

REPORT TO COUNCIL



Date: September 14, 2020

To: Council

From: City Manager

Department: Development Planning

Application: Z20-0036

Owner: Brandi J. Watson & Brent F. Watson

Address: 694 Mayfair Court

Applicant: Brent Watson

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. Z20-0036 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 16 District Lot 143 ODYD Plan 43720, located at 694 Mayfair Court, 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 property from the RU1 – Large Lot Housing zone to the RU1c – Large Lot Housing with Carriage House zone to allow for the development of a carriage house.

3.0 Development Planning

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

To begin with, the lot is in an area of the city where existing infrastructure (i.e., roads, sewer and water) is able to accommodate a moderate amount of infill development. Also, the lot is a block outside the Rutland

Urban Centre, with its amenities and destinations; and is in close proximity to a number of schools and parks—including Ben Lee Park. Accordingly, the lot has a future land use designation of S2RES – Single / Two Unit Residential which accommodates the RU1c zone; and, as such, the proposal advances the Official Community Plan (OCP) goal of promoting a compact urban form.

In addition, the City’s Healthy Housing Strategy supports infill development such as suites and carriage houses in existing residential neighbourhoods as a way to increase housing options and diversity of forms. Finally, the proposed carriage house 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 applicant proposes to rezone the subject lot to RU1c – Large Lot Housing with Carriage House to allow for the development of a carriage house. The proposed carriage house is 1 storey in height, with 2 bedrooms, and adheres to all regulations regarding carriage houses.

4.2 Site Context

The property is in the Rutland City Sector and is a block north of the boundary to the Rutland Urban Centre and Ben Lee Park. The lot is in a residential neighbourhood on a street with mainly single family homes, but backs onto an industrial area.

Adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1 – Large Lot Housing	Single Family Housing
East	RU1 – Large Lot Housing	Single Family Housing
South	RU1 – Large Lot Housing	Single Family Housing
West	I2 – General Industrial	General Industrial

Subject Property Map: 694 Mayfair Crt.



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: May 1, 2020

Date Public Consultation Completed: June 18, 2020

Report prepared by: Aaron Thibeault, Planner II

Reviewed by: James Moore, Acting Development Planning Manager

Reviewed by: Terry Barton, Development Planning Department Manager

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

Attachments:

Schedule A: Development Engineering Memo

Attachment B: Conceptual Drawing Package