

# REPORT TO COUNCIL



**Date:** January 9, 2023

**To:** Council

**From:** City Manager

**Department:** Development Planning Department

**Application:** Z22-0065      **Owner:** Paul Barton Williams & Leah Andrea Williams

**Address:** 4346 Turner Rd      **Applicant:** Urban Options Planning Corp.

**Subject:** Rezoning Application

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

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

**Proposed Zone:** RU<sub>2c</sub> – Medium Lot Housing with Carriage House

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## 1.0 Recommendation

THAT Rezoning Application No. Z22-0065 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of Lot D District Lot 358 ODYD PLAN 18499, located at 4346 Turner Road, Kelowna, BC from the RU<sub>1</sub> – Large Lot Housing zone to the RU<sub>2c</sub> – Medium 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 Attachment "A" attached to the Report from the Development Planning Department dated January 9, 2023.

## 2.0 Purpose

To rezone the subject property from the RU<sub>1</sub> – Large Lot Housing zone to the RU<sub>2c</sub> – Medium Lot Housing with Carriage House zone to facilitate the construction of a carriage house and allow for future subdivision of the lot.

## 3.0 Development Planning

Development Planning Staff support the proposed rezoning application to RU<sub>2c</sub> – Medium Lot Housing with Carriage House to facilitate the construction of a carriage house on the property. The RU<sub>2</sub> zone would allow for future subdivision of the lot to create two separate parcels. At this time, the proposal does not seek

subdivision of the lot and intends to only construct the carriage house. The proposal meets the intent of the Official Community Plan (OCP) and the Future Land Use Designation of S-RES – Suburban Residential, which speaks to the accommodation of single and two dwelling housing with opportunities for carriage houses. Staff does not anticipate any significant negative impacts to the neighbouring properties.

**4.0 Proposal**

**4.1 Project Description**

The proposed rezoning from Ru1 to the RU2c sub-zone is to facilitate the construction of a carriage house on the subject lot. The property is currently developed with a single detached dwelling and a workshop at the rear. The carriage house will be located at the northwest corner of the property, meeting all setback requirements for the zone and future subdivision of the lot. Future subdivision of the property would create two separate parcels and would trigger demolition of the existing single detached dwelling. All zoning and subdivision regulations have been met; the proposed carriage house can be constructed without the need for any variances.

**4.2 Site Context**

The subject property is located on Turner Rd, within the North Mission – Crawford neighbourhood. The surrounding area is largely comprised of parcels zoned Ru1 – Large Lot Housing with some MF1 – Infill Housing and RU4 – Duplex Housing nearby. The property is in close proximity to Dorothea Walker Elementary School.

Specifically, adjacent land uses are as follows:

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

Subject Property Map: 4346 Turner Rd



**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 (Chapter 7: Suburban Neighbourhood)	
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 S-RES future land use designation supports single and two dwelling growth with opportunities for carriage houses. The proposal is considered sensitive infill to the neighbourhood. The property is in close proximity to Dorothea Walker Elementary School.</i>

**6.0 Application Chronology**

Date of Application Accepted: October 4, 2022

Date Public Consultation Completed: October 17, 2022

**Report prepared by:** Sara Skabowski, 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: Development Engineering Memo

Attachment B: Site Plan