

# REPORT TO COUNCIL



**Date:** January 24, 2022

**To:** Council

**From:** City Manager

**Department:** Development Planning

**Application:** Z21-0103      **Owner:** Amabell Altes & Noel Tecson Aguilar

**Address:** 330 Sumac Road East      **Applicant:** Amabell Aguilar

**Subject:** Rezoning Application

**Existing OCP Designation:** S-RES – Suburban - Residential

**Existing Zone:** RU<sub>1</sub> – Large Lot Housing

**Proposed Zone:** RU<sub>1c</sub> – Large Lot Housing with Carriage House

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## 1.0 Recommendation

THAT Rezoning Application No. Z21-0103 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 11 Section 35 Township 26 ODYD Plan 24739, located at 330 Sumac Road East, Kelowna, BC from the RU<sub>1</sub> – Large Lot Housing zone to the RU<sub>1c</sub> – Large Lot Housing with Carriage House zone, be considered by Council.

## 2.0 Purpose

To rezone the subject property from the RU<sub>1</sub> – Large Lot Housing zone to the RU<sub>1c</sub> – Large Lot Housing with Carriage House zone to allow the conversion of an existing detached garage to a carriage house.

## 3.0 Development Planning

Development Planning supports the application to rezone the subject property to RU<sub>1c</sub> – Large Lot Housing with Carriage house to allow for the conversion of an existing detached garage to a carriage house.

The lot has a future land use designation of Suburban – Residential (S-RES), and the proposed zone is consistent with this future land use designation. Through the conversion of an existing building, the proposed carriage house will be integrated sensitively into the context of the neighbourhood. As a result of the conversion, this application is consistent with the OCP's Policy of Sensitive Infill. Finally, the existing

detached garage is located less than 3m from a storage area connected to the principle dwelling. The applicant will be reducing the size of the storage room at the building permit stage to avoid a variance.

**4.0 Proposal**

**4.1 Background**

The existing detached garage to be converted to a carriage house was built in 2010 and has a valid Building Permit (BP41349).

**4.2 Project Description**

The applicant proposes to rezone the subject property to RU1c – Large Lot Housing with Carriage to allow the conversion of an existing detached garage to a carriage house.

**4.3 Site Context**

The subject property is in the Rutland OCP Sector is located outside the Rutland Urban Centre and across the street from Sumac Park.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1 – Large Lot Housing	Single Family Home
East	RU6 – Two Dwelling Housing	Single Family Home
South	RU6 – Two Dwelling Housing	Single Family Home
West	RU1 – Large Lot Housing	Single Family Home

**Subject Property Map:**



**5.0 Current Development Policies**

5.1 Kelowna Official Community Plan (OCP)

Objective 7.2 Design Suburban Neighbourhoods to be low impact, context sensitive and adaptable.		
Policy	7.2.1	Consider a range of low-density ground-oriented housing development to improve housing diversity and affordability and to reduce the overall urban footprint of Suburban Neighbourhoods. Focus more intensive ground-oriented housing where it is in close proximity to small scale commercial services, amenities like schools and parks, existing transit service and/or active transportation facilities.  <i>This proposal helps improve housing diversity in the City's predominantly single family neighbourhoods. This location is walkable to transit stops and local parks.</i>
Ground Oriented Housing		

6.o **Application Chronology**

Date of Application Accepted: October 31, 2021  
 Date Public Consultation Completed: November 15, 2021

- Report prepared by:** Jason Issler, 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