

REPORT TO COUNCIL



Date: September 28, 2020

To: Council

From: City Manager

Department: Development Planning

Application: Z20-0057

Owner: Faith Jenelle McKenzie and
Clint Douglas McKenzie

Address: 1715 Willow Crescent

Applicant: Clint McKenzie

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. Z20-0057 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 2 Section 29 Township 26 ODYD Plan 14444, located at 1715 Willow Crescent, 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 support the proposed rezoning to allow a carriage house to be built on the subject property. The Official Community Plan (OCP) Future Land Use designation of the property is S2RES – Single / Two Unit Residential, which supports building forms including single detached homes with secondary suites or carriage houses. Neighbourhood notification was undertaken by the applicant in accordance with Council Policy No. 367.

4.0 Proposal

4.1 Project Description

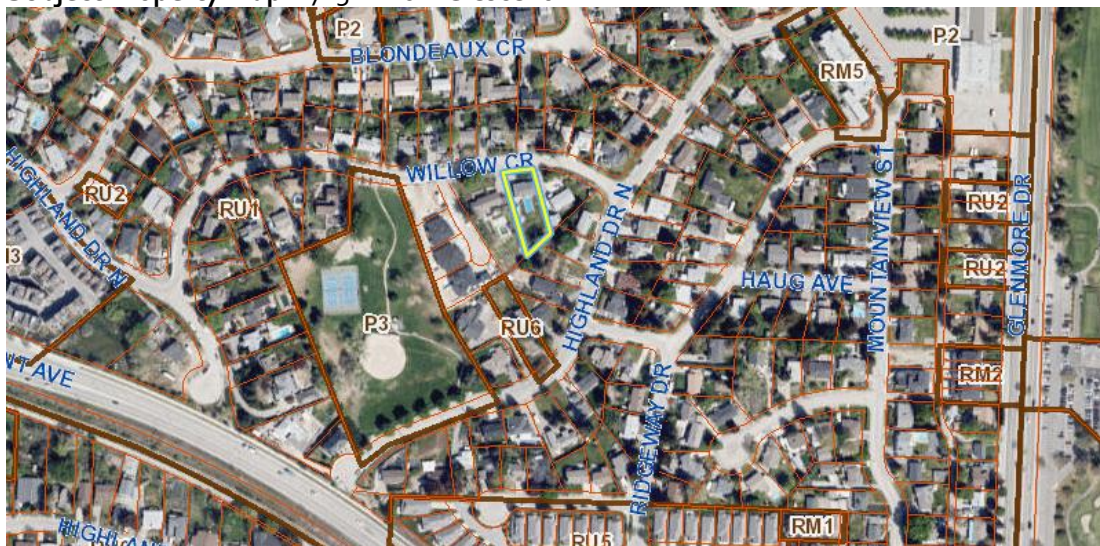
The applicant is proposing to build a carriage house in the rear of the property behind an existing single-family dwelling. The applicant has provided a site plan showing that a one-storey carriage house and required parking can be accommodated on-site without any variances.

4.2 Site Context

The subject property is located within the Permanent Growth Boundary, north of Clement Avenue and west of Glenmore Drive. The neighbourhood mainly consists of single-family housing. Adjacent land uses are listed below:

Orientation	Zoning	Land Use
North	RU1- Large Lot Housing	Single Dwelling Housing
East	RU1- Large Lot Housing	Single Dwelling Housing
South	RU1- Large Lot Housing	Single Dwelling Housing
West	RU1- Large Lot Housing	Single Dwelling Housing

Subject Property Map: 1715 Willow Crescent



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 .1 Permanent Growth Boundary. Establish a Permanent Growth Boundary as identified on Map 4.1 and Map 5.2. The City of Kelowna will support development of properties outside the PGB

for more intensive use only to the extent permitted as per the OCP Future Land Use designations in place as of initial adoption of OCP Bylaw 10500, except for Agri-Business designated sites or as per Council's specific amendment of this policy. The PGB may be reviewed as part of the next major OCP update.

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 metre walking distance of transit stops is required to support the level of transit service) through development, conservation, 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

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.

5.2 Zoning Bylaw No. 8000

RU1c – Large Lot Housing with Carriage House. The purpose of this zone is to provide a zone for single detached housing, and compatible secondary uses including carriage houses, on larger serviced urban lots.

6.o Application Chronology

Date of Application Received: July 14, 2020
Date Public Consultation Completed: September 1, 2020

Report prepared by: Arlene Janousek, Planner

Approved for Inclusion: Ryan Smith, Divisional Director, Planning & Development Services

Attachments:

Schedule A: Site Plan