



ADVISORY PLANNING COMMISSION REPORT

To: Advisory Planning Commission Members

Date: September 20, 2023

From: Cam Graham, Planner I

File No: Z 23-08

Subject: **Z 23-08, Zoning Bylaw Amendment, 1018 West Kelowna Road**

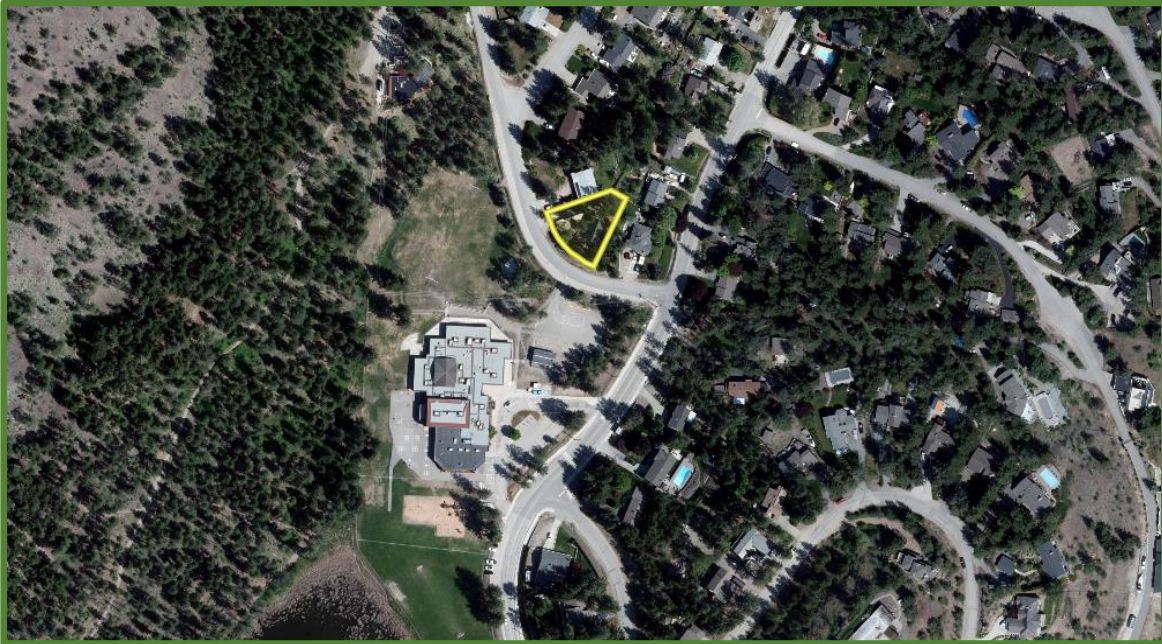
BACKGROUND

The subject property is in the West Kelowna Estates/Rose Valley neighbourhood. The property is across the street from the Rose Valley Community Park and the Rose Valley Elementary School is to the South. It is currently developed with a single detached dwelling and detached garage.

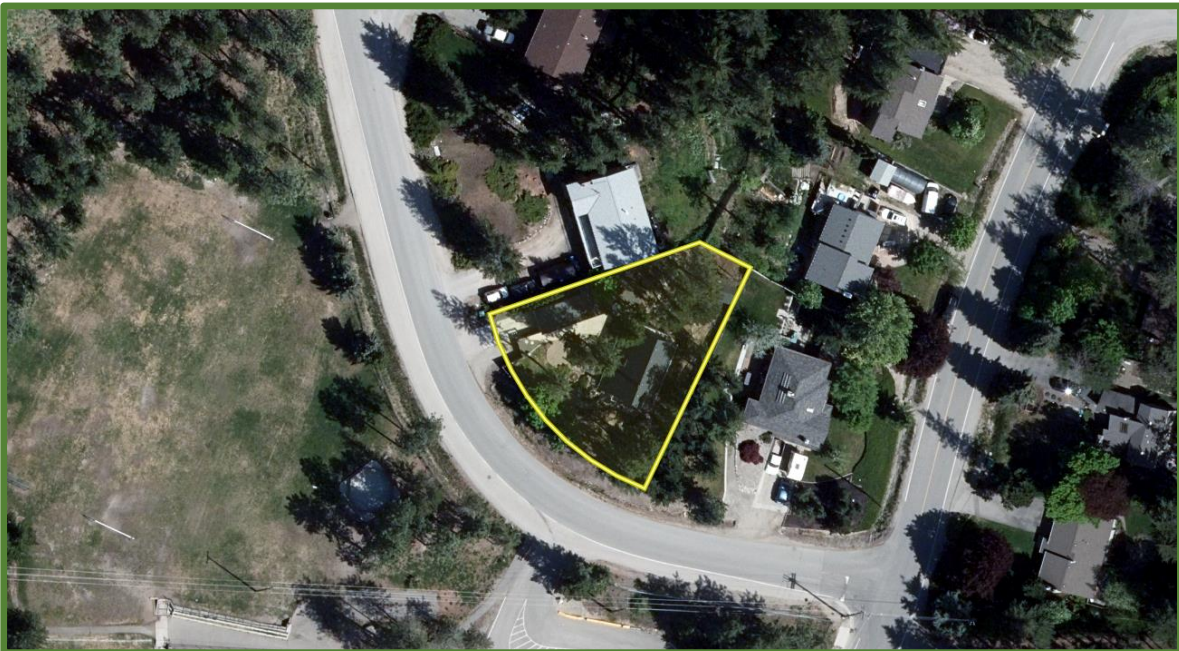
PROPERTY DETAILS			
Address	1018 West Kelowna Road		
PID	001-865-447		
Folio	36415052.502		
Lot Size	1080.51 m ²		
Owner	Lori and Brian Pinnell	Agent	Kyle Blanleil
Current Zoning	Single Detached Residential Zone (R1)	Proposed Zoning	Single Detached Residential Zone (R1) <i>with site-specific text amendment</i>
Current OCP	Single Family Residential	Proposed OCP	N/A
Current Use	Single Detached Dwelling	Proposed Use	Single Detached Dwelling and Carriage House
Development Permit Areas	None		
Hazards	N/A		
Agricultural Land Reserve	No		

ADJACENT ZONING & LAND USES		
North	^	R1 – Single Detached Residential
East	>	R1 – Single Detached Residential
West	<	P1 – Parks and Open Space
South	v	P2 – Institutional and Assembly Zone

NEIGHBOURHOOD MAP



PROPERTY MAP



DISCUSSION

Proposal

The application is for a site-specific text amendment to permit a carriage house in the form of a modular home in an R1 zone, and to allow a carriage house on a parcel less than 1100 m². The applicant has indicated they plan to demolish the existing detached garage on the property and construct a modular carriage house in its place.

Applicant's Rationale

The applicant has provided a rationale for their proposal (Attachment 2).

Zoning and Policy Review

Official Community Plan Bylaw No.0100

The subject property is designated Single Family Residential. The Built Form/Land Use Designation of Single Family Residential includes single detached, duplex and carriage houses and compact or clustered single-detached housing, including manufactured homes. The purpose of this designation is to provide traditional single-family housing opportunities and encourage more land-efficient compact housing forms for families. The proposal is considered consistent with the OCP as carriage houses and manufactured homes are a part of the Built Form/Land Use Designation.



Figure 1: Official Community Plan Land Use Designations

Official Community Plan Bylaw No.0300 (Draft OCP 2040)

The city is currently undergoing an Official Community Plan update. The Land Use Designation of the subject property in the Draft OCP 2040 is Low Density Residential. The purpose of this LUD is to allow for a variety of low-rise residential uses that are limited to 1-2 units, which is consistent with this application.

Zoning Bylaw No.0265

Zoning Bylaw No.0265 (Part 23 - Interpretation)

The following definitions are provided in the Zoning Bylaw that are relevant to this application:

CARRIAGE HOUSE means a detached building containing a dwelling, which may also contain one or more off street parking spaces required by this bylaw for the single detached dwelling on the same parcel or for the carriage house. For certainty, parking areas contained in a carriage house in excess of the required parking spaces will be considered as part of the maximum floor area of accessory buildings and structures.

MANUFACTURED HOME means a building containing one dwelling, built in a factory environment in 1 or more sections, intended to be occupied in a place other than its manufacture and is constructed to either the CAN/CSA A277 (Modular Home) or CAN/CSA Z240 MH (Mobile Home) standard.

Zoning Bylaw No.0265 (R1 Zone)

The subject property is Single Detached Residential Zone (R1). The R1 zone permits a variety of uses including principle use: (a) Single detached dwelling and secondary use (d) Carriage house. As per Zoning Bylaw No.0265, R1 zoning (Single Detached Residential Zones) does not permit modular homes.

Zoning Bylaw No.0265 (3.19 Carriage House Requirements)

3.19 CARRIAGE HOUSES

- .1 The minimum parcel area required to accommodate a carriage house on a parcel with a single detached dwelling is specified in Table 3.8.

Table 3.8 Minimum parcel area

Zone	Minimum Parcel Area
RC1 & RC2	650 m ² (6,996.5 ft ²)
R1	1100 m ² (11,840.3 ft ²)
R1L, RU1, RU2, RU3, RU4, RU5 & A1	2,500 m ² (26,909.7 ft ²)

Figure 2: Minimum Parcel Area for R1 Zones

The proposed site-specific text amendment application does not meet the above regulation in the Zoning Bylaw. The subject property is 1080 m² and the minimum parcel area for a carriage house in a R1 zone is 1100 m². The proposal appears to meet all other Zoning Bylaw regulations.

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
- Carriage House – 1.0 per one-bedroom dwelling.

The proposal appears to be able to meet the parking requirements, but the exact orientation is yet to be determined (Attachment 1).

KEY CONSIDERATIONS

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

- The subject property is 1080 m² and the minimum parcel area for a carriage house in a R1 zone is 1100 m².

- The R1 zone does not permit modular homes.
- The Single Family Residential Land Use Designation permits modular homes and carriage houses.

Specific comments would be appreciated should the APC have any concerns with the proposed Zoning Bylaw 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,

Cam Graham, Planner I

Powerpoint: Yes ☒ No ☐

Attachments:

1. Preliminary Survey Plan and Manufactured Home Specifications
2. Applicant's Rationale
3. Zoning Bylaw Carriage House and Parking Regulations and R1 Zone