

Z22-0053 211 Sumac Rd E

Rezoning Application

Proposal

- ▶ To consider rezoning the application from the RU1-Large Lot Housing to the RU1c – Large Lot Housing with Carriage House zone to facilitate the construction of a carriage house.

Rezoning

- ▶ “Is this proposed land use and density appropriate for this property?”
- ▶ Regulate the following within a zone:
 - ▶ Uses of land, building, & structures
 - ▶ Density of use of land (FAR)
 - ▶ Based on OCP Policies including Future Land Use

Development Process

June 1, 2022

Development Application Submitted



Staff Review & Circulation



June 29, 2022

Public Notification Received



Nov 21, 2022

Initial Consideration



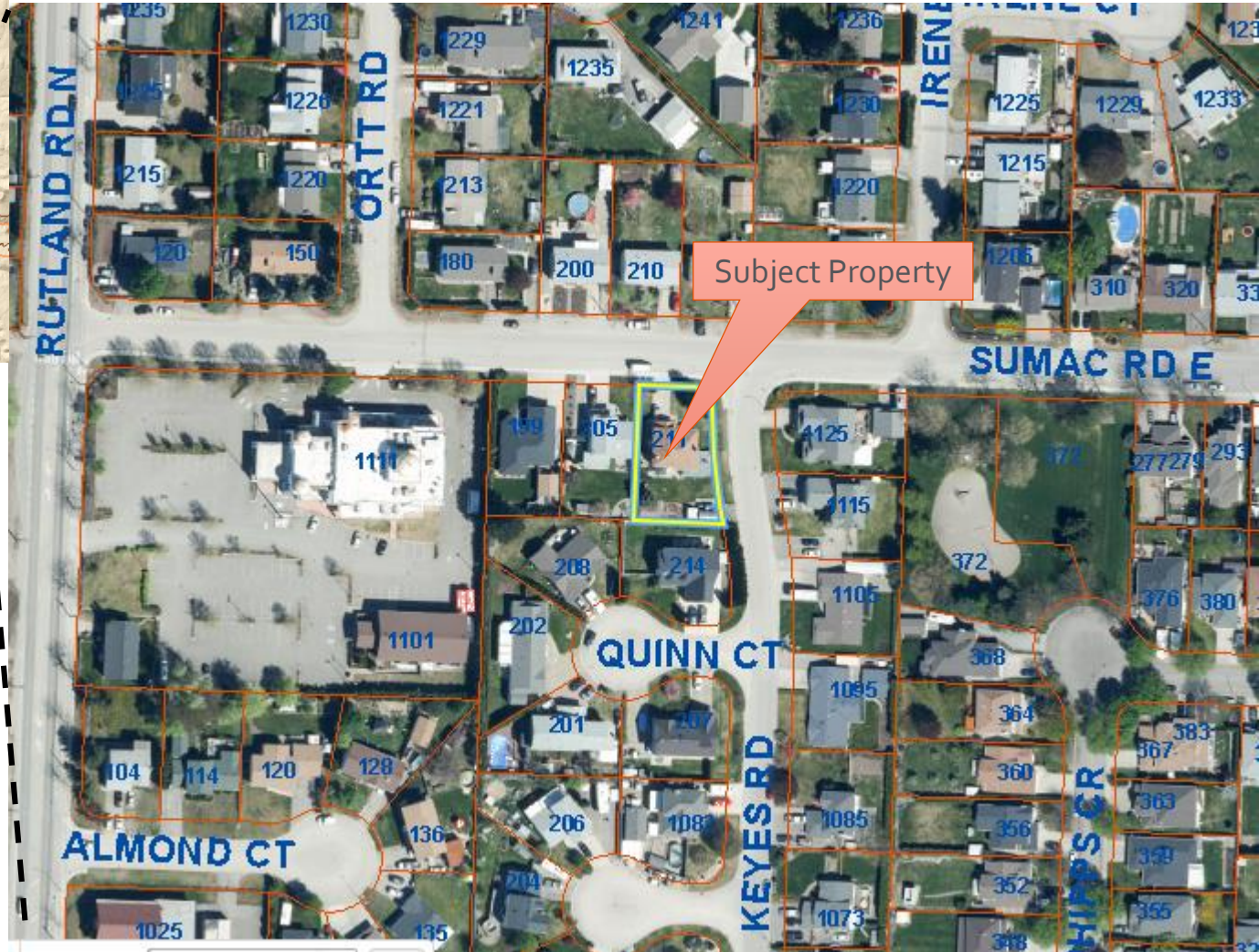
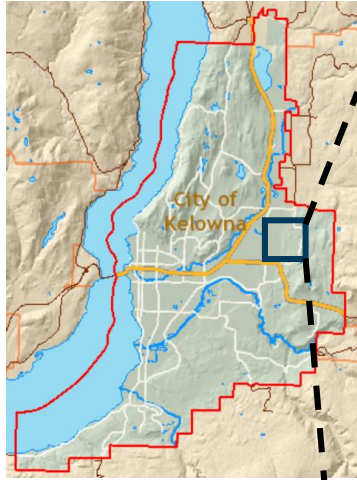
Notice of First Reading



Adoption

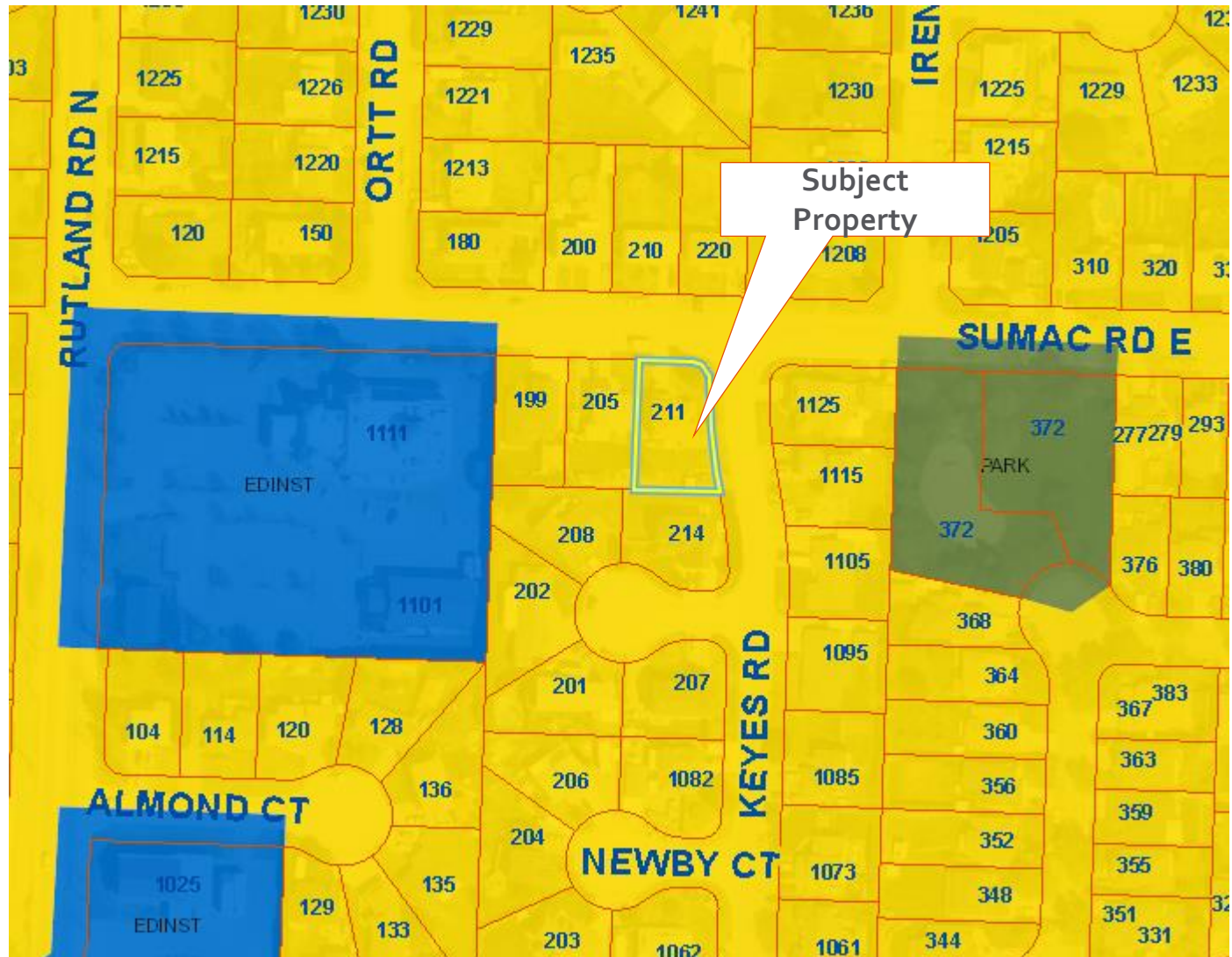
Council
Approvals

Context Map



City of Kelowna

OCP Future Land Use



City of Kelowna

Subject Property Map

Walk Score
37

Car-Dependent

Most errands require a car.

Transit Score
40

Some Transit

A few nearby public transportation options.



City of Kelowna

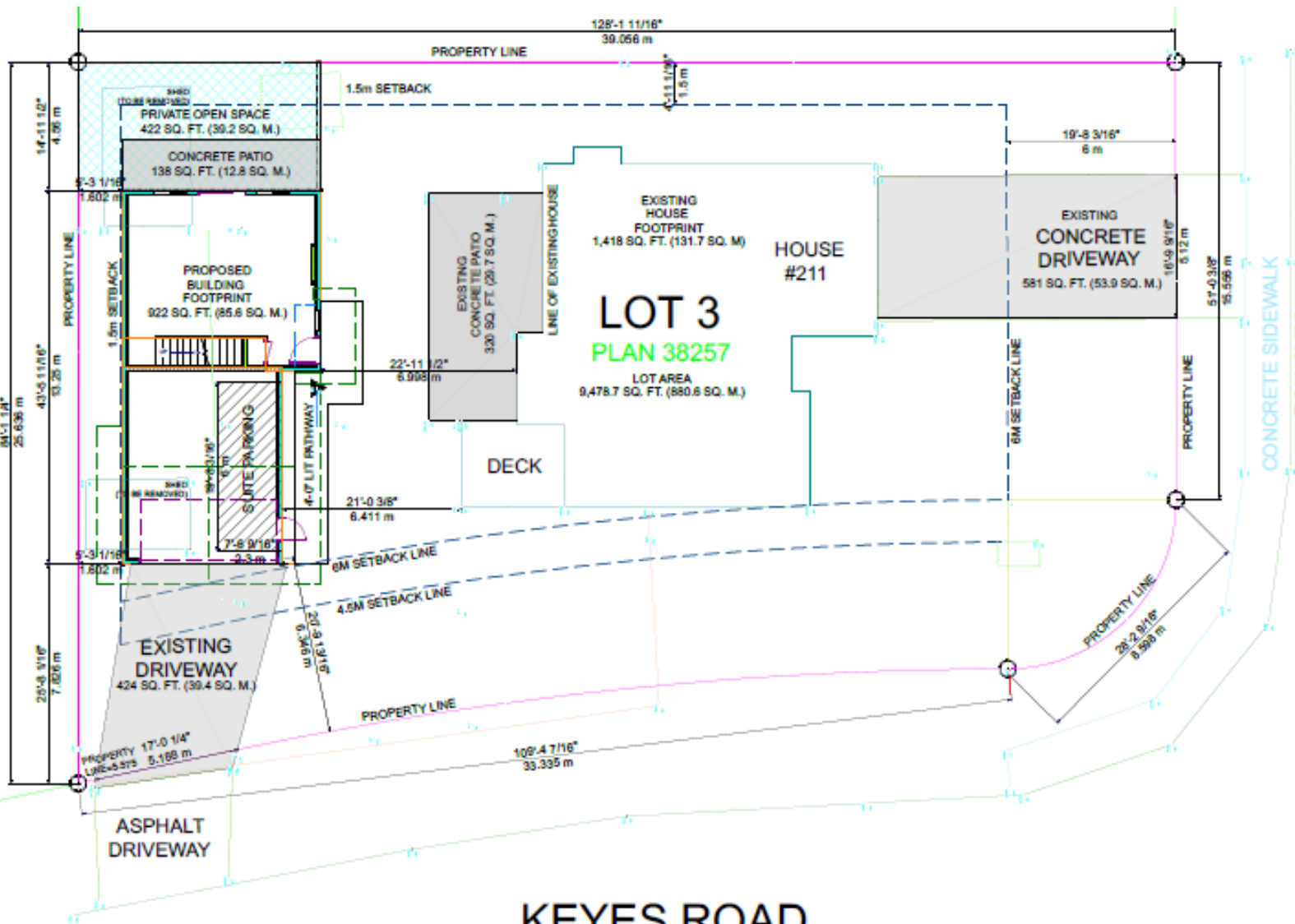
Project/technical details

- ▶ The proposed rezoning from the RU1 – Large Lot Housing to the RU1c – Large Lot Housing with Carriage House zone.
- ▶ Two story carriage house located in the rear of the property.
- ▶ Accessed through a 1.22 m lit path on the north side of the property.

Site Plan

SQ. M.)

LOT 4
PLAN 38257



SITE PLAN
SCALE: 1/8" = 1'

KEYES ROAD

City of Kelowna

SUMAC ROAD EAST

Development Policy

- ▶ Meets the intent of the Official Community Plan Suburban Residential Policies by providing low impact and context sensitive residential growth within existing neighbourhoods
 - ▶ The proposed Carriage house would provide an additional two-storey, ground-oriented dwelling

Staff Recommendation

- ▶ Development Planning Staff recommend **support** of the proposed Rezoning:
 - ▶ Subject property is within the Permanent Growth Boundary.
 - ▶ Future Land Use designation of S-RES supports the RU1c zone



Conclusion of Staff Remarks