

# Z22-0030 394 Viewcrest Court

Rezoning Application

# Proposal

- ▶ To rezone the subject property from RR3 – Rural Residential 3 to RU1C – Large Lot Housing (with Carriage House).

# Development Process

April 29<sup>th</sup>, 2022

Development Application Submitted

Staff Review & Circulation

May 7<sup>th</sup>, 2022

Public Notification Received

June 27<sup>th</sup>, 2022

Initial Consideration

First,  
Second & Third Readings

Final Reading

Building Permit

Council  
Approvals



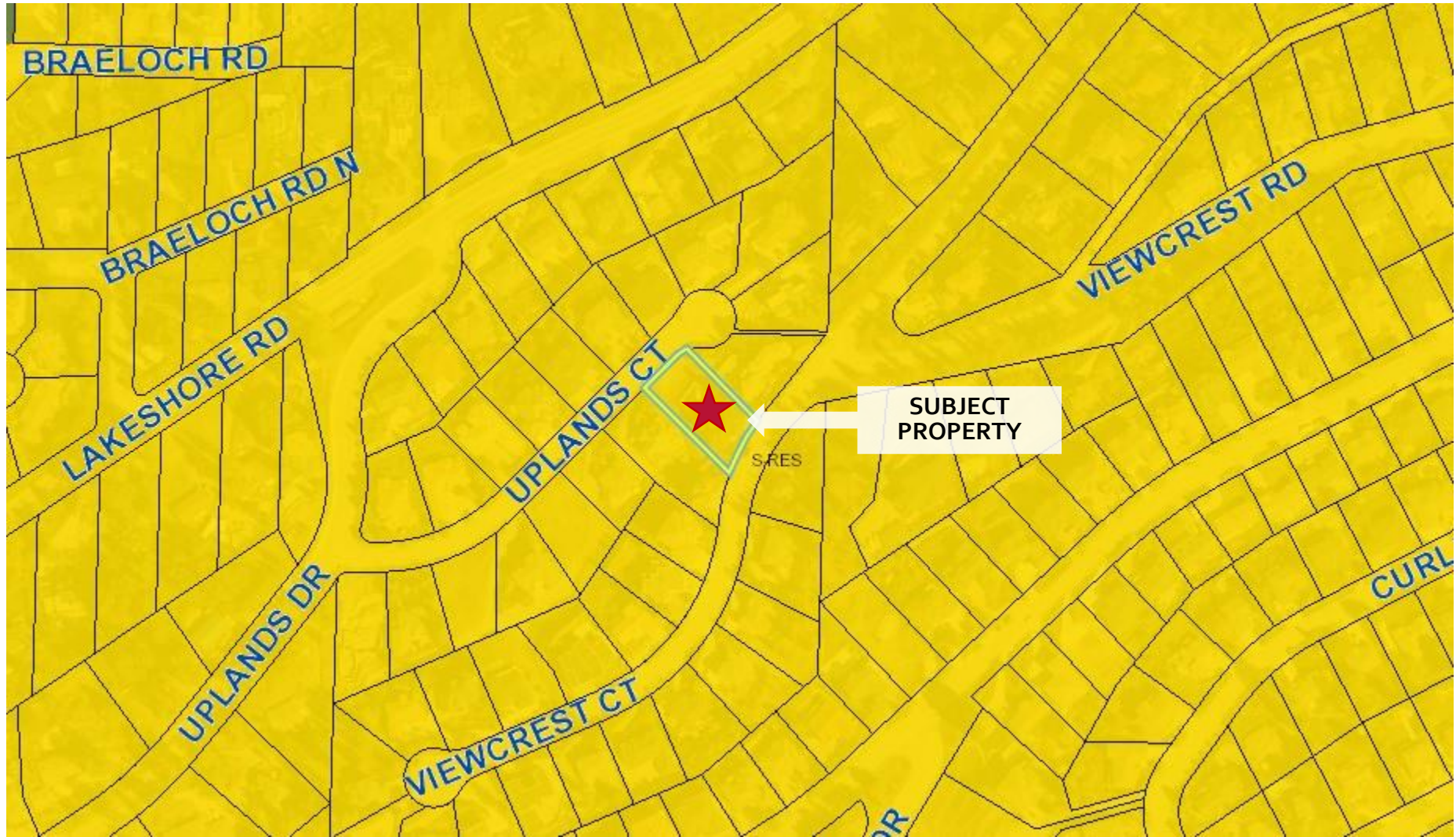
# Context Map



City of Kelowna

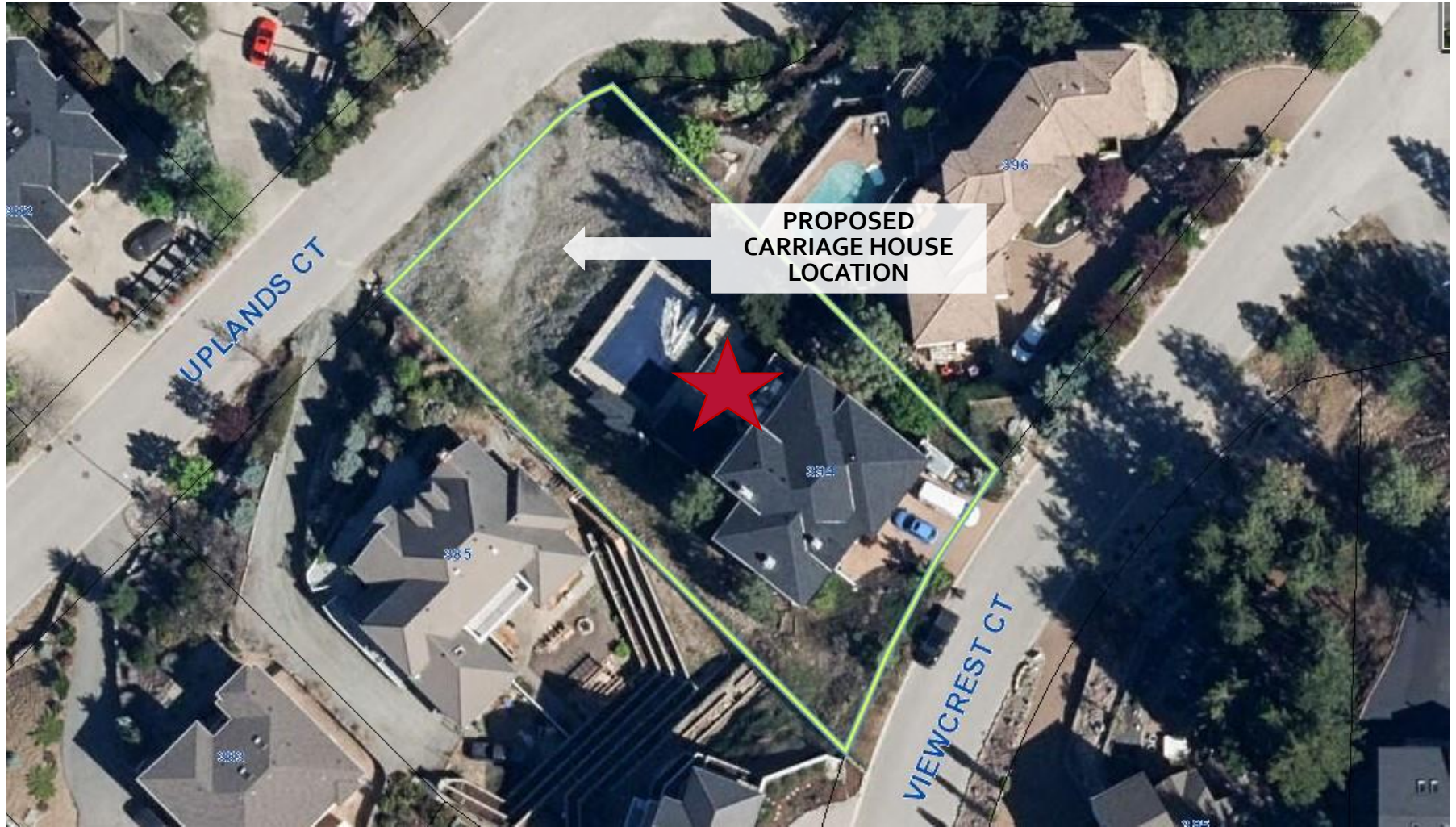


# OCP Future Land Use / Zoning





# Subject Property Map



# Project/technical details

- ▶ The lot meets the depth, width and size of the RU1C zone.
- ▶ Proposed rezoning would facilitate a carriage house built above a garage/accessory building.
- ▶ The lot fronts two roads. The principal dwelling fronts Viewcrest Court and the carriage house/garage would front Uplands Court.
- ▶ The carriage house/garage is proposed to be built into the existing slope.



[illegible]

ZONING SUMMARY		354 VIEWCREST COURT	
ADDRESS	354 VIEWCREST COURT, JOHNSDALE, NC 27044		
LEGAL DESCRIPTION	LOT 17, SECTION 03, TOWNSHIP 01, PLANNED MAP 5063		
DEVELOPING PROPERTY AREA	NA		
LIVING ZONING	RM		
PROPOSED ZONING	RM		
EXISTING LEGAL USE	SINGLE-FAMILY RESIDENCE		
PROPOSED LEGAL USE	SINGLE-FAMILY HOME + ACCESSORY HOME		
ZONING REQUIREMENTS		MAIN BUILDING	
	ZONING STANDARD		PROPOSED
HOUSE SETBACK	6.0m (19.68') to 9.0m (29.52')		NOT CHANGED
REAR SETBACK	3.0m (9.84')		NOT CHANGED
FRONT SETBACK	7.0m		NOT CHANGED
PRICEZ FEET	604.0M		1.0M (3.28') (1.3M (3.93'))
BUILDING HEIGHT	9.0m (29.52') shops		3.96m (12.99') - 3.96m (12.99') CHANGED
LEVEL 1 PARKING COVERAGE AREA	664.24 (M <sup>2</sup> )		10M (3M) - NOT CHANGED
TOTAL PARKING COVERAGE	11.0%		11.0%
TOTAL PARKING COVERAGE %	18%		2.8%

LOCATION MAP - N.T.S.



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No.	Date	Revision
01	2023-04-04	ISSUED FOR REVISIONS



Drawing Title

## Drawing Number

Job No.	18-1816
Scale	As indicated

334 VERNIST COURT, KELOWNA, BC V1P 4J9  
100 L.L. SECTION 23, TOWNSHIP 28, RANG 25MAY



# Perspective Drawings

## 394 VIEWCREST CT

394 VIEWCREST COURT, KELOWNA, BC V1W 4J9  
LOT 17, SECTION 23, TOWNSHIP 28, PLAN KAP53665



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ISSUED FOR REZONING - UPDATED

2022-04-13

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# Development Policy

- ▶ Meets the intent of Official Community Plan Urban Infill Policies:
  - ▶ Within Permanent Growth Boundary
  - ▶ Sensitive Infill
- ▶ Consistent with Zoning Bylaw – no variances



# Staff Recommendation

- ▶ Staff recommend **support** of the proposed rezoning to RU1C – Large Lot Housing with Carriage House
- ▶ Meets the intent of the Official Community Plan
  - ▶ Urban Infill Policies
- ▶ The subject property aligns with the OCP Future Land Use of S-RES - Suburban - Residential



## *Conclusion of Staff Remarks*