

# REPORT TO COUNCIL



**Date:** September 14, 2020

**To:** Council

**From:** City Manager

**Department:** Development Planning

**Application:** Z20-0058

**Owner:** Ian James Mackay

**Address:** 286 Lake 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

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## 1.0 Recommendation

THAT Rezoning Application No. Z20-0058 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 9 Block D District Lot 14 Osoyoos Division Yale District Plan 2220, located at 286 Lake Avenue, 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 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 to facilitate the development of a carriage house.

## 3.0 Development Planning

Development Planning Staff recommend support for the proposal to rezone the subject property to the RU1c – Large Lot Housing with Carriage House zone to facilitate the development of 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.

The subject property is located within the Abbott Marshall Heritage Conservation Area. As such, should Council support the Rezoning application, Staff issuance of a Heritage Alteration Permit would be required prior to a building permit being issued. The applicant has submitted preliminary drawings for the carriage house which demonstrates that it can be constructed without any variances (see Attachment C).

The applicant has confirmed the completion of public notification in accordance with Council Policy No. 367.

#### **4.0 Proposal**

##### **4.1 Background**

The subject property has a single family dwelling that will be retained through this development. The existing 1 ½ storey dwelling was constructed in 1922 and is a good representation of the Late Arts & Crafts era. Should Council support the proposed rezoning, a Heritage Alteration Permit would be required for the carriage house, to ensure it meets the OCP's Heritage Guidelines, and is compatible with the form and character of the existing dwelling.

The existing detached garage, with access on Water St would be removed.

##### **4.2 Project Description**

The applicant has provided preliminary designs for a new carriage house. A conceptual site plan has been submitted showing the carriage house can be constructed without variances.

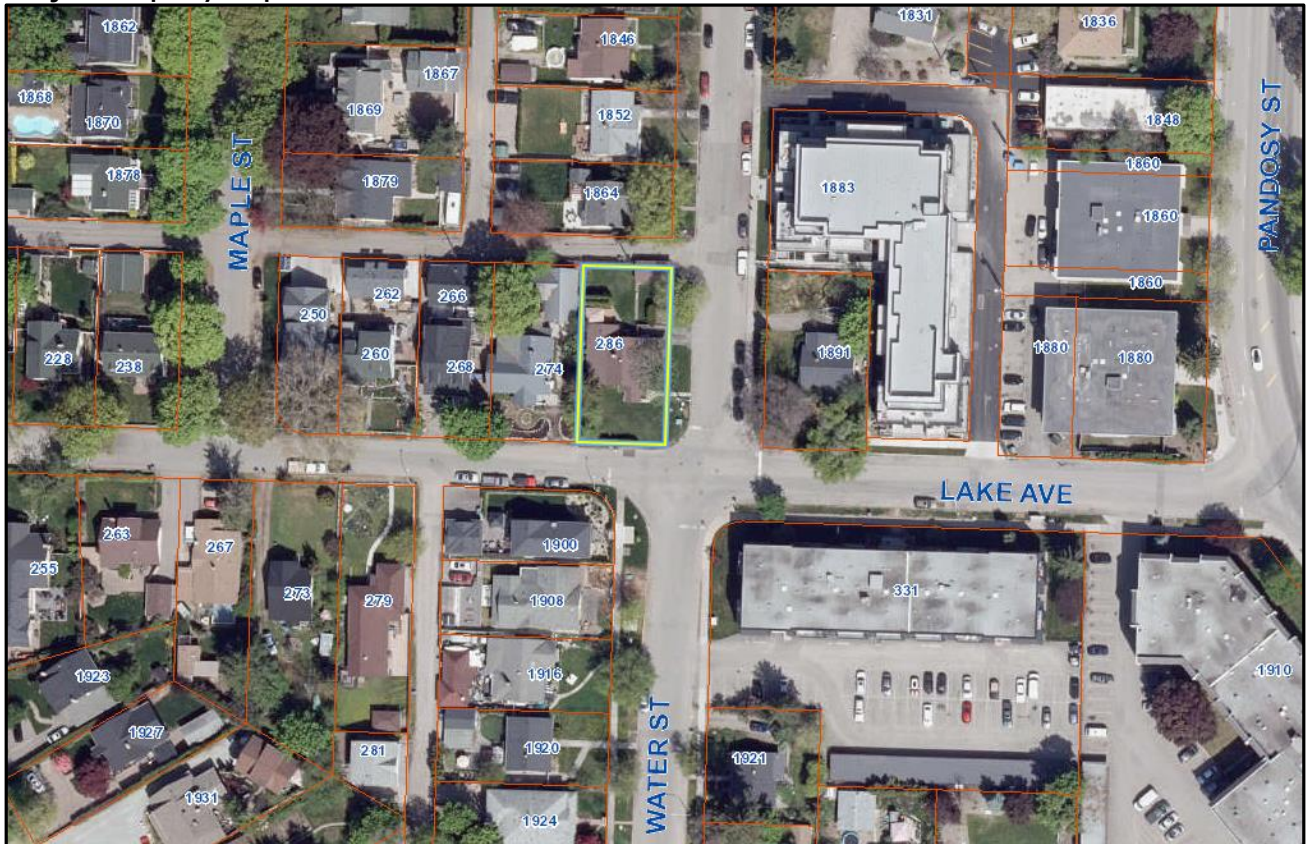
##### **4.3 Site Context**

The subject property is located at the corner of the Lake Avenue and Water Street. It is within the Abbott Marshall Heritage Conservation Area and within the City's Central City OCP Sector. The Walk Score is 74, indicating most errands can be accomplished on foot.

Specifically, adjacent land uses are as follows:

<b>Orientation</b>	<b>Zoning</b>	<b>Land Use</b>
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: 286 Lake Avenue**



**5.0 Current Development Policies**

**5.1 Kelowna Official Community Plan (OCP)**

Chapter 1: Introduction

*Goals for a Sustainable Future:*

Contain Urban Growth – Reduce greenfield urban sprawl and focus growth in compact, connected and mixed-use (residential and commercial) urban and village centres.

Chapter 5: Development Process

*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 Development Engineering Department**

See Attachment A: Development Engineering Memorandum

## **7.0 Application Chronology**

Date of Application Received: July 20, 2020  
Date Public Consultation Completed: August 18, 2020

**Report prepared by:** Kimberly Brunet, Planner II

**Reviewed by:** Dean Strachan, Community Planning & Development Manager

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

### **Attachments:**

Attachment A: Development Engineering Memorandum

Attachment B: Applicant's Letter of Rationale

Attachment C: Draft Site Plan