

PROPOSED
CARRIAGE HOUSE

PROJECT INFO:

CIVIC ADDRESS:
211 SUMAC ROAD E

Legal Description:
PID: 007-783-159
Plan: KAP38257
Lot: 3

PLAN KAP38257 LOT 3 SECTION 26 TOWNSHIP 26

LOT COVERAGE

EXISTING BUILDING AREA: 1,418 SQ. FT. (131.7 SQ. M.)
PROPOSED BUILDING AREA: 922 SQ. FT. (85.6 SQ. M.)

TOTAL BUILDING AREA: 2,340 SQ. FT. (217.4 SQ. M.)
TOTAL LOT AREA: 9,478.7 SQ. FT. (880.6 SQ. M.)

LOT COVERAGE = 24.7%

PROPOSED LIVING AREA = 967 SQ. FT. (89.8 SQ. M.)
PROPOSED HEIGHT = 17'-8" (5.385m)

LIST OF DRAWINGS:

SHEET INDEX:
1 SITE PLAN



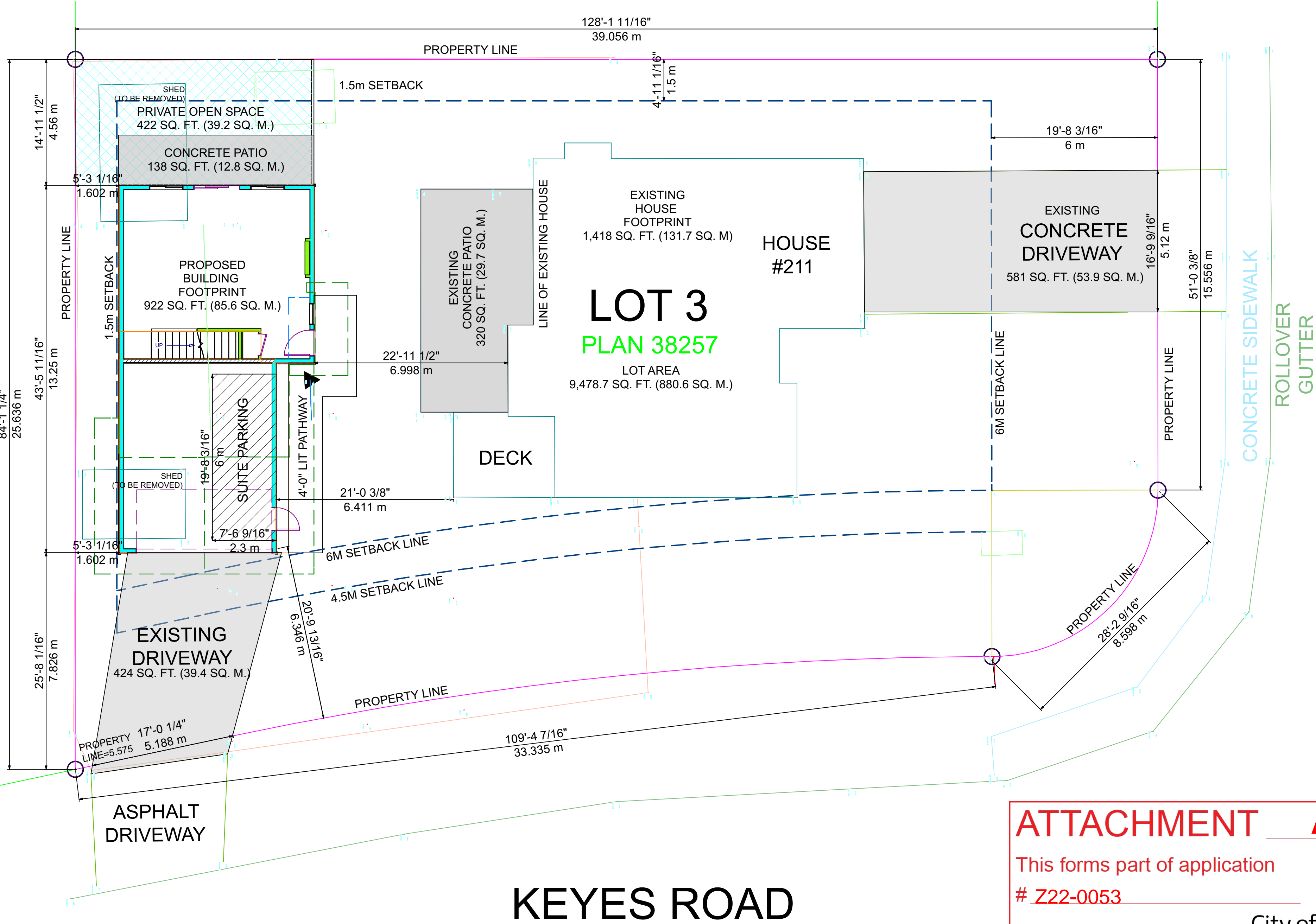
EXISTING SITE PHOTO



EXISTING SITE PHOTO

LOT 4
PLAN 38257

SITE PLAN
SCALE: 1/8" = 1'



SUMAC ROAD EAST

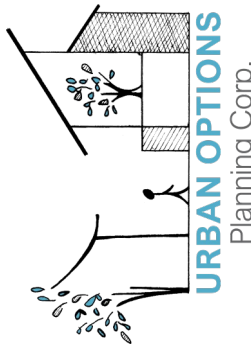
KEYES ROAD



EXISTING SITE PHOTO



VICINITY MAP



KULRAJ GILL
250-863-5529

211 SUMAC ROAD
KELOWNA, BC

PROJECT TITLE

TITLE

SCALE

DATE
OCT-07-2022

PROJECT NUMBER
Z-155-01

DRAWING NUMBER
1.4

SHEET

1 of 1

ATTACHMENT A

This forms part of application
Z22-0053

Planner Initials
AC





August 25, 2022

City of Kelowna
Urban Planning Department
1435 Water Street
Kelowna, BC

ATTACHMENT B	
This forms part of application # Z22-0053	
Planner Initials	AC
 City of Kelowna COMMUNITY PLANNING	

Application to Rezone the Property from RU1 – Large Lot Housing to RU1c – Large Lot Housing with Carriage House at 211 Sumac Road E.

Introduction

Dear Planning Staff,

The purpose of this application is to rezone the subject property from RU1 to RU1c to allow for the construction of a carriage house. The existing shed in the rear yard will be demolished, and the carriage house will be located here. Parking is planned in an attached garage to provide convenience for tenants. Although the current zoning is RU1 – Large Lot Housing, the property is located within the *Suburban Residential* Future Land Use designation and therefore a Rezoning application is required. The *Core Area – Neighbourhood* boundary is found 220.0m from the subject property. The lot size is sufficient at 882.0m² and can easily support a carriage house. Context photos are provided on the site plan.

Please note that the ownership of the property is in process. The landowners have signed the attached Owner Authorization form and a Land Transfer Document has been provided. The State of Title will be provided when available.

Official Community Plan Conformance

This proposal conforms to the 2040 OCP – Future Land Use guidance of *Suburban Residential*, as carriage houses are a supported use. The surrounding neighbourhood has a mix of Future Land Use designations such as Educational / Institutional, Park, Neighbourhood Commercial, and Suburban Multiple Unit. In addition, the following pillars are met as part of this proposal:

1. Stop planning new suburban neighbourhoods.

Creating sensitive infill within existing neighbourhoods reduces the desire for new suburban neighbourhoods to be planned. In turn, those who wish to rent a new dwelling or provide housing for family members can do so without constructing a new single-family home in a new neighbourhood. In addition, new construction within existing neighbourhoods eliminates the need to create new service lines which are expensive to build and maintain.

2. Promote more housing diversity.

The *Suburban Residential* Future Land Use designation allows for a range of housing forms within existing suburban neighbourhoods. Construction of a carriage house is a great way to utilize the existing property and services to create a diverse housing option in a neighbourhood which is located nearby amenities such as schools, parks, and places of worship.

3. Protect our environment.

Constructing a carriage house on an existing building envelope reduces the need for environmental impacts such as blasting, site grading, and tree removal.

As shown on the attached site plan, the proposed carriage house is two-storey and is located within the Permanent Growth Boundary. The proposal conforms to all RU1c – Large lot housing with carriage house regulations as found in *Zoning Bylaw 12375*. The footprint of the carriage house is 85.6m² and net floor area is 89.8m², with a building height of 5.385m. Access will be taken from Keyes Road on the existing driveway, which is less than 6.0m in width at the roadway. The carriage house is intended to provide financial support for the family and create additional rental housing in the North Rutland neighbourhood.

In the immediate neighbourhood, many properties are zoned RU1c, RU4, and Multi Family to allow for a higher density in the area. Many parks are located nearby, including Sumac Park, Edith Gay, and Chichester Wetlands. Rutland Road is located 160.0m away from the subject property and provides BC Transit bus stops and an active bicycle network. We believe the application is beneficial as the proposed carriage house will better utilize a large property and provide rental housing in an area of Kelowna with great potential.

Regards,

Urban Options Planning Corp.
By it's authorized signatory; Birte Decloux RPP MCIP