

REPORT TO COUNCIL



Date: July 26, 2021

To: Council

From: City Manager

Department: Development Planning Department

Application: Z20-0093 **Owner:** Paul Shiells Robertson & Stacey Lillian Elizabeth Robertson

Address: 453 Barkley Road **Applicant:** Paul Shiells Robertson

Subject: Rezoning

Existing OCP Designation: S2RES – Single / Two Unit Residential

Existing Zone: RU1 – Large Lot Housing

Proposed Zone: RU1c – Large Lot Housing with Carriage House

1.0 Recommendation

THAT Rezoning Application No. Z20-0093 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 28 District Lot 167 ODYD Plan 13550, located at 453 Barkley 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 to facilitate the development of a carriage house, and to waive the Public Hearing.

3.0 Development Planning

Staff support the proposed rezoning from RU1 – Large Lot Housing to RU1c – Large Lot Housing with Carriage House on the subject property as the application is consistent with the Official Community Plan (OCP) Future Land Use designation of S2Res – Single /Two Unit Residential.

The property is located within the Permanent Growth Boundary (PGB) and is serviced. Rezoning the subject property to allow the development of a carriage house 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 – Large Lot Housing to RU1c – Large Lot Housing with Carriage House is to allow the construction of a carriage house on the subject property. The property currently has one single family dwelling and a vehicle access on the north side of the property off Barkley Road. The proposed carriage house would be constructed on the south side of the property with a new vehicle access to be created on the south-east corner off Barkley Road to the east.

4.2 Site Context

The subject property is located in the North Mission – Crawford OCP Sector on the corner of Barkley Road that wraps around the property. The surrounding area is primarily zoned RU1 – Large Lot Housing with some properties rezoned to RU1c – Large Lot Housing with Carriage House, RU2 – Medium Lot Housing, and RU6 – Two Dwelling Housing. The Future Land Use designation for the surrounding area is S2Res – Single / Two Unit Residential.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1 – Large Lot Housing RU1c – Large Lot Housing with Carriage House	Single Family Dwelling Single Family Dwelling with carriage house
East	RU1 – Large Lot Housing RU1 – Large Lot Housing	Single Family Dwelling Single Family Dwelling
South	RU1 – Large Lot Housing	Single Family Dwelling
West	RU1 – Large Lot Housing	Single Family Dwelling

Subject Property Map: 453 Barkley Road



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 redevelopment 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.

6.0 Application Chronology

Date of Application Received: October 21, 2020

Date Public Consultation Completed: November 2, 2020

Report prepared by: Bronwyn Wydeman, Planner I

Reviewed by: Dean Strachan, Community Planning & Development Manager

Approved for Inclusion: Terry Barton, Development Planning Department Manager

Attachments

Attachment A: Conceptual Drawing Package