

REPORT TO COUNCIL



Date: August 9, 2021

To: Council

From: City Manager

Department: Development Planning Department

Application: Z21-0052

Owner: Derek J. Klask

Address: 681 Paret Pl

Applicant: Derek J. Klask

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

1.0 Recommendation

THAT Rezoning Application No. Z21-0052 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 3 District Lot 358 ODYD Plan 26534, located at 681 Paret Place, 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 to the RU1c – Large Lot Housing with Carriage House to facilitate the conversion of an existing detached garage into 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 to RU1c is to allow for the conversion of an existing detached garage into a carriage house. A Building Permit will be required before an occupancy permit can be granted for the carriage house. The proposed carriage house will be roughly 86m² in size, located on the west side of the property and will be accessed off the existing driveway. The proposal indicates that the carriage house will meet all Zoning Bylaw Regulations without any variances. The subject property is near parks, schools, public transportation and active transportation routes making this a suitable location for increased density.

4.2 Site Context

The subject property is in the North Mission - Crawford OCP Sector and the surrounding area is primarily zoned RU1 – Large Lot 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	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: 681 Paret Pl



5 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 Application Chronology

Date of Application Accepted: May 8, 2021

Date Public Consultation Completed: May 26, 2021

Report prepared by: Sadie Chezenko, Student Planner and Tyler Caswell, Planner I

Reviewed by: Jocelyn Black, Urban Planning Manager

Reviewed by: Terry Barton, Development Planning Department Manager

Approved for Inclusion: Ryan Smith, Divisional Director, Planning & Development Services

Attachments:

Attachment A: Site Plan