

REPORT TO COUNCIL



Date: December 5, 2022

To: Council

From: City Manager

Department: Development Planning

Application: Z22-0067

Owner: Anthony James Morris Kuchma
and Kristen Nicole Kuchma

Address: 625 Eastbourne Rd

Applicant: Anthony Kuchma

Subject: Rezoning Application

Existing OCP Designation: S-RES – Suburban Residential

Existing Zone: RU₁ – Large Lot Housing

Proposed Zone: RU_{1c} – Large Lot Housing with Carriage House

1.0 Recommendation

THAT Rezoning Application No. Z22-0067 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of Lot 111 Section 23 Township 26 ODYD Plan 24631, located at 625 Eastbourne Rd, Kelowna, BC from the RU₁ – Large Lot Housing zone to the RU_{1c} – Large Lot Housing with Carriage House zone be considered by Council;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the approval of the Ministry of Transportation and Infrastructure.

2.0 Purpose

To rezone the subject property from the RU₁ – Large Lot Housing zone to the RU_{1c} – Large Lot Housing with Carriage House zone to facilitate the construction of a new carriage house.

3.0 Development Planning

Development Planning Staff support the proposed rezoning application to RU_{1c} – Large Lot Housing with Carriage House zone to facilitate the development of a carriage house. The proposal meets the purpose of the 2040 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 Residential area. 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 (PGB).

4.0 Proposal

4.1 Project Description

The proposed rezoning from RU1 to RU1c zone 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 1.1 m wide lit path that extends from the end of the driveway along the north property line to the carriage house. Parking can be accommodated at the north side of the existing driveway. The proposal indicates that the carriage house can be constructed to meet all Zoning Bylaw Regulations without any variances.

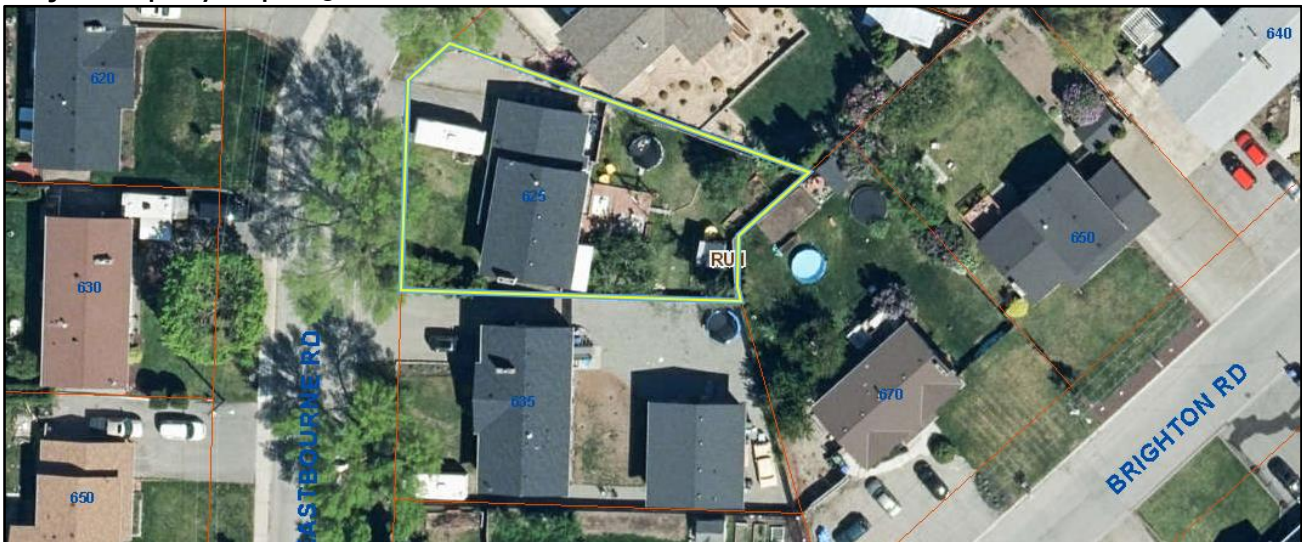
4.2 Site Context

The subject property is located within the Rutland neighbourhood, and is located near the intersection of Eastbourne Rd and Brighton Rd. The surrounding area is primarily zoned RU1 – Large Lot Housing.

Specifically, adjacent land uses are as follows:

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

Subject Property Map: 625 Eastbourne Rd



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 provides ground oriented housing that is sensitive to the neighbourhood in regards to height and siting. The subject property is in close proximity to Belgo Park.</i></p>

6.0 Application Chronology

Date of Application Accepted: October 5, 2022
 Date Public Consultation Completed: October 27, 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: Site Plan