

# REPORT TO COUNCIL



**Date:** February 27, 2023

**To:** Council

**From:** City Manager

**Department:** Development Planning

**Application:** Z22-0057

**Owner:** James Davidson & Anne Davidson

**Address:** 4644 Fuller Road

**Applicant:** Jeff Cote, Rockwood Custom Homes

**Subject:** Rezoning Application

**Existing OCP Designation:** S-RES – Suburban Residential & NAT – Natural Areas

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

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

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## 1.0 Recommendation

THAT Rezoning Application No. Z22-0057 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of Lot A Section 25 Township 28 SDYD Plan 39139, located at 4644 Fuller 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 registration of a 219 Do-Not-Disturb Covenant for riparian area protection;

AND FURTHER 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 February 27, 2023;

## 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 development of a carriage home.

### 3.0 Development Planning

Staff are supportive of the rezoning for the subject property from RU1 – Large Lot Housing zone to the RU1c – Large Lot Housing with Carriage House zone. The subject property has the S-RES – Suburban Residential future land use designation, has sanitary sewer connection, and is within the City’s Permanent Growth Boundary (PGB). As such, the proposed zoning is consistent with the Official Community Plan’s (OCP) objectives.

### 4.0 Proposal

#### 4.1 Project Description

The proposed rezoning to the RU1c – Large Lot Housing with Carriage House zone would retain the existing principal dwelling on the property and facilitate the development of a carriage house. Should the proposed rezoning be adopted the carriage house would be located in the north-eastern portion of the property. The conceptual site plan shows the proposed location and sufficient parking for the unit. Only one driveway access is permitted for the site.

#### 4.2 Site Context

The subject property is located adjacent to Okanagan Lake and adjacent to the Farris Road Beach Access. The surrounding area is primarily zoned RU1 – Large Lot Housing. Lakeside School and small-scale commercial services are located within the neighbourhood.

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	Park/ Public Beach Access
West	Okanagan Lake	Okanagan Lake

**Subject Property Map:** 4644 Fuller 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 rezoning will provide an additional ground-oriented dwelling to increase housing availability in suburban neighbourhoods. The property is also located in close proximity to Lakeside School and commercial services.</i>
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**6.0 Technical Comments**

6.1 Development Engineering Department

6.1.1 Refer to Attachment A dated October 27, 2022

**7.0 Application Chronology**

Date of Application Accepted: September 15, 2022  
 Date Public Consultation Completed: January 26, 2023

- Report prepared by:** Breanna Sartori, 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: Conceptual Site Plan
- Attachment C: Applicant’s Rationale Letter