

REPORT TO COUNCIL



Date: May 10, 2021
To: Council
From: City Manager
Department: Development Planning
Application: Z19-0118
Address: 2405 Taylor Crescent
Subject: Rezoning Application
Owner: Ian D. Galt
Applicant: Ian D. Galt
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. Z19-0118 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 14, District Lot 14, ODYD Plan 7336, located at 2405 Taylor 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 Council, in accordance with Local Government Act s. 464(2), waive the Public Hearing for the Rezoning Bylaw;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out in Schedule "A" attached to the Report from the Development Planning Department dated May 10, 2021.

2.0 Purpose

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

3.0 Development Planning

Staff is supportive of the proposed rezoning from RU1 - Large Lot Housing to RU1c - Large Lot Housing with Carriage House to facilitate the development of a new carriage house.

The Official Community Plan (OCP) Future Land Use is designated as S2RES - Single/Two Unit Residential, which supports this modest increase in density and the property is located within the Permanent Growth Boundary with urban services. The concept of the carriage house is aligned with the OCP urban infill policy of Compact Urban Form - increasing density where infrastructure already exists. The proposed single storey carriage house also meets the OCP Policy of Sensitive Infill, which promotes building heights that are in context with the surrounding neighbourhood.

Should Council approve the rezoning, the applicant may apply for a building permit provided there are no variances requested.

To fulfill Council Policy No. 367, the applicant submitted a Neighbour Consultation Summary Form to staff on April 13, 2021, outlining that the neighbours within 50 m of the subject property were notified.

4.0 Proposal

4.1 Background

The subject property has a single-family dwelling which will be retained through this development.

4.2 Project Description

The applicant has provided preliminary site plan design for the proposed new single storey carriage house, located at eastern corner of the lot. Access to the proposed carriage house will be from the adjacent laneway and parking requirements are met with a stall located inside the carriage house. The proposal indicates that the carriage house can be constructed to meet all Zoning Bylaw Regulations without any variances.

4.3 Site Context

The subject property is a corner lot located on Taylor Crescent with lane access, is connected to City sanitary sewer and is in the South Pandosy – KLO Sector of Kelowna. The surrounding residential area is characterized principally by a mix of single family and secondary dwelling units developed in various housing forms including duplexes, second dwellings, and carriage houses. The Kelowna General Hospital campus is located to the north, and many park amenities, including Francis Avenue Beach Access and Kinsmen Park are located to the west and southwest, respectively. The property is within walking distance to Pandosy Street and its many amenities.

Site Context Map:

Future Land Use Map:



Subject Property Map: 2405 Taylor 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 .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

Please see attached Development Engineering Memorandum (Schedule A), dated October 10, 2019.

7.0 Application Chronology

Date of Application Received: October 2, 2019

Date Public Consultation Completed: April 13, 2021

Report prepared by: Barbara B. Crawford, Planner II

Reviewed by: Jocelyn Black, Urban Planning Manager

Approved for Inclusion: Terry Barton, Development Planning Department Manager

Attachments:

Schedule A: Development Engineering Memo.

Attachment A: Conceptual Site Plan