

REPORT TO COUNCIL



Date: January 22, 2018

RIM No. 1250-30

To: City Manager

From: Community Planning Department (TA)

Application: Z17-0084 **Owner:** Glen D'Arcy Manlove
Charmaine Ann Katherine Manlove

Address: 911 Pitcairn Ct **Applicant:** Kyle Turner, Gord Turner
Renovations Ltd.

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. Z17-0084 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 6 Section 29 TWP 26 ODYD Plan 18323 located at 911 Pitcairn Court, 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;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out in Schedule "A" attached to the Report from the Community Planning Department dated January 22, 2018.

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 and the property is located within the Permanent Growth Boundary. The concept of a carriage house is also aligned with the OCP Urban Policy of Compact Urban Form – increasing density where infrastructure already exists.

Should Council approve the rezoning Staff will bring forward a Development Variance Permit application to consider a variance to the flanking yard setback.

4.0 Proposal

4.1 Background

The subject property has a single family dwelling located on the property that will be retained through this development.

4.2 Project Description

The applicant has provided proposed designs for the single storey carriage house, and is requesting a variance to the flanking side yard setback. Access to the proposed carriage house will be from Tronson Dr.

4.3 Site Context

The subject property is located near Glenmore Elementary School on the corner of Pitcairn Ct and Tronson Dr. It is a predominantly single family residential neighbourhood with several other RU1c properties in the nearby vicinity.

Specifically, adjacent land uses are as follows:

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

Subject Property Map: 911 Pitcairn Court



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.

Urban Uses.² Direct urban uses to lands within the urban portion of the Permanent Growth Boundary, in the interest of reducing development and speculative pressure on agricultural lands.

Housing in Agricultural Areas.³ Discourage residential development (both expansions and new developments) in areas isolated within agricultural environments (both ALR and non-ALR).

Sensitive Infill.⁴ 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.

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

² City of Kelowna Official Community Plan, Policy 5.33.3 (Development Process Chapter).

³ City of Kelowna Official Community Plan, Policy 5.33.8 (Development Process Chapter).

⁴ City of Kelowna Official Community Plan, Policy 5.22.6 (Development Process Chapter).

6.0 Technical Comments

6.1 Building & Permitting Department

- Full plan check will be done at time of Building Permit.

6.2 Development Engineering Department

- Please see attached Development Engineering Memorandum (Schedule "A").

7.0 Application Chronology

Date of Application Received: September 11, 2017

Date Public Consultation Completed: October 20, 2017

Report prepared by: Trisa Brant, Planner

Reviewed by: Terry Barton, Urban Planning Manager

Approved for Inclusion: Ryan Smith, Community Planning Department Manager

Attachments:

Schedule "A": Development Engineering Memorandum