

REPORT TO COUNCIL



Date: October 3, 2022

To: Council

From: City Manager

Department: Development Planning

Application: Z22-0036

Owner: Kevin Fornwald & Jane Fornwald

Address: 4510 Horak Rd

Applicant: Eric Fornwald

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. Z22-0036 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of LOT F District Lot 358 ODYD Plan 24838, located at 4510 Horak Rd, Kelowna, BC from the RU1 – Large Lot Housing zone to the RU1c – Large Lot Housing with Carriage House zone be considered by Council.

2.0 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.

3.0 Development Planning

Staff support the proposed rezoning application to RU1c – Large Lot Housing with Carriage House zone to facilitate the development of a carriage house. The proposal meets the intent of the Official Community Plan (OCP) and the Future Land Designation of S-RES – Suburban Residential, which speaks to the accommodation of single and two dwelling growth, with opportunities for secondary suites and carriage houses in the Suburban Neighbourhood. The application meets several Official Community Plan policies including ground oriented housing development and sensitive infill. The property is connected to City sanitary sewer and is within the Permanent Growth Boundary.

4.0 Proposal

4.1 Project Description

The proposed rezoning from RU1 to RU1c is to facilitate the development of a new carriage house. The applicant has submitted a conceptual site plan showing the carriage house on the property. The proposed single story carriage house will be located in the rear of the property and accessed through a 1.22 m lit path on the north side of the property. Parking can be accommodated with two stalls for the single family dwelling provided in tandem, and one stall for the carriage house adjacent to the tandem vehicles. The proposal indicates that the carriage house can be constructed to meet all Zoning Bylaw Regulations without any variances.

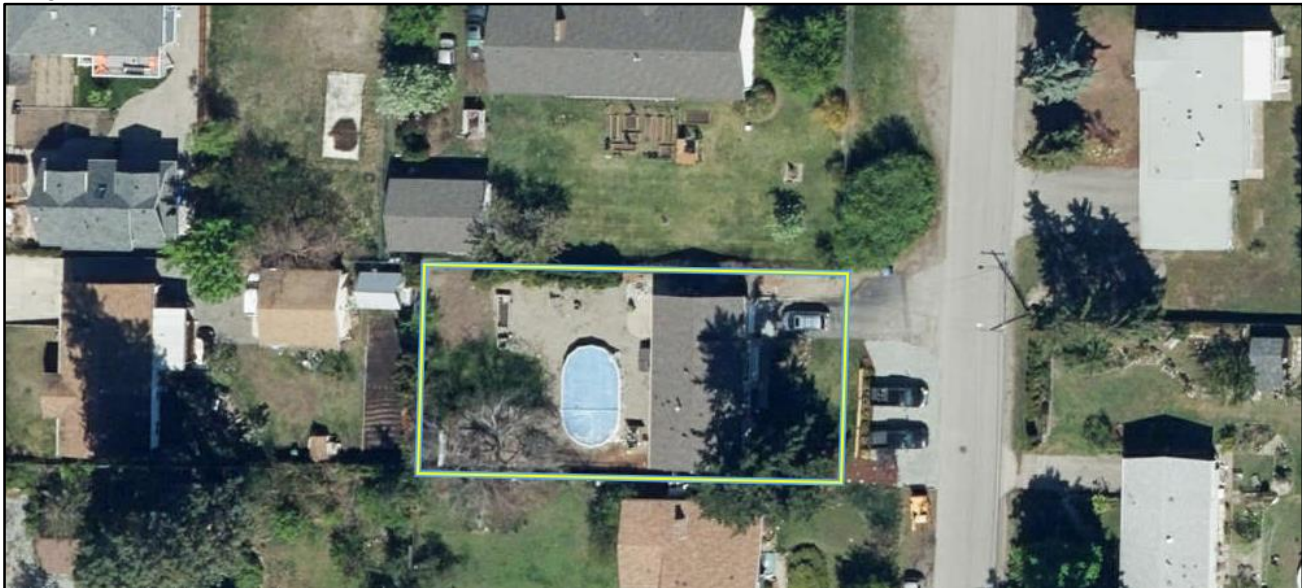
4.2 Site Context

The subject property is located within the North Mission – Crawford OCP District, and is located on Horak Road, near the intersection of Raymer Road. The surrounding area is primarily zoned RU1 – Large Lot Housing. The property is in close proximity to Okanagan Mission Secondary and BC Transit routes along Gordon Drive.

Specifically, adjacent land uses are as follows:

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

Subject Property Map: 4510 Horak Road



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 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>The proposed carriage home is sensitive to the neighbourhood in regards to height and siting, and is ground-oriented housing. The subject property is close to Okanagan Mission Secondary and BC Transit stops along Gordon Drive.</i>

6.o **Application Chronology**

Date of Application Accepted: June 1st, 2022
Date Public Consultation Completed: June 28th, 2022

Report prepared by: Alissa Cook, 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:

Attachment A: Conceptual Site Plan
Attachment B: Applicant Rationale Letter