

REPORT TO COUNCIL



Date: February 4, 2019

RIM No. 1250-30

To: City Manager

From: Community Planning Department (LK)

Application: Z18-0111

Owner: Akram Shami, Jamileh Shami & Shouwkat Shami

Address: 160 Cariboo Road

Applicant: Urban Options

Subject: Rezoning Application

Existing OCP Designation: S2RES – Single/ Two Unit Residential

Existing Zone: RR3 – Rural Residential 3

Proposed Zone: RR3c – Rural Residential 3 with Carriage House

1.0 Recommendation

THAT Rezoning Application No. Z18-0111 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot B Section 4 Township 23 ODYD Plan 20088, located at 160 Cariboo Road, Kelowna, BC from the RR3 – Rural Residential 3 zone to the RR3c – Rural Residential 3 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 RR3 – Rural Residential 3 to RR3c – Rural Residential 3 with Carriage House to facilitate the development of a carriage house.

3.0 Community Planning

Community Planning Staff support the proposed rezoning application 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 and within the Glenmore Area.

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 Heritage Alteration Permit would be required and reviewed and approved by Community Planning Managers.

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 1-1/2 storey carriage house can be developed to meet all of the Zoning Bylaw Regulations without any variances.

The conceptual 1-1/2 storey carriage house design has a gable roof form with a single car garage. The building finishes will be complementary to match the existing dwelling on site. As this is a laneless parcel, access to the rear of the parcel is provided from the existing driveway.

4.2 Site Context

Subject Property Map:



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

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

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

- Refer to attached memo. No outstanding issues.

7.0 Application Chronology

Date of Application Received: November 15, 2018

Date Public Consultation Completed: December 12, 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

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).