1.5m
Min. Side Yard (west)	1.5m	9.3m
Min. Rear Yard	1.5m	25.7m
Other Regulations		
Min. Parking Requirements	3	3

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.

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

6.0 **Technical Comments**6.1 FortisBC – Gas

6.1.1 Existing gas line will have to be rerouted prior to construction of carriage house.

7.0 Application Chronology

Date of Application Received: June 16, 2020

Date Public Consultation Completed: June 17, 2020

Report prepared by: Tyler Caswell, Planner I

Reviewed by: Dean Strachan, Community Planning & Development Manager

Approved for Inclusion: Terry Barton, Development Planning Department Manager

Attachments:

Attachment A: Conceptual Drawing Package

Attachment B: Site Plan