

REPORT TO COUNCIL



Date: December 4, 2017

RIM No. 1250-30

To: City Manager

From: Community Planning Department (TB)

Application: Z17-0071 **Owner:** Douglas Theodore Steinke
Diane Lynn Steinke

Address: 772 Nathan Road **Applicant:** Doug Steinke

Subject: Rezoning Application

Existing OCP Designation: S2RES – Single / Two Unit Residential

Existing Zone: RU1 – Large Lot Housing

Proposed Zone: RU1c – Large Lot Housing with Carriage House

1.0 Recommendation

THAT Rezoning Application No. Z17-0071 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 2, DL 358, ODYD, Plan 19849 located at 772 Nathan 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 the Rezoning Bylaw be forwarded to a Public Hearing for further consideration.

2.0 Purpose

To rezone the subject property from RU1 – Large Lot Housing to RU1c – Large Lot Housing with Carriage House to facilitate the development of a carriage house.

3.0 Community Planning

Community Planning supports the proposed rezoning from RU1 – Large Lot Housing to RU1 c – Large Lot Housing with Carriage House to facilitate the development of a carriage house.

The Official Community Plan (OCP) Future Land Use is designated as S2RES – Single/Two Unit Residential, which supports this modest increase in density. The proposed rezoning meets the OCP Urban Policy of Compact Urban Form – increasing density where infrastructure already exists and near transit stops. A carriage house also meets the OCP Policy of Sensitive Infill, which involves designing so that height and

massing is sensitive to the existing fabric of the neighbourhood. The subject property is large enough to accommodate a carriage house with access from Anhalt Road. The proposed development does not require a Development Permit or any variances.

4.0 Proposal

4.1 Background

The existing property features a split level home with access from Nathan Road that will be retained in this development proposal.

4.2 Project Description

The proposed carriage house is single storey with access from Anhalt Road. While a second driveway access is usually not supported by Transportation, the cul-de-sac nature of Anhalt Road is a suitable place for a second driveway access.

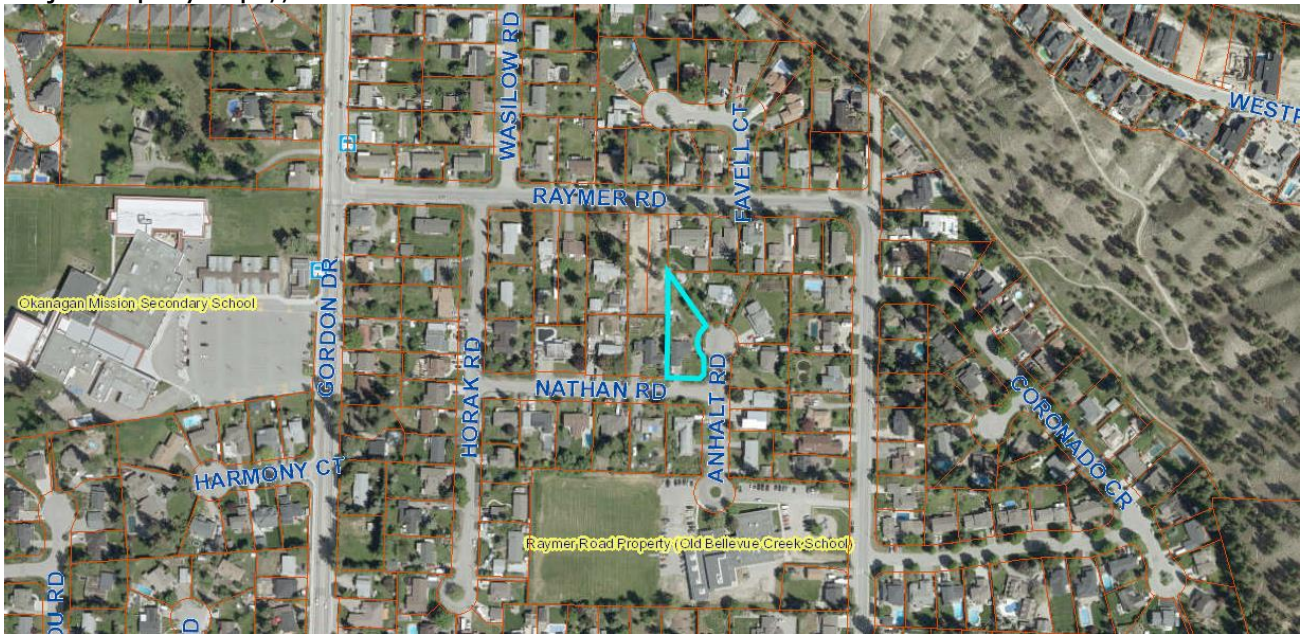
4.3 Site Context

The subject property is located east of Gordon Drive and south of Raymer Road. It is near Okanagan Mission Secondary School in a predominantly single family residential neighbourhood. The property earns a walkscore of 7, meaning it is car-dependent, and a transit score of 24 with the nearest transit stop located on Gordon Drive. Many of the subject properties in this area are large in nature and would be suitable for development of carriage houses, two dwelling housing, or small subdivisions.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU ₁ – Large Lot Housing	Single Family Dwelling
East	RU ₁ – Large Lot Housing	Single Family Dwelling
South	RU ₁ – Large Lot Housing	Single Family Dwelling
West	RU ₂ – Medium Lot Housing	Vacant

Subject Property Map: 772 Nathan Road



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Development Process

Compact Urban Form.¹ Develop a compact urban form that maximizes the use of existing infrastructure and contributes to energy efficient settlement patterns. This will be done by increasing densities (approximately 75 - 100 people and/or jobs located within a 400 metre walking distance of transit stops is required to support the level of transit service) through development, conversion, and re-development within Urban Centres (see Map 5.3) in particular and existing areas as per the provisions of the Generalized Future Land Use Map 4.1.

Sensitive Infill.² Encourage new development or redevelopment in existing residential areas to be sensitive to or reflect the character of the neighbourhood with respect to building design, height and siting.

6.0 Application Chronology

Date of Application Received: July 12, 2017
 Date Public Consultation Completed: October 13, 2017

Report Prepared by: Trisa Brandt, Planner
Reviewed by: Terry Barton, Urban Planning Manager
Approved for Inclusion: Ryan Smith, Community Planning Department Manager

Attachments:

Site Plan

¹ City of Kelowna Official Community Plan, Policy 5.2.3 (Development Process Chapter).
² City of Kelowna Official Community Plan, Policy 5.22.6 (Development Process Chapter).