

REPORT TO COUNCIL



Date: November 21, 2022

To: Council

From: City Manager

Department: Development Planning

Application: Z22-0053

Owner: Raghvir Kaur and Kulraj Singh Gill

Address: 211 Sumac Rd E

Applicant: Urban Options Planning Corp.

Subject: Rezoning Application

Existing OCP Designation: S-RES – Suburban - Residential

Existing Zone: RU1 – Large Lot Housing

Proposed Zone: RU1c – Large Lot Housing with Carriage House

1.0 Recommendation

THAT Rezoning Application No. Z22-0053 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of Lot 3 Section 26 Township 26 ODYD PLAN 38257, located at 211 Sumac Rd E, Kelowna, BC from the RU1 – Large Lot Housing 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 RU1 – Large Lot Housing 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 to RU1c – Large Lot Housing with Carriage House zone to facilitate the development of a carriage house. The proposal meets the intent of the Official Community Plan (OCP) Future Land Use Designation of S-RES – Suburban Residential, which speaks to the accommodation of single and two dwelling growth, with opportunities for secondary suites and carriage houses in the Suburban Neighbourhood. The application meets several Official Community Plan policies including ground oriented housing development and sensitive infill. The property is connected to City sanitary sewer and is within the Permanent Growth Boundary.

4.0 Proposal

4.1 Project Description

The proposed rezoning from RU1 to RU1c is to facilitate the development of a new carriage house. The applicant has submitted a conceptual site plan showing the carriage house on the property. The proposed two storey carriage house will be located in the rear of the property and accessed through a 1.22 m wide lit path that runs from the end of the driveway along the north side of the carriage house. Parking can be accommodated in a garage attached to the carriage house. The carriage house will be accessed from an existing driveway along Keyes Road. The proposal indicates that the carriage house can be constructed to meet all Zoning Bylaw Regulations without any variances.

4.2 Site Context

The subject property is located within the Rutland - OCP District, and is located on the corner of Sumac Rd E and Keyes Rd. The surrounding area is primarily zoned RU1 – Large Lot Housing, RU4 – Duplex Housing, and P2 – Educational and Minor Institutional.

Specifically, adjacent land uses are as follows:

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

Subject Property Map: 211 Sumac Rd E



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Objective 7.2 Design Suburban Neighbourhoods to be low impact, context sensitive and adaptable

Policy 7.2.1 Ground Oriented Housing	<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>The proposed carriage home is sensitive to the neighbourhood in regards to height and siting, and is ground oriented. The subject property is in close proximity to transit routes and Sumac Park.</i></p>
--	--

6.0 Application Chronology

Date of Application Accepted: September 2nd, 2022

Date Public Consultation Completed: October 3rd, 2022

Report prepared by: Alissa Cook, Planner I
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:

Attachment A: Conceptual Drawing Package

Attachment B: Applicants Rationale