

REPORT TO COUNCIL



Date: December 3, 2018

RIM No. 1250-30

To: City Manager

From: Community Planning Department (LK)

Application: Z18-0052 **Owner:** Gary Johnson & Edi Cote

Address: 925 Eagle Drive **Applicant:** Gary Johnson & Edi Cote

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. Z18-0052 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 16 Section 29 Township 26 ODYD Plan 18073, located at 925 Eagle Drive, Kelowna, BC from the RU1 – Large Lot Housing zone to the RU1c – Large Lot Housing with Carriage House zone, be considered by Council;

AND FURTHER 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 Staff support the proposed rezoning application from the RU1 – Large Lot Housing zone to RU1c – Large Lot Housing with Carriage House to facilitate the development of a carriage house. The Official Community Plan (OCP) Future Land Use designation of the subject property is S2RES – Single / Two Unit Residential, which supports this zoning change. The concept of the carriage house is aligned with the OCP Policies of Compact Urban Form – increasing density where infrastructure already exists, and of Carriage Houses & Accessory Apartments. The property is connected to City sanitary sewer and within the Permanent Growth Boundary of the City. The applicant has submitted preliminary drawings for a carriage house indicating that it can be constructed to meet the Zoning Bylaw requirements without any variances. Should the rezoning application be

supported by Council, a Development Permit would not be required and the applicant could apply directly for a Building Permit. Parking requirements can be accommodated with the existing double car garage and driveway.

The applicant has confirmed the completion of public notification in accordance with Council Policy No. 367.

4.0 Proposal

4.1 Project Description

The applicant has submitted conceptual drawings siting the carriage house on the property. The proposal indicates the single storey carriage house can be developed to meet all of the Zoning Bylaw Regulations without any variances.

The conceptual carriage house design is for a modern style building with an angled shed roof to match the existing accessory building.

4.2 Site Context

The 1255 m² property is located in the Glenmore area, south of Summit Drive and east of Valley Road.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU ₁ – Large Lot Housing	Single Family Dwelling
East	RU _{1c} – Large Lot Housing with Carriage House	Single Family Dwelling
South	RU ₁ – Large Lot Housing	Single Family Dwelling
West	RU ₁ – Large Lot Housing	Single Family Dwelling

Subject Property Map: 925 Eagle Drive



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.

6.0 Technical Comments

6.1 Building & Permitting Department

- No comments relevant to Rezoning. Building Code analysis will occur at time of Building Permit.

6.2 Development Engineering Department

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).

- Refer to attached memo. No outstanding issues.

7.0 Application Chronology

Date of Application Received: May 10, 2018
Date Public Consultation Completed: August 26, 2018

Report prepared by: Lydia Korolchuk, Planner

Reviewed by: Terry Barton, Urban Planning Manager

Approved for Inclusion: Ryan Smith, Community Planning Department Manager

Attachments:

Attachment A: Development Engineering Memorandum
Schedule A: Site Plan
Schedule B: Conceptual Elevations