

REPORT TO COUNCIL



Date: June 27, 2022

To: Council

From: City Manager

Department: Community Planning

Application: Z22-0030

Owner: Sundeep Jassi, Hans Jassi,
Manisha Jassi

Address: 394 Viewcrest Court

Applicant: CM Designs Ltd.

Subject: Rezoning Application

Existing OCP Designation: S-RES – Suburban - Residential

Existing Zone: RR3 – Rural Residential 3

Proposed Zone: RU1c – Large Lot Housing with Carriage House

1.0 Recommendation

THAT Rezoning Application No. Z22-0030 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 17, Section 23, Township 28, Similkameen Division Yale District Plan KAP53665, located at 394 Viewcrest Court, Kelowna, BC from the RR3 – Rural Residential 3 zone to the RU1c – Large Lot Housing with Carriage House zone, be considered by Council.

2.0 Purpose

To rezone the subject property from the RR3 – Rural Residential 3 zone to the RU1c – Large Lot Housing with Carriage House zone to facilitate the construction of a carriage house.

3.0 Development Planning

Staff support the proposed rezoning application. The rezoning would allow for a carriage house to be constructed over a garage/accessory building. The subject property is fronting on two roads where the principal dwelling fronts Viewcrest Court and the carriage house/garage would front Uplands Court. The proposal is well aligned with the Future Land Use Designation of S-RES – Suburban Residential and is located within the City's Permanent Growth Boundary. The lot meets the depth, width and area of the RU1c zone, and no variances are required.

4.0 Proposal

4.1 Project Description

The proposed rezoning from the RR3 – Rural Residential 3 to the RU1c – Large Lot Housing with Carriage House is to facilitate the construction of a carriage house over an accessory building/garage. The lot meets the minimum dimensions of the RU1c zone and will have negligible impacts on the existing utility services. The proposed carriage house would be built into the slope, eliminating the need for large retaining walls or cuts into the hillside at that location. Landscape walls are proposed on either side of the carriage house to provide useable yard space for the residents. The planned retaining walls adhere to the City of Kelowna Zoning Bylaw and are considered minor in nature.

4.2 Site Context

The subject property is located in the Southwest Mission Official Community Plan Sector and is within the Permanent Growth Boundary. The lot is sloping and fronts onto two roads where the principal dwelling fronts Viewcrest Court and the carriage house/garage would front Uplands Court. The parcel is connected to sanitary sewer and is fully serviced. The area is predominantly single family dwellings within the RR3 – Rural Residential 3 zone and RU1 – Large Lot Housing zone. The surrounding Future Land Use is primarily S-RES – Suburban Residential.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RR3 – Rural Residential 3	S-RES – Suburban Residential
East	RR3 – Rural Residential 3	S-RES – Suburban Residential
South	RR3 – Rural Residential 3	S-RES – Suburban Residential
West	RU1 – Large Lot Housing	S-RES – Suburban Residential

Subject Property Map: 394 Viewcrest Court



Current Development Policies

4.3 Kelowna Official Community Plan (OCP)

Objective 7.2 Design Suburban Neighbourhoods to be low impact, context sensitive and adaptable. (Chapter 7: Suburban Neighbourhoods)

<p>Policy 7.2.1 Ground-Oriented Housing</p>	<p>Consider a range of low density ground-oriented housing development to improve housing diversity and affordability and to reduce the overall urban footprint of Suburban Neighbourhoods. Focus more intensive ground-oriented housing where it is in close proximity to small scale commercial services, amenities like schools and parks, existing transit service and/or active transportation facilities.</p> <p><i>In addressing the high costs of servicing suburban neighbourhoods, the proposed carriage house project will make more efficient use of the existing infrastructure and contribute to reducing the overall urban footprint within the City.</i></p>
<p>Policy 7.2.2 Hillside Housing Forms</p>	<p>Encourage housing forms that best match to the topography and have the lowest amount of impact is hillside areas, such as minimum cuts and fills, for example, and provide the greatest environmental protection. Discourage housing forms and associated roadways that cause high amounts of slope disturbance and visual impact.</p> <p><i>The proposed carriage house would be built into the slope, eliminating the need for large retaining walls or cuts into the hillside at that location. Landscape walls proposed on either side of the carriage house adhere to the City of Kelowna Zoning Bylaw and are considered minor in nature.</i></p>

5.0 Technical Comments

5.1 City of Kelowna Development Engineering Department

See attached Schedule A

6.o Application Chronology

Date of Application Received: April 29, 2022
Date of Public Consultation Completed: May 7, 2022

Report prepared by: Corey Davis, Development Technician - Engineering

Reviewed by: Dean Strachan, Community Planning & Development Manager

Reviewed by: Terry Barton, Development Planning Department Manager

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

Attachments:

Schedule A: Development Engineering Memo

Attachment A: Conceptual Drawing Package