

# REPORT TO COUNCIL



**Date:** December 7, 2020

**To:** Council

**From:** City Manager

**Department:** Development Planning

**Application:** Z20-0055

**Owner:** Corinne Jacqueline Marks

**Address:** 444 Trumpeter Road

**Applicant:** Corinne Jacqueline Marks

**Subject:** Rezoning Application

**Existing OCP Designation:** S2RES – Single / Two Unit Residential

**Existing Zone:** RR3 – Rural Residential 3

**Proposed Zone:** RR3c – Rural Residential 3 with Carriage House

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## 1.0 Recommendation

THAT Rezoning Application No. Z20-0055 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 3 Section 24 Township 28 SDYD, Plan KAP61920 located at 444 Trumpeter Road, Kelowna, BC from the RR3 – Rural Residential 3 zone to the RR3c – Rural Residential 3 with Carriage House zone be considered by Council;

AND THAT the Rezoning Bylaw be forwarded to a Public Hearing for further consideration.

### Purpose

To consider an application to rezone the subject property from the RR3 – Rural Residential 3 zone to the RR3c – Rural Residential 3 with Carriage House zone to facilitate the development of a carriage home.

## 2.0 Development Planning

Development Planning Staff are recommending support for the proposed rezoning from RR3 – Rural Residential 3 to RR3c – Rural Residential 3 with Carriage House as the subject property is within the Permanent Growth Boundary, is serviced (i.e. sewer) and the plans align with the Official Community Plan (OCP) Future Land Use Designation of S2RES – Single/Two Unit Residential. Rezoning the subject property to add the 'c' designation would meet policy objectives including fostering a mix of housing forms and concentrating growth within the Permanent Growth Boundary.

### 3.0 Proposal

#### 3.1 Project Description

The proposed rezoning from RR3 to RR3c 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.

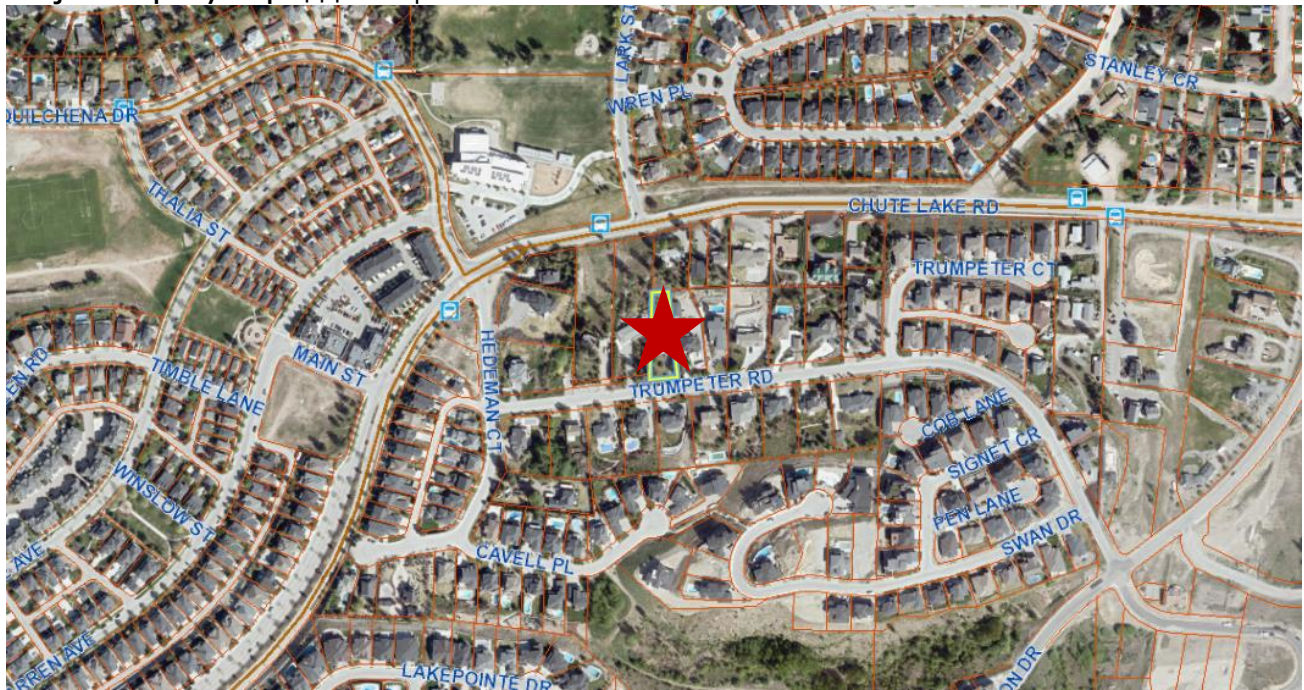
#### 3.2 Site Context

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, RU1h – Large Lot Housing (Hillside Area) & CD2 – Kettle Valley Comprehensive Residential Development zone.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RR3 – Rural Residential 3	Residential
East	RR3 – Rural Residential 3	Residential
South	RR3 – Rural Residential 3	Residential
West	RR2 – 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