

# REPORT TO COUNCIL



**Date:** February 22<sup>nd</sup>, 2021

**To:** Council

**From:** City Manager

**Department:** Development Planning

**Application:** Z21-0001

**Owner:** Loyal William Wooldridge &  
Ian Alexander Roth

**Address:** 350 Yates Road

**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. Z21-0001 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 7 Section 5 Township 23 ODYD Plan 13480, located at 350 Yates Road, 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.

## 2.0 Purpose

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

## 3.0 Development Planning

Development Planning Staff support the proposed rezoning from RU1 – Large Lot Housing to RU1C – Large Lot Housing with Carriage House. 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.

#### 4.0 Proposal

##### 4.1 Project Description

The proposed rezoning from RU1 to RU1c is to allow for the conversion of an existing detached garage into a carriage house. This detached garage was built in 1983 (BP2417) and used as a workshop and storage. A Building Permit will be required before any occupancy permit can be granted for the carriage house. The proposed carriage house will be 41.4m<sup>2</sup> (445.6ft<sup>2</sup>) in size, it will be in the northwestern portion of the property and accessed of its own driveway from Dallas Rd. The proposal indicates that the carriage house will meet all Zoning Bylaw Regulations without any variances. The subject property is near parks and schools and near Glenmore Road transit corridor.

##### 4.2 Site Context

The subject property is in the Glenmore – Clifton – Dilworth OCP Sector and the surrounding area is primarily zoned RU1 – Large Lot Housing, RU1C – Large Lot Housing with Carriage House, RU2 – Medium Lot Housing and RU6 – Two Dwelling Housing zones. The surrounding area has a Future Land Use Designation of S2RES – Single/Two Unit Residential.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1 – Large Lot Housing	Single-Family Dwelling
East	RU1 – Large Lot Housing	Single-Family Dwelling
South	RU1 – Large Lot Housing	Single-Family Dwelling
West	RU1 – Large Lot Housing	Single-Family Dwelling

**Subject Property Map: 350 Yates Road**



## **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 5.3 Focus development to designated growth areas***

*Policy .1 Permanent Growth Boundary.* Establish a Permanent Growth Boundary as identified on Map 4.1 and Map 5.2. The City of Kelowna will support development of properties outside the PGB for more intensive use only to the extent permitted as per the OCP Future Land Use designations in place as of initial adoption of OCP Bylaw 10500, except for Agri-Business designated sites or as per Council's specific amendment of this policy. The PGB may be reviewed as part of the next major OCP update.

## **6.0 Application Chronology**

Date of Application Accepted:	January 8 <sup>th</sup> , 2021
Date Public Consultation Completed:	January 28 <sup>th</sup> , 2021

<b>Report prepared by:</b>	Tyler Caswell, Planner I
<b>Reviewed by:</b>	Jocelyn Black, Urban Planning Manager
<b>Approved for Inclusion:</b>	Terry Barton, Development Planning Department Manager

### **Attachments:**

Attachment A: Conceptual Drawing Package