REPORT TO COUNCIL



Date: November 15, 2021

To: Council

From: City Manager

Department: Development Department

Address: 664 Barnaby Road Applicant: Chris Thomson (Thomson

Dwellings Inc.)

Subject: Rezoning Application

Existing OCP Designation: S2RES – Single/Two Unit Residential

Existing Zone: RR1 – Rural Residential 1

Proposed Zone: RR1c – Rural Residential 1 with Carriage House

1.0 Recommendation

THAT Rezoning Application No. Z21-0065 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot A District Lot 357 ODYD Plan 18635, located at 664 Barnaby Road, Kelowna, BC, from the RR1 – Rural Residential 1 zone to the RR1c – Rural Residential 1 with Carriage House zone, be considered by Council;

AND THAT Council, in accordance with Local Government Act s. 464 (2), waive the Public Hearing from the Rezoning Bylaw;

AND FURTHER THAT final adoption of the Rezoning Application be considered subsequent to the outstanding conditions of approval as set out in Schedule "A" attached the Report from the Development Planning Department dated November 15th, 2021.

2.0 Purpose

To rezone the subject property from the RR1 – Rural Residential 1 zone to the RR1c – Rural Residential 1 with Carriage House zone, and to waive the Public Hearing.

3.0 Development Planning

Staff support the proposed rezoning application to the Rural Residential 1 with Carriage House zone to facilitate the construction of a new carriage house on the subject property. The subject property is within

the Permanent Growth Boundary (PGB), 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 PGB.

4.0 Proposal

4.1 Project Description

The proposed rezoning from the RR1 zone to the RR1c zone to allow the construction of a new carriage house at the front of the property. The carriage house would use the existing driveway onto Barnaby Road, and the application has indicated that all three required stalls can be met on-site. The proposal indicates that the carriage house will meet all Zoning Bylaw Regulations without any variances.

4.2 Site Context

The subject property is in the Southwest Mission OCP Sector and its surrounding area is primarily zoned RR1 – Rural Residential 1, RR3 - Rural Residential 3 and RU1 – Large Lot Housing and the surrounding area has the Future Land Use Designation of S2RES – Single-Two Unit Residential.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RR1 – Rural Residential 1	Single-Family Dwelling
East	RR1 – Rural Residential 1	Single-Family Dwelling
South	RU1 – Large Lot Housing	Single-Family Dwelling(s)
West	RR1 – Rural Residential 1	Single-Family Dwelling





5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

<u>Chapter 5: Development Process</u>

Objective 5.22 Ensure Context Sensitive Housing Development

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

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.o Technical Comments

6.1 <u>Development Engineering Department</u>

6.1.1 Development Engineering Memorandum dated November 15th, 2021.

7.0 Application Chronology

Date of Application Received: June 11th, 2021

Date Public Consultation Completed: October 27th, 2021

Report prepared by: Tyler Caswell, Planner

Reviewed by: Dean Strachan, Community Planning & Development Manager

Reviewed by: Terry Barton, Development Planning Department Manager

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

Attachments:

Schedule A: Development Engineering Memo Attachment A: Conceptual Drawing Package