

REPORT TO COUNCIL



Date: May 25, 2020

To: Council

From: City Manager

Department: Development Planning Department

Application: Z20-0022

Owners: James (Scott) Dakin
Jennifer Dakin

Address: 850 Glenmore Drive

Applicant: James (Scott) Dakin

Subject: Rezoning Application

Existing OCP Designation: MRL – Multiple Unit Residential (Low Density)

Existing Zone: RU1 – Large Lot Housing

Proposed Zone: RU1c – Large Lot Housing with Carriage House

1.0 Recommendation

THAT Rezoning Application No. Z20-0022 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 7 Section 29 Township 26 ODYD Plan 4101, located at 850 Glenmore 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 Council, in accordance with Local Government Act s. 464(2), waive the Public Hearing for the Rezoning Bylaw.

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 support the proposed rezoning application to RU1c to facilitate the development of a carriage house. The Official Community Plan (OCP) Future Land Use Designation of the subject property and neighbouring properties is MRL – Multiple Unit Residential (Low Density). The purpose of MRL is low density, multi-family housing such as townhouses or garden apartments. This application is considered a minor rezoning, which does not depart from the overarching RU1 zone. On this basis, the application is seen to be consistent with the OCP. The application meets several OCP policies including

sensitive infill and compact urban form. The property is connected to City sanitary sewer and is within the Permanent Growth Boundary.

4.0 Proposal

4.1 Project Description

The proposed rezoning from RU1 to RU1c is to facilitate the development of a new carriage house. The applicant has submitted conceptual drawings showing the carriage house on the property. The proposed carriage house will be accessed off Lowland Street and parking requirements are met with an attached garage to the carriage house. The proposal indicates that the carriage house can be constructed to meet all Zoning Bylaw Regulations without any variances. The subject property is near parks, schools, and nearby transit to Glenmore Drive making this a suitable location for increased density.

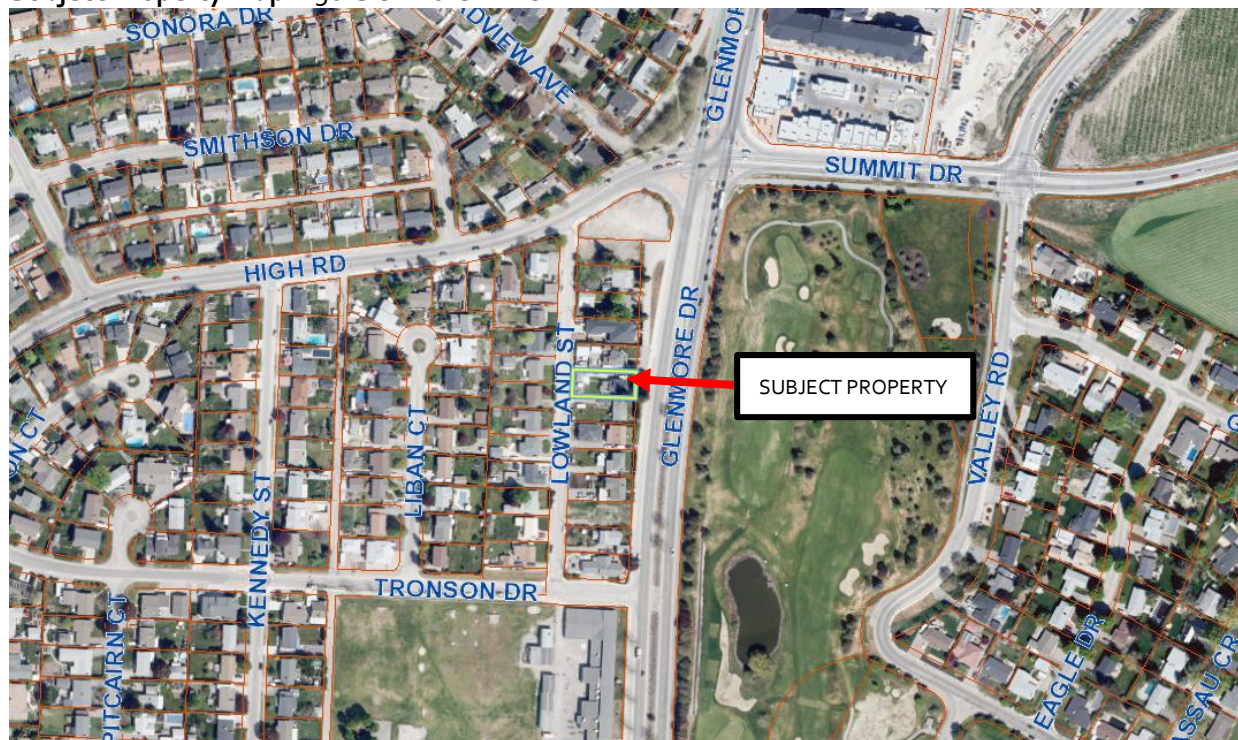
4.2 Site Context

The subject property is in the Glenmore – Clifton – Dilworth OCP Sector and the surrounding area is primarily zoned RU1 – Large Lot Housing, RU1 – Large Lot Housing with Carriage House and P3 -Parks and Open Space. The surrounding area has a Future Land Use Designation of MRL – Multiple Unit Residential – Low Density, S2RES – Single/Two Unit Residential and REC – Private Recreation.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1 – Large Lot Housing	Single-Family Dwelling
East	P3 – Parks and Open Space	Kelowna Golf & Country Club
South	RU1 – Large Lot Housing	Single-Family Dwelling
West	RU1 – Large Lot Housing	Single-Family Dwelling

Subject Property Map: 850 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 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

Objective 5.22 Ensure context sensitive housing development

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.

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

6.0 Technical Comments

6.1 Development Engineering Department

6.1.1 Existing Driveway to Glenmore Drive to be removed.

7.0 Application Chronology

Date of Application Received: March 3rd, 2020

Date Public Consultation Completed: April 26th, 2020

Report prepared by: Tyler Caswell, Planner I

Reviewed by: James Moore, Urban Planning & Development Policy Manager

Approved for Inclusion: Terry Barton, Development Planning Department Manager

Attachment:

Attachment A: Conceptual Drawing Package