

REPORT TO COUNCIL



Date: October 5, 2020

To: Council

From: City Manager

Department: Development Planning Department

Application: Z20-0054

Owner: David & Marti Gramlich

Address: 1508 Pinehurst Crescent

Applicant: David & Marti Gramlich

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. Z20-0054 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 9 Section 29 Township 26 ODYD Plan 9247, located at 1508 Pinehurst 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.

3.0 Development Planning

Development Planning staff support the proposed rezoning from RU1 – Large Lot Housing to RU1c – Large Lot Housing with Carriage House. The subject property is within the Permanent Growth Boundary, is serviced (ie. sewer) and the plans align with the Official Community Plan (OCP) Future Land Use Designation of S2RES – Single/Two Unit Residential. Rezoning the subject property to add the 'c' designation would meet policy objectives including fostering a mix of housing forms and concentrating growth within the Permanent Growth Boundary.

4.0 Proposal

4.1 Project Description

The proposed rezoning from RU1 to RU1c is to allow for the conversion of an existing detached garage into a carriage house. This detached garage was built in 1963, at the same time as the construction of the principal dwelling. A Building Permit will be required before an occupancy permit can be granted for the carriage house. The proposed carriage house will be 45m² (484ft²) in size and be in the rear of the property, accessed off the main driveway. The proposal indicates that the carriage house will meet all Zoning Bylaw Regulations without any variances. The subject property is near parks, schools, recreational facilities and transit along Clifton Road, making this a suitable location for the 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 and RU6 – Two Dwelling Housing. The surrounding area also has a Future Land Use Designation of S2RES – Single/Two Unit Residential.

Specifically, adjacent land uses are as follows:

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

Subject Property Map: 1508 Pinehurst Cr.



4.3 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RU _{1c} ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Min. Lot Area	550m ²	1012m ²
Min. Lot Width	16.5m	23.06m
Min. Lot Depth	30.0m	44.87m
Development Regulations		
Max. Site Coverage (buildings)	40%	18.8%
Max. Site Coverage (buildings, parking, driveways)	50%	42.6%
Carriage Housing Development Regulations		
Max. Accessory Site Coverage	20%	4.5%
Max. Net Floor Area	100m ²	45m ²
Max. Net Floor Area to Principal Building	75%	31%
Max. Height (to mid-point)	4.8m	3.2m
Min. Front Yard	9.0m	33.7m
Min. Side Yard (East)	1.5m	2.4m
Min. Side Yard (West)	1.5m	14.3m
Min. Rear Yard	1.5m	2.6m
Min. Distance to Principal	3.0m	12.0m
Other Regulations		
Min. Parking Requirements	3 stalls	3 stalls
Min. Private Open Space	30m ²	30m ²

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.

6.o Application Chronology

Date of Application Received: July 13th, 2020
Date Public Consultation Completed: August 8th, 2020

Report prepared by: Tyler Caswell, Planner I

Reviewed by: Dean Strachan, Community Planning & Development Manager

Approved for Inclusion: Terry Barton, Development Planning Department Manager

Attachments:

Attachment A: Conceptual Drawing Package