

REPORT TO COUNCIL



Date: September 9, 2019

To: Council

From: City Manager

Department: Development Planning - Urban

Application: Z19-0099

Owner: Helga Schouten

Address: 4309 Gordon Drive

Applicant: Helga Schouten

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. Z19-0099 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 23 District Lot 358 ODYD Plan 19018, located at 4309 Gordon 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 THAT the Rezoning Bylaw be forwarded to a Public Hearing for further consideration.

2.0 Purpose

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

3.0 Development Planning

Development Planning Staff are supportive of the proposed rezoning application to facilitate the development of a carriage house on the subject property. This rezoning application is consistent with the Official Community Plan (OCP) Future Land Use designation of the subject property, which is S2RES – Single / Two Unit Residential. S2RES supports up to two units on a property including single detached homes, single detached homes with a secondary suite or carriage house, semi-detached buildings used for two dwelling units, and other complementary uses. The subject property is connected to City sewer and is within the Permanent Growth Boundary.

The applicant has submitted conceptual drawings for a one storey carriage house indicating that it can be constructed to meet all Zoning Bylaw requirements without any variances. Parking requirements are

proposed to be met through the existing garage and driveway. The applicant confirmed the completion of public notification in accordance with Council Policy No. 367.

4.0 Proposal

4.1 Project Description

The applicant has provided conceptual drawings that propose a one storey carriage house to be constructed in the eastern portion of the property behind the existing single-family dwelling.

4.2 Site Context

The subject property is in the North Mission – Crawford City Sector and fronts onto Gordon Drive between Young Road to the north and Hazel Road to the south. The neighbourhood consists predominantly of single-dwelling housing with some two-dwelling housing in proximity. The Walk Score of the subject property is 34; most errands require a car. 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	RU6 – Two Dwelling Housing	Two Dwelling Housing
West	RU1 – Large Lot Housing	Single Dwelling Housing

Subject Property Map: 4390 Glenmore Drive



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Chapter 1: Introduction

Goals for a Sustainable Future:

Contain Urban Growth – Reduce greenfield urban sprawl and focus growth in compact, connected and mixed-use (residential and commercial) urban and village centres.

Chapter 5: Development Process

Objective 5.3 Focus development to designated growth areas

Policy .2 Compact Urban Form. 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 per ha located within a 400 meter walking distance of transit stops is required to support the level of transit service) through development, conversion, and re-development within the Urban Centres (see Map 5.3) in particular and in existing areas as per the provisions of the Generalized Future Land Use Map 4.1.

Objective 5.22 Ensure Context Sensitive Housing Development

Policy .12 Carriage Houses & Accessory Apartments. Support carriage houses and accessory apartments through appropriate zoning regulations.

Policy .6 Sensitive Infill. 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.

5.2 Zoning Bylaw No. 8000

Section 13.1 – RU1c – Large Lot Housing with Carriage House

The purpose is to provide a zone for single detached housing, and compatible secondary uses, on larger serviced urban lots.

6.o Application Chronology

Date of Application Received: June 12, 2019

Date Public Consultation Completed: July 24, 2019

Report prepared by: Arlene Janousek, Planner

Reviewed by: Laura Bentley, Urban Planning & Development Policy Manager

Approved for Inclusion: Terry Barton, Development Planning Department Manager

Attachments:

Schedule A: Site Plan