

REPORT TO COUNCIL



Date: March 13th, 2023

To: Council

From: City Manager

Department: Development Planning

Application: Z22-0044

Owner: Natonia Mae Sigurdson and
Shane Bernard Cartier

Address: 4195 Russo Street

Applicant: Thomson Dwellings Inc.

Subject: Rezoning Application

Existing OCP Designation: S-RES – Suburban Residential

Existing Zone: RU₂ – Medium Lot Housing

Proposed Zone: RU_{2c} – Medium Lot Housing with Carriage House

1.0 Recommendation

THAT Rezoning Application No. Z22-0044 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of Lot 49 Section 31 Township 29 ODYD Plan EPP114622, located at 4195 Russo Street, Kelowna, BC from the RU₂ – Medium Lot Housing zone to the RU_{2c} – Medium Lot Housing with Carriage House zone, be considered by Council.

2.0 Purpose

To rezone the subject property from the RU₂ – Medium Lot Housing zone to the RU_{2c} – Medium Lot Housing with Carriage House zone to facilitate the construction of a carriage house.

3.0 Development Planning

Staff support the rezoning application to RU_{2c} – Medium Lot Housing with Carriage House to facilitate the development of a carriage house. The proposal meets the intent of the 2040 Official Community Plan 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 also meets Official Community Plan policies including ground oriented housing development. The property is connected to City sewer and is within the Permanent Growth Boundary.

4.0 Proposal

4.1 Project Description

The proposed rezoning from RU2 to RU2c is to facilitate the development of a new carriage house. The applicant has submitted a conceptual site plan showing how the carriage house could be sited on the property to meet all Zoning Bylaw regulations without requiring any variances. Due to a FortisBC Gas statutory right of way (SRW) that runs through the centre of the property, the proposed location of the two storey carriage house will be at the front of the property and the rear of the property will accommodate the Single Family Dwelling. Parking for the carriage house will be provided within the carriage house. The drive way will be located along the south of the property line to allow for vehicular access to the single family dwelling at the rear of the property.

4.2 Site Context

The subject property is located within a newer subdivision, The Orchard, in the North Mission – Crawford OCP District, on Russo Street, with access from Dehard Rd. The surrounding area is zoned RU1 – Large Lot Housing, and RU2 – Medium Lot Housing. The property is in close proximity to Dorthea Walker Elementary School.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1, RU2	Single Dwelling Housing
East	RU1, RU2	Single Dwelling Housing
South	RU2	Single Dwelling Housing
West	RU2	Single Dwelling Housing

Subject Property Map: 4195 Russo Street



Current Development Policies

4.3 Kelowna Official Community Plan (OCP)

Objective 7.2 Design Suburban Neighbourhoods to be low impact, context sensitive and adaptable	
Policy 7.2.2 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.</i>

4.4 Kelowna Healthy Housing Strategy

Healthy Housing: Key Directions and Recommended Actions	
3.1 Promote and Protect Rental Housing	<i>The proposed carriage home could provide a rental space in Kelowna's Suburban Neighbourhoods.</i>

5.0 Application Chronology

Date of Application Accepted: July 15th, 2022
 Date Public Consultation Completed: January 9th, 2023

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: Site Plan