

REPORT TO COUNCIL



Date: February 28th, 2022

To: Council

From: City Manager

Department: Development Planning

Application: Z21-0097 **Owner:** Roger D.S. & Venice D. Goldammer

Address: 5831 Lakeshore Road **Applicant:** Urban Options Planning Corp.

Subject: Rezoning Application

Existing OCP Designation: R-AGR – Rural – Agricultural and Resource

Existing Zone: A1 – Agriculture 1 & P4 – Utilities

Proposed Zone: RR1c – Rural Residential 1 with Carriage House & P4 – Utilities

1.0 Recommendation

THAT Rezoning Application No. Z21-0097 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 7 Section 16 Township 28 SDYD Plan 34351, located at 5831 Lakeshore Road, Kelowna, BC from the A1 – Agriculture 1 & P4 – Utilities zone to the RR1 – Rural Residential 1 with Carriage House & P4 – Utilities zones as shown on Map “A” attached to the Report from the Development Planning Department dated February 28th, 2022, be considered by Council;

2.0 Purpose

To rezone the subject property from the A1 – Agriculture 1 & the P4 – Utilities zones to the RR1c – Rural Residential 1 with Carriage House & the P4 – Utilities zones to facilitate the conversion of the existing dwelling into a carriage house and the construction of a new single-family dwelling.

3.0 Development Planning

Staff support the application to rezone the subject property from RR1c – Rural Residential 1 with Carriage House to allow for the conversion of the existing structure into a carriage house and the construction of a new single-family dwelling. The Future Land Use Designation of the property is R-AGR – Rural – Agricultural and Resource, which allows for carriage houses on non-ALR properties that are greater than 1.0ha. The subject property has a small section in the SE corner zoned P4 – Utilities, which is a City of Kelowna utility statutory right-of-way. Staff are proposing to keep this portion P4.

The existing dwelling is single-storey and meets the size, height, and setbacks of the carriage house development regulations. If the application is successful, the building can be converted into a carriage house without any variances.

4.0 Proposal

4.1 Project Description

The application is to rezone to the RR1c zone to convert the accessory building into a carriage house and construct a new single-family dwelling. The proposed carriage house was built in 1999 (BP14111) and converted into a residence in 2002 (BP21674). This structure meets the size, height and setbacks of the carriage house development regulations of the RR1c zone.

The subject property also has an accessory building on-site, which was constructed in 1997 (BP8800) as a four-car garage. Today it operates as a rural home-based business, more specifically a metal fabrication shop. The business uses 72.74m² of the building and will remain after the rezoning.

The proposed new single-family dwelling will be located the SW corner of the property. The foundation of the home was constructed in 2000, however, the owners never went forward with the proposal and the foundation remains. The owners would be required to submit a Building Permit to construct a new single-family dwelling.

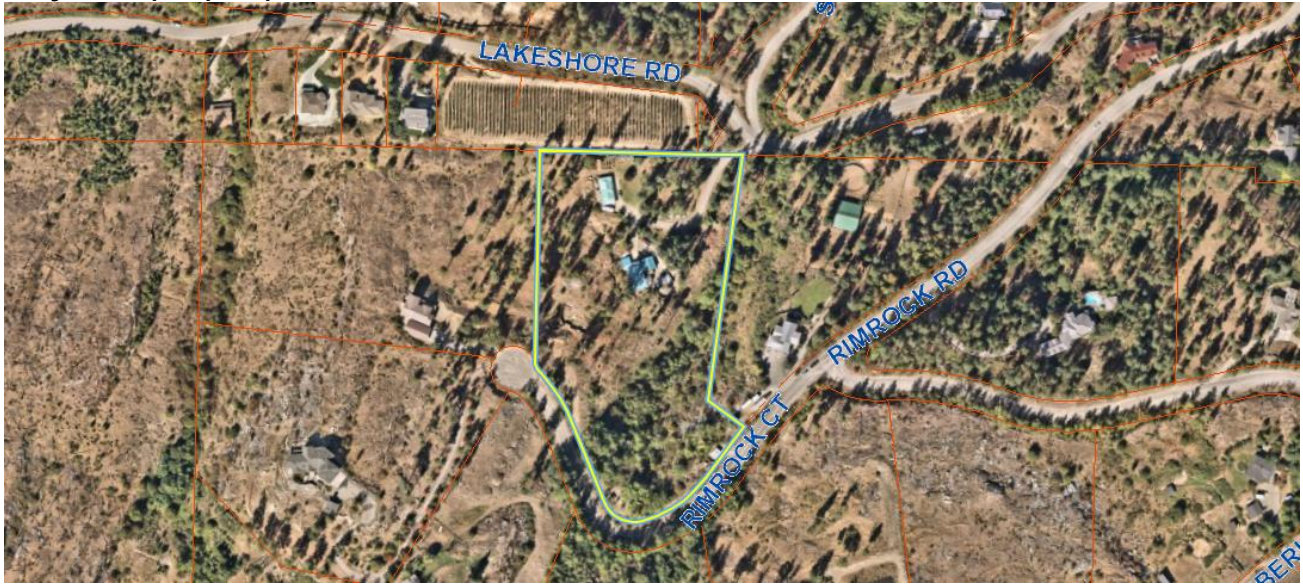
4.2 Site Context

The subject property is in the Southwest Mission OCP Sector, and its surrounding area is primarily zoned A1 – Agriculture 1 and RR1c – Rural Residential 1 with Carriage House. The surrounding Future Land Use Designation is R-AGR – Rural – Agriculture and Resource.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	A1 – Agriculture 1	Agriculture
East	A1 – Agriculture 1	Single-Family Dwelling
South	RR1c – Rural Residential 1 with Carriage House	Single-Family Dwelling & Carriage House
West	A1 – Agriculture 1	Single-Family Dwelling

Subject Property Map: 5831 Lakeshore Road



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Objective 8.4 Stop urban sprawl into Rural Lands.	
Policy 8.4.3 Housing in Agricultural Areas	Carriage houses may be considered on Rural Residential lands where the property is 1.0 hectares or greater and where proposal is consistent with the Farm Projection Guidelines.
	<i>The proposal fits within the overall policy direction due to the size of the subject property.</i>

6.0 Application Chronology

Date of Application Received: June 11th, 2021
 Date Public Consultation Completed: October 22nd, 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:

Attachment A: Map 'A'

Attachment B: Conceptual Drawing Package