

REPORT TO COUNCIL



Date: October 21, 2019
To: Council
From: City Manager
Department: Development Planning
Application: Z19-0062
Address: 535 Gramiak Rd
Subject: Rezoning Application
Owner: Barry and Doris Marciski
Applicant: Barry and Doris Marciski

1.0 Recommendation

THAT Rezoning Application No. Z19-0062 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 4 Section 22 Township 26 Osoyoos Division Yale District Plan 29137, located at 535 Gramiak Road, 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 consider an application 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

Staff support 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, and achieves several OCP policies regarding compact urban growth. The subject property is connected to City sewer and is within the Permanent Growth Boundary.

The applicant has submitted conceptual drawings indicating a carriage house can be constructed to meet all Zoning Bylaw requirements without variances. Parking requirements are proposed to be met through the existing driveway which can will be re-configured to facilitate access to the proposed rear accessory dwelling.

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

4.0 Proposal

4.1 Project Description

The proposed rezoning from RU₁ to RU_{1c} would facilitate the development of a carriage home on the subject property. 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.

The subject property currently has an existing single-family dwelling with an attached carport on the northern side of the dwelling. The existing carport will be able to be maintained in its current location while allowing for rear access to the proposed carriage home.

4.2 Site Context

The subject property is located in the Rutland City Sector near the intersection of Gerstmar Road and Elwyn Road and west of Hollydell Park. The neighbourhood consists predominantly of single-dwelling housing with some two-dwelling housing in the area. The surrounding Future Land Use designations are mainly S₂RES – Single / Two Unit Residential with some MRL – Multiple Unit Residential (Low Density) and EDINST – Educational / Major Institutional.

Adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU ₁ – Large Lot Housing	Single Dwelling Housing
East	RU ₁ – Large Lot Housing	Single Dwelling Housing
South	RU ₁ – Large Lot Housing	Single Dwelling Housing
West	RU ₁ – Large Lot Housing	Single Dwelling Housing

Subject Property Map: 535 Gramiak Road



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Chapter 5: Development Process

Objective 5.3 Focus development to designated growth areas

Policy .2 Compact Urban Form. Develop a compact urban form that maximises 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 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.

6.0 Application Chronology

Date of Application Received: March 14, 2019
Date Public Consultation Completed: September 16, 2019

Report prepared by: Andrew Ferguson, Planner II

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

Approved for Inclusion: Terry Barton, Development Planning Department Manager

Attachments:

Attachment A: Conceptual Site Plan