

# REPORT TO COUNCIL



**Date:** February 22, 2021

**To:** Council

**From:** City Manager

**Department:** Development Planning Department

**Application:** Z20-0105

**Owner:** Kevin O'Brien & Wendy Sue Holt-O'Brien

**Address:** 377 Cadder Ave

**Applicant:** Ron Cannan – Cannan Consulting Corp.

**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. Z20-0105 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Parcel Y Plan B6043 District Lot 14 ODYD Plan 3305 Except Plan 6976, located at 377 Cadder 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 Council, in accordance with Local Government Act s. 464(2), waive the Public Hearing for the Rezoning Bylaw;

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 from the RU1 – Large Lot Housing zone to the RU1c – Large Lot Housing zone with Carriage House zone, and to waive the Public Hearing.

## 3.0 Development Planning

Development Planning Staff support the proposed rezoning application to RU1c to facilitate the conversion of an accessory building into a carriage house. The subject property is within the Permanent Growth Boundary (PGB), is serviced (ie. 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 be policy objective including fostering a mix of housing forms and concentrating growth within the PGB.

#### **4.0 Proposal**

##### **4.1 Background**

The property is in the Heritage Conservation Area, but not on the Heritage Register. The previous owners applied for a Heritage Alteration Permit (HAP17-0016) to construct the garage following a successful Heritage Alteration Permit (HAP17-0002) for their principal dwelling. The garage is not visible from the road and successfully received an HAP in 2017. A Building Permit (BP56881) was issued shortly after in November 2017. The garage was constructed to be 'Late Arts & Crafts' style, which is the dominant style of the block.

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

The proposed rezoning from RU1 to RU1c is to allow for the conversion of the accessory building into a carriage house. The proposed carriage house will roughly have the net floor area of 63.64m<sup>2</sup>. The carriage house will be accessed by a lit pathway from the main driveway. The proposal indicated that the carriage house will meet all Zoning Bylaw Regulations without any variances. The subject property is near parks, schools, and transit routes. A Building Permit will be required before an Occupancy Permit can be granted for the carriage house.

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

The subject property is in the Central City OCP Sector and the surrounding area is primarily zoned RU1 – Large Lot Housing, RU1C – Large Lot Housing with Carriage House and RU6 – Two Dwelling Housing. The surrounding area has the Future Land Use Designation of S2RES – Single/Two Unit Residential

Specifically, adjacent land uses are as follows:

<b>Orientation</b>	<b>Zoning</b>	<b>Land Use</b>
North	RU1 – Large Lot Housing	Single-Family Dwelling
East	RU1c – Large Lot Housing and RU6 – Two Dwelling Housing	Single-Family Dwelling with Carriage Housing and Semi-Detached Housing
South	RU1 – Large Lot Housing	Single-Family Dwelling
West	RU1 – Large Lot Housing	Single-Family Dwelling

**Subject Property Map: 377 Cadder Ave**



**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.

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

## **6.o Application Chronology**

Date of Application Received: December 11<sup>th</sup>, 2020

Date Public Consultation Completed: December 13<sup>th</sup>, 2020

**Report prepared by:** Tyler Caswell, Planner I

**Reviewed by:** Jocelyn Black, Urban Planning Manager

**Approved for Inclusion:** Terry Barton, Development Planning Department Manager

### **Attachments:**

Attachment A: Drawing Package