

3.0 Proposal

3.1 Project Description

The proposed rezoning from RR₃ to RR_{3c} would allow an accessory dwelling to be constructed in the rear yard for what is a relatively large property with more than adequate space to accommodate an additional residence. The proposed carriage house meets all zoning regulations and does not require any variances. The subject property is suitable for an increase in density as it is located near transit routes with access to parks and schools.

3.2 Site Context

The subject property is located in the South Okanagan Mission OCP City Sector near the intersection of Quilchena Dr and Chute Lake Rd and just south of Chute Lake Elementary School. It is in close proximity to the transit route along Chute Lake Rd and is within walking distance to several City parks such as Curlew Park, Main Street Park and Leon Creek Linear Park among others. Surrounding zones include primarily RR₃ – Rural Residential 3 with a combination of RU₁ – Large Lot Housing, RU_{1h} – Large Lot Housing (Hillside Area) & CD₂ – Kettle Valley Comprehensive Residential Development zone.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RR ₃ – Rural Residential 3	Residential
East	RR ₃ – Rural Residential 3	Residential
South	RR ₃ – Rural Residential 3	Residential
West	RR ₂ – Rural Residential 2	Residential

Subject Property Map: 444 Trumpeter Road



4.0 Current Development Policies

4.1 Kelowna Official Community Plan (OCP)

Chapter 5: Development Process

Objective 5.3 Focus development to designated growth areas

Policy .2 Compact Urban Growth. 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 per ha 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.

Objective 5.22 Ensure context sensitive housing development

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

5.0 Application Chronology

Date of Application Received: July 14, 2020

Date Public Consultation Completed: July 15, 2020

Report prepared by: Andrew Ferguson, Planner II

Reviewed by: Jocelyn Black, Urban Planning Manager

Approved for Inclusion: Terry Barton, Development Planning Department Manager

Attachments:

Attachment A: Conceptual Drawing Package