

# REPORT TO COUNCIL



**Date:** July 12, 2021  
**To:** Council  
**From:** City Manager  
**Department:** Development Planning  
**Application:** Z20-0095  
**Address:** 734 Mayfair Court  
**Subject:** Rezoning Application  
**Owner:** Adam Wladyslaw Zurek  
**Applicant:** John Frederick Watson  
**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. Z20-0095 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 18 District Lot 143 ODYD, Plan 43720, located at 734 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 Council, in accordance with Local Government Act s. 464(2), waive the Public Hearing for the Rezoning Bylaw;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the approval of the Ministry of Transportation and Infrastructure;

AND FURTHER THAT final adoption of the Rezoning Bylaw be considered in conjunction with Council's consideration of a Development Variance Permit for the subject property.

## 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 to facilitate the conversion of an accessory building to an accessory dwelling, and to waive the Public Hearing.

### 3.0 Development Planning

Staff are recommending support for the proposed rezoning from RU1 – Large Lot Housing zone to the RU1c – Large Lot Housing with Carriage House zone 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.

### 4.0 Proposal

#### 4.1 Project Description

The proposed rezoning from RU1 to RU1c would allow the existing accessory building located at the rear of the property to be converted into an accessory dwelling. The subject property is suitable for an increase in density as it is located near transit routes with access to parks and schools.

#### 4.2 Site Context

The subject property is located in the Rutland OCP City Sector near the intersection of Mayfair Road and McCurdy Road and just southwest of Pearson Road Elementary School. It is in close proximity to the transit route along Franklyn Rd and is within walking distance to Ben Lee Park to the south of the subject site. Surrounding zones include primarily RU1 – Large Lot Housing and I2 – General Industrial with a combination of RU1c – Large Lot Housing with Carriage House and RU6 – Two Dwelling Housing zoned sites. The property has a walk score of 44, meaning most errands require a car and a transit score of 40, meaning there are a few nearby transit options within the area.

Specifically, adjacent land uses are as follows:

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

#### Subject Property Map: 734 Mayfair Court



## 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 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.

## 6.0 Application Chronology

Date of Application Received: November 4, 2020

Date Public Consultation Completed: February 15, 2021

**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