



ADVISORY PLANNING COMMISSION REPORT

To: Advisory Planning Commission Members

Date: November 16, 2022

From: Yvonne Mitchell, Planner II

File No: Z 22-11

Subject: **Z 22-11; Zoning Bylaw Amendment; 3575 Elliott**

BACKGROUND

The subject property, at 3575 Elliott Road, is located in the Westbank Centre. The subject property is currently developed with a Single Detached Dwelling with a one-bedroom secondary suite and a one-bedroom carriage house.

PROPERTY DETAILS			
Address		3575 Elliott Road	
PID		004-645-791	
Folio		36412643.570	
Lot Size		1011.72 m2	
Owner	Victoria Miles-Turner and John Jacob Turner	Agent	N/A
Current Zoning	Westbank Centre Compact Residential Zone (RC1)	Proposed Zoning	Site Specific Text Amendment
Current OCP	Westbank Centre Low Density Residential	Proposed OCP	N/A
Current Use	Single Detached with Secondary Suite	Proposed Use	Single Detached, Secondary Suite, and Carriage House
Development Permit Areas		N/A	
Hazards		N/A	
Agricultural Land Reserve		No	

ADJACENT ZONING & LAND USES

North	^	Westbank Centre Compact Residential Zone (RC1)
East	>	Westbank Centre Compact Residential Zone (RC1)

West	<	Single Detached Residential Zone (R1) and Agricultural Zone (A1)
South	v	Westbank Centre Compact Residential Zone (RC1)

NEIGHBOURHOOD MAP



PROPERTY MAP



DISCUSSION

Proposal

This application is for a Site-Specific Text Amendment to permit both a secondary suite and carriage house on the same parcel (See Attachment 1). The existing carriage house is not currently in use, and the applicant has made this application to allow its use.

Applicant's Rationale

The applicant's rationale is summarized below and provided in full as Attachment 2.

- No major building necessary.
- Adequate space on property for parking, green space, and separate entrance ways for units.
- Adequate access and egress from units on the property.
- Surrounding lots have previously been developed for multi-family units with same lot size.
- Lack of affordable small rentals in West Kelowna.
- Lack of parking in West Kelowna, specifically on Elliott Road (proposal would not add to demand).

Zoning and Policy Review

Official Community Plan Bylaw No. 0100

The Land Use Designation for the subject property in the Official Community Plan is Westbank Centre Low Density Residential. The Westbank Centre Low Density Residential Land Use Designation supports townhouse, single detached, carriage house, duplex and compact or clustered single-detached housing. The purpose is to provide a range of housing opportunities in Westbank Centre. The proposed site-specific text amendment is consistent with the Low Density Land Use Designation.

Zoning Bylaw No. 0265 (RC1 Zone)

In the RC1 Zone a maximum density of only 1 secondary suite or 1 carriage house is permitted per parcel.

Zoning Bylaw No. 0265 (Secondary Suite and Carriage House Regulations)

As per s.3.18.9 General Regulations of the Zoning Bylaw a secondary suite is not permitted on a parcel that contains a carriage house and as per s.3.19.12 a carriage house is not permitted on a parcel that contains a secondary suite.

Zoning Bylaw No. 0265 (Parking)

As per Section 4 of the Zoning Bylaw the following parking is required for the proposed uses.

- Single Detached Dwelling – 2.0 spaces per dwelling unit
- Secondary Suite – 1.0 per one bedroom dwelling

- Carriage House – 1.0 per one bedroom dwelling

The proposal complies with the parking requirements, and the applicant has provided a parking plan showing the parking on the property (Attachment 3).

KEY CONSIDERATIONS

In providing recommendations to City staff and Council, the APC may wish to consider the following:

- The Zoning Bylaw does not permit both a secondary suite and carriage house on the same parcel, and a Site Specific Text Amendment has been requested to consider this.
- The proposal is consistent with the Westbank Centre Low Density Residential Land Use Designation on the Official Community Plan.
- Adequate parking exists on the subject property to support a single detached dwelling, carriage house, and secondary suite.

Specific comments would be appreciated should the APC have any concerns with the proposed site-specific text amendment, so that they may be further investigated or considered prior to staff providing a recommendation to Council as part of consideration of the application.

Respectfully submitted,

Yvonne Mitchell, Planner II

Powerpoint: Yes ☒ No ☐

Attachments:

Attachment 1 – Development Plans

Attachment 2 – Applicant's Rationale

Attachment 3 – Parking Plan

Attachment 4 - Zoning Bylaw Carriage House and Secondary Suite Regulations and RC1 Zone