

REPORT TO COUNCIL



Date: May 17, 2021

To: Council

From: City Manager

Department: Development Planning Department

Application: Z20-0090

Owner: James Norman Tangjerd and
Norlyn Shirley Tangjerd

Address: 1226 Mountainview St

Applicant: Dayne Klassen

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. Z20-0090 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 8 Section 29 Township 26 ODYD Plan 25524, located at 1226 Mountainview St., 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 consider an application to rezone the subject property from the RU1 – Large Lot Housing one to the RU1c – Large Lot Housing with Carriage House zone to facilitate the conversion of an existing detached garage into a carriage house, and to waive the Public Hearing.

3.0 Development Planning

Staff support the proposed rezoning from RU1 – Large Lot Housing to RU1c – Large Lot Housing with Carriage House on the subject property as the application is consistent with the Official Community Plan (OCP) Future Land Use designation of S2Res – Single /Two Unit Residential.

The property is located within the Permanent Growth Boundary (PGB) and is serviced. Rezoning the subject property to allow the development of a carriage house would meet policy objectives including fostering a mix of housing forms and concentrating growth within the Permanent Growth Boundary.

4.0 Proposal

4.1 Background

The principle dwelling on the subject property was built in 1975. The previous owners had applied for rezoning to RU6 – two dwelling housing in 2007 to accommodate the construction of a secondary dwelling on the property. The rezoning was defeated in 2008, and a building permit was approved in 2010 for the construction of a 2-car garage instead.

4.2 Project Description

The proposed rezoning from RU1 to RU1c is to allow for the conversion of an existing detached garage into a carriage house. A Building Permit will be required before an occupancy permit can be granted for the carriage house. The proposed carriage house will be roughly 88m² in size, located on the south-west corner of the property and will be accessed off the existing driveway on the west side of the property on Ridgeway Drive. 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 public transportation, making this a suitable location for increased density.

4.3 Site Context

The subject property is in the Glenmore – Clifton – Dilworth OCP Sector and the surrounding area is primarily zoned RU1 – Large Lot Housing with some Multiple Unit Residential zoning. The Future Land Use designation for the surrounding area is S2Res – Single / Two Unit Residential, MRM – Multiple Unit Residential (Medium Density), and MRL – Multiple Unit Residential (Low Density).

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RM5 – Medium Density Multiple Housing	Senior Housing Apartment Complex
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: 1226 Mountainview Street



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 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 redevelopment 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 Application Chronology

Date of Application Received: October 13th, 2020
 Date Public Consultation Completed: December 6th, 2020

Report prepared by: Bronwyn Wydeman, Planner I
Reviewed by: Jocelyn Black, Urban Planning Manager
Approved for Inclusion: Terry Barton, Development Planning Department Manager

Attachments:

Schedule A: Development Engineering Memo

Attachment A: Rationale Statement

Attachment B: Site Plan