

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 A1 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 carriage house will be located in the rear of the property and accessed through a 6.0 m drive aisle on the north side of the property. 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 within the Black Mountain OCP District, and the surrounding area is primarily zoned A1 – Agriculture 1, RU1 – Large Lot Housing, RU2 – Medium Lot Housing, and RU6 – Two Dwelling Housing. The property is located outside of the Agricultural Land Reserve (ALR) and is developed with an existing single family dwelling. The subject property is adjacent to Loseth Park and is within close proximity to Black Mountain Elementary School, and nearby transit on HWY 33 E, making this a suitable location for the modest increase in density. The surrounding area has a Future Land Use Designation of S-RES – Suburban Residential with a VC – Village Centre designation across Hwy 33 E.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	A1 – Agriculture 1	Single Family Dwelling
East	A1 – Agriculture 1	Single Family Dwelling
South	A1 – Agriculture 1	Single Family Dwelling
West	RU1 – Large Lot Housing	Single Family Dwelling & Park

Subject Property Map: 1649 Feedham Ave



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	<p>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.</p> <p><i>The proposed carriage home is sensitive to and reflects the character of the neighbourhood with respect to building design, height and siting. The subject property is adjacent to Loseth park and in close proximity to Black Mountain Elementary School and a future designated Village Centre across HWY 33 E.</i></p>
Objective 7.6 Support a variety of low-density housing	
Policy 7.6.1 Family-friendly multi-unit housing	<p>Encourage multi-unit developments near schools to include a variety of unit sizes, including three or more bedrooms.</p> <p><i>The S-RES future land use designation supports single and two dwelling housing, with opportunities for secondary suites and carriage houses. A carriage home is a form of residential infill that allows for the modest intensification in an existing neighbourhood.</i></p>

6.0 Application Chronology

Date of Application Accepted: May 4, 2022
 Date Public Consultation Completed: June 10, 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: Conceptual Site Plan