

REPORT TO COUNCIL



Date: June 25, 2018

RIM No. 1250-30

To: City Manager

From: Community Planning Department (BBC)

Application: Z18-0015 **Owner:** Roderick Glenn Myers and
Lorrie Joy Myers

Address: 2820 Quesnel Road **Applicant:** Lorrie Joy Myers

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. Z18-0015 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 6, District Lot 135, Osoyoos Division Yale District, Plan 18974, located at 2820 Quesnel Road, Kelowna, BC from the RU1 – Large Lot Housing zone to the RU1c – Large Lot Housing with Carriage House zone, be considered by Council;

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.

2.0 Purpose

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

3.0 Community Planning

Community Planning supports the proposed rezoning from RU1 – Large Lot Housing to RU1c – 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 with urban services. The concept of the carriage house is aligned with the OCP urban infill policy

of Compact Urban Form – increasing density where infrastructure already exists. The proposed one-storey carriage house also meets the OCP Policy of Sensitive Infill, which promotes building heights that are in context with the surrounding neighbourhood.

Should Council approve the rezoning, Staff will bring forward a Development Variance Permit application to consider a variance for the combined maximum accessory building footprint.

To fulfill Council Policy No. 367, the applicant submitted a Neighbour Consultation Summary Form to staff on March 13, 2018, outlining that the neighbours within 50 m of the subject property were notified.

4.0 Proposal

4.1 Background

The subject property has a single family dwelling and an accessory building used as a garage located on the property, which will be retained through this development. The applicant will demolish a small shed that is currently attached to the existing garage structure (Schedule A).

4.2 Project Description

The applicant has provided proposed designs for the single storey carriage house to be located in the southwest corner of the lot. Access to the proposed carriage house will be from Quesnel Road, and parking requirements for the carriage house and the main dwelling are met with a detached double car garage as well with the use of an existing on-site driveway.

The project will require a variance for the combined maximum accessory building footprint from 130 m² permitted in the Zoning Bylaw, to 150 m² proposed.

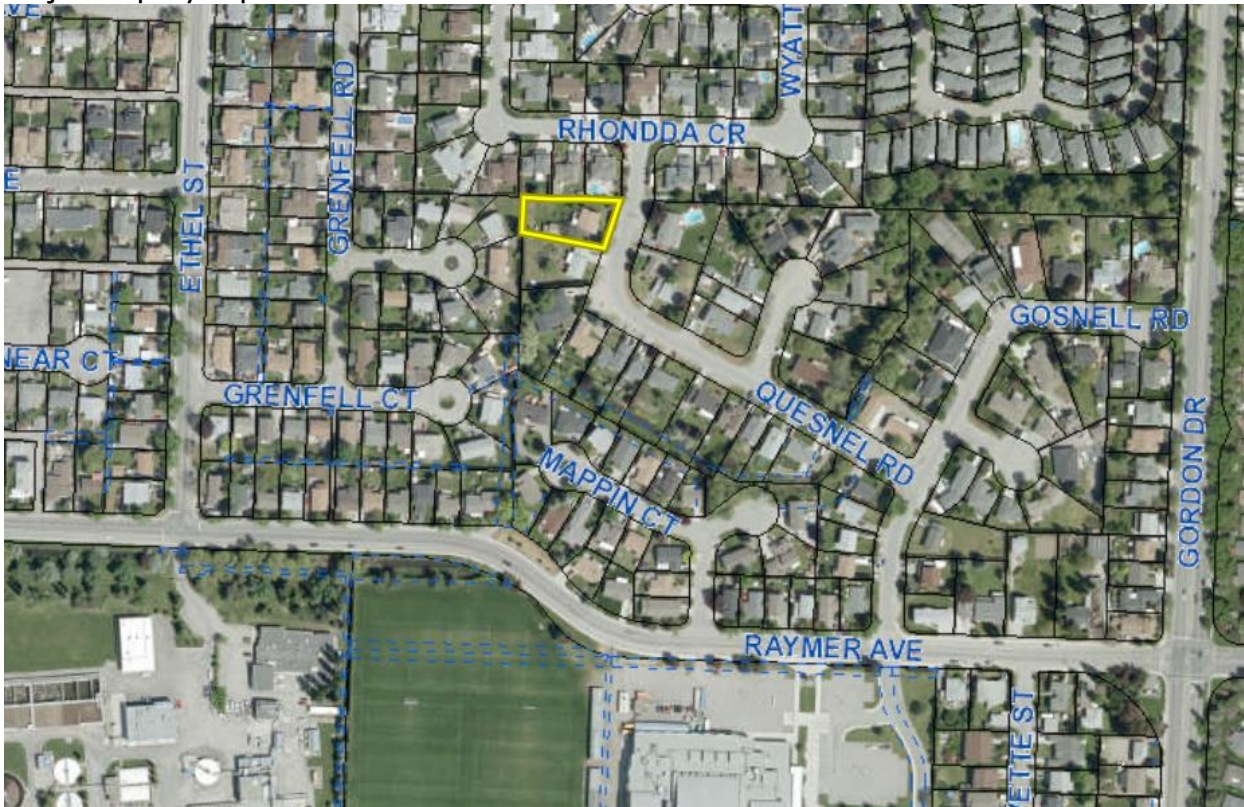
4.3 Site Context

The subject property is located on Quesnel Road, near the corner of Rhonda Court, approximately 340 meters west of Gordon Drive, within the South Pandosy – KLO City Sector. The area is characterized primarily by single family dwellings, with close proximity to parks, schools, and nearby transit on Gordon Drive.

Adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1 – Large Lot Housing RU1c - Large Lot Housing with Carriage House	Residential
East	RU1 – Large Lot Housing RU2 – Medium Lot Housing	Residential
South	RU1 – Large Lot Housing RU2 - Medium Lot Housing RU6 – Two Dwelling Housing	Residential
West	RU2 – Medium Lot Housing RU6 - Two Dwelling Housing	Residential

Subject Property Map: 2820 Quesnel 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 neighborhood with respect to building design, height and siting.

Carriage Houses & Accessory Apartments.³ Support carriage houses and accessory apartments through appropriate zoning regulations.

Urban Uses.⁴ 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.

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).

³ City of Kelowna Official Community Plan, Policy 5.22.12 (Development Process Chapter).

Technical Comments

5.2 Building & Permitting Department

- No concerns with proposed land use. Full Plan check for Building Code related issues will be done at time of Building Permit applications.

5.3 Development Engineering Department

- Please see attached Development Engineering Memorandum (Attachment A) dated February 15, 2018

6.0 Application Chronology

Date of Application Received: January 30, 2018

Date Public Consultation Completed: March 13, 2018

Report prepared by: Barbara B. Crawford, Planner

Reviewed by: Terry Barton, Urban Planning Manager

Approved for Inclusion: Ryan Smith, Community Planning Department Manager

Attachments:

Attachment A – Development Engineering Memorandum

Attachment B - Applicant's Rationale Letter

Schedule A – Proposed Carriage House Site and Elevation Plans

⁴ City of Kelowna Official Community Plan, Policy 5.33.3 (Development Process Chapter).