REPORT TO COUNCIL

Date:	September 28, 2020		
To:	Council		
From:	City Manager		
Department:	Development Planning		
Application:	Z20-0056	**Owner:**	Tomasius Floire Phoebus
Address:	916 Tataryn Road	**Applicant:**	Tomasius Phoebus
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. Z20-0056 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 6 District Lot 137 Osoyoos Division Yale District Plan 17047, located at 916 Tataryn 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;

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

AND FURTHER THAT final adoption of the Rezoning Bylaw be considered in conjunction with Council's consideration of a Development Variance Permit for the subject property.

2.0 Purpose

To rezone the subject property to facilitate the conversion of the existing dwelling into a carriage house.

3.0 Development Planning

Development Planning Staff support the rezoning application to RU1c – Large Lot Housing with Carriage House to facilitate the conversion of the existing dwelling into a carriage house. The Official Community Plan (OCP) Future Land Use designation of the subject property is S2RES – Single / Two Unit Residential, which

supports this zoning change. The concept of the carriage house is aligned with the OCP Policies of Compact Urban Form – increasing density where infrastructure already exists, and of Carriage Houses & Accessory Apartments. The property is connected to City sanitary sewer and within the Permanent Growth Boundary.

To convert the existing single storey dwelling into a carriage house, a variance to the minimum front yard would be required. Should this rezoning application be supported, Development Planning Staff would bring this variance forward for Council consideration prior to any building permits being issued for a new dwelling.

4.0 Proposal

4.1 Project Description

There is an existing single family dwelling on the subject property that is proposed to be converted to a carriage house. For this to occur, the applicant is requesting to rezone to the RU1c – Large Lot Housing with Carriage House zone, and for a Development Variance Permit to the minimum required front yard for a carriage house.

The applicant currently has an open building permit application for the existing dwelling, and it has undergone substantial renovations, including to the roof and exterior materials. A 3.0 m wide drive aisle on the east side of the property would provide access to the proposed new dwelling, as well as provide access to the required parking stalls.

4.2 Site Context

The subject property is located mid-block on the north side of Tataryn Rd, between Davie Rd and Stirling Rd. The surrounding area is characterized by single and two dwelling housing and the rear property line is adjacent to Hollydell Park. It is within the City's Permanent Growth Boundary and the walk score is 30, indicating that most errands require a car.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	P3 – Parks and Open Spaces	Public Parks
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: 916 Tataryn 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 5.3.2 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 Attachment A: Development Engineering Memorandum

7.0 Application Chronology

Date of Application Received: July 8, 2020
Date Public Consultation Completed: July 25, 2020

Report prepared by: Kimberly Brunet, Planner II

Reviewed by: Terry Barton, Development Planning Department Manager

Approved for Inclusion: Ryan Smith, Divisional Director, Planning & Development Services

Attachments:

Attachment A: Development Engineering Memorandum

Attachment B: Draft Site Plan