

# REPORT TO COUNCIL



**Date:** March 21, 2022

**To:** Council

**From:** City Manager

**Department:** Community Planning

**Application:** Z21-0091

**Owner:** Donya Epp

**Address:** 766 Nathan Road

**Applicant:** Donya Epp

**Subject:** Rezoning Application

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

**Existing Zone:** RU1 – Large Lot Housing

**Proposed Zone:** RU1c – Large Lot Housing with Carriage House

## 1.0 Recommendation

THAT Rezoning Application No. Z21-0091 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot A District Lot 358 Osoyoos Division Yale District Plan 18535, located at 766 Nathan 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 final adoption of the Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out in Schedule "A" attached to the Report from the Development Planning Department dated March 21, 2022;

AND FURTHER THAT final adoption of the Rezoning Bylaw be considered in conjunction with Council's consideration of a Development Variance Permit for the subject property.

## 2.0 Purpose

To Rezone the subject property from the RU1 – Large Lot Housing to the RU1c – Large Lot Housing with Carriage House zone.

## 3.0 Development Planning

Staff support the proposal to rezone the subject property from RU1 – Large Lot Housing to the RU1c – Large Lot Housing with Carriage House zone. The subject property has a S-RES – Suburban Residential future land use designation, has a sanitary sewer connection, and is within the city's permanent growth boundary. As such, the proposed zone is consistent with the Official Community Plan's (OCP) objectives

and the RU1c – Large Lot Housing with Carriage House zone and is congruous with the surrounding neighbourhood.

**4.0 Proposal**

**4.1 Project Description**

The proposed rezoning from the RU1 – Large Lot Housing to the RU1c – Large Lot Housing with Carriage House zone to facilitate the conversion of an existing on-site accessory building to a carriage house. The subject property has a Future Land Use Designation of S-RES – Suburban Residential and is within the City’s Permanent Growth Boundary. As such, the proposed zone is consistent with the Official Community Plan’s (OCP) objectives. To finalize the rezoning, a Development Variance Permit is required for the net floor area of the proposed carriage house.

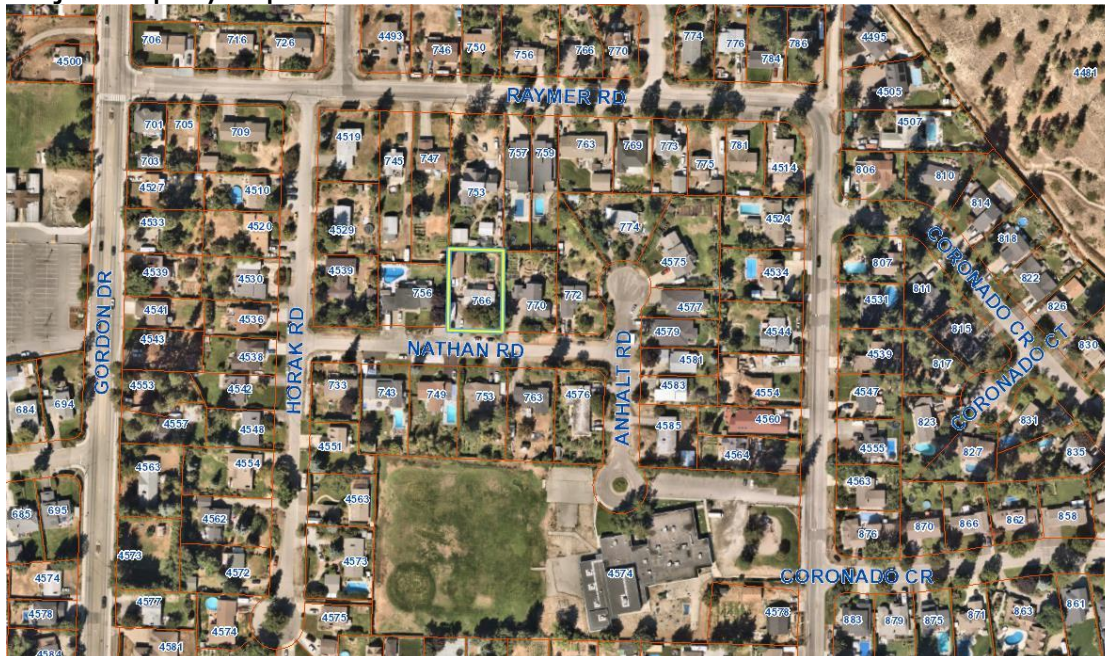
**4.2 Site Context**

The subject property is located on Nathan Road near the intersection with Horak Road. The parcel has a Future Land Use Designation of S-RES – Suburban Residential and is within the City’s Permanent Growth Boundary. The surrounding area consists primarily of RU1 – Large Lot Housing.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1 – Large Lot Housing	Single Dwelling Housing
East	RU1 – Large Lot Housing	Single Dwelling Housing
South	RU1 – Large Lot Housing	Single Dwelling Housing
West	RU1 – Large Lot Housing	Single Dwelling Housing

**Subject Property Map:**



**5.0 Current Development Policies**

5.1 Kelowna Official Community Plan (OCP)

**Kelowna 2040 – Official Community Plan Policy Template**

**Objective 7.2. Design Suburban Neighbourhoods to be low impact, context sensitive and adaptable.**

Policy 7.2.1. Ground-Oriented Housing.	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>Proposed Carriage house would provide an additional , ground oriented dwelling contributes to diverse and affordable housing within suburban communities.</i>
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**Objective 7.6. Support a variety of low-density housing.**

Policy 7.6.1. Family-friendly multi-unit housing.	Encourage multi-unit developments near schools to include a variety of unit sizes, including three or more bedrooms  <i>Proposed Carriage house would provide an additional dwelling unit on a site near multiple schools</i>
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**6.o Application Chronology**

Date of Application Received: September 14, 2021  
 Date Public Consultation Completed: November 9, 2021

**Report prepared by:** Graham Allison, Planner I

**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: Site Plan
- Attachment A: Developmeny Engineering Memo
- Attachment B: Application Rationale