

REPORT TO COUNCIL



Date: August 22, 2022
To: Council
From: City Manager
Department: Development Planning
Application: Z22-0018
Address: 467 Collett Road
Subject: Rezoning Application
Owner: Peter Blom
Applicant: Mark Graham
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. Z22-0018 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 1 Section 25 SDYD Plan 7071, located at 467 Collett 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 August 22, 2022.

Purpose

To rezone the subject property from the RU1 – Large Lot Housing zone to the RU1c – Large Lot Housing with Carriage House zone to facilitate the construction of a carriage house..

2.0 Development Planning

Staff support the proposal to rezone the subject property from RU1 – Large Lot Housing zone 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 should integrate well within the surrounding neighbourhood.

3.0 Proposal

3.1 Project Description

The proposed rezoning from the RU1 – Large Lot Housing to the RU1c – Large Lot Housing with Carriage House zone to facilitate the construction of a carriage house. The proposed carriage house will be accessed via an existing driveway off Bellevue Road. The property abuts the agricultural land reserve (ALR), and a 4.0m landscape buffer will be required as a condition of a farm development permit prior to final adoption of the zone. 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.

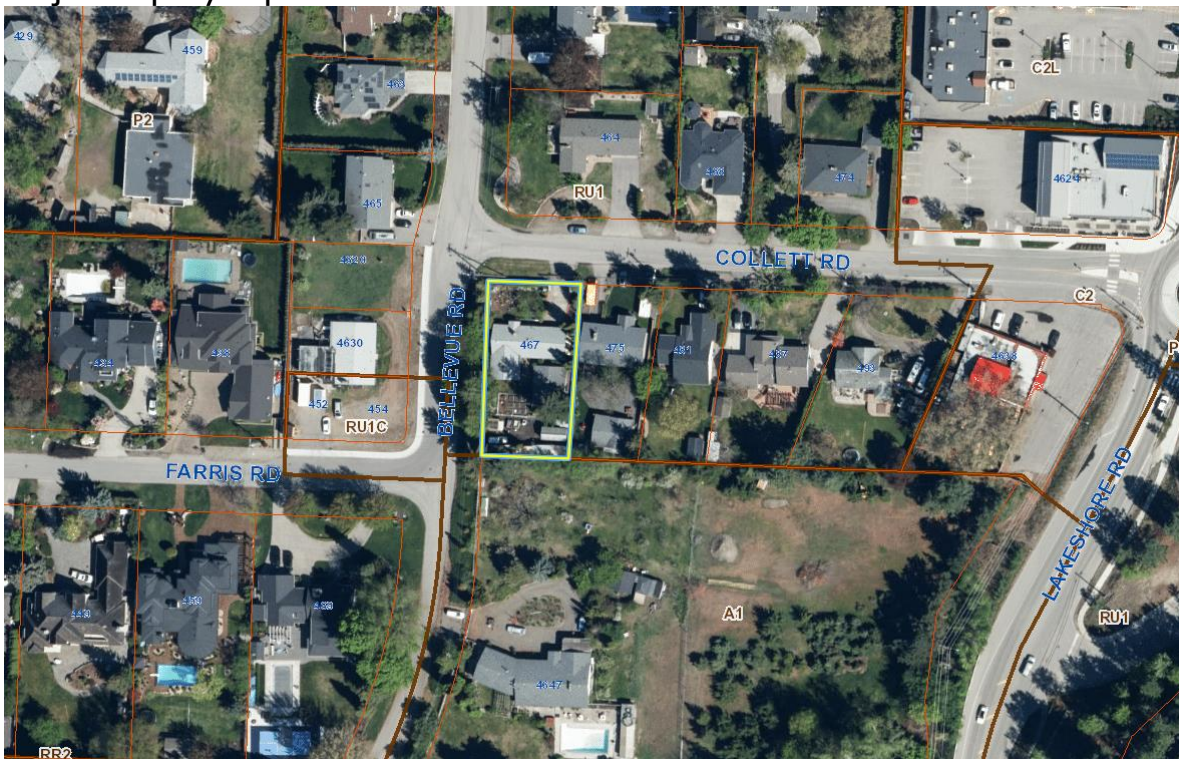
3.2 Site Context

The subject property is located at the intersection of Collett Road and Bellevue Road. The property is bordering an ALR parcel to the south. 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	A1 – Agriculture	Agriculture
West	RU1 – Large Lot Housing	Single Dwelling Housing

Subject Property Map:



4.0 Current Development Policies

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>
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>

5.0 Application Chronology

Date of Application Received: March 7, 2022
 Date Public Consultation Completed: March 11, 2022

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: Development Engineering Memo
- Attachment B: Application Rationale