

REPORT TO COUNCIL



Date: January 22, 2018

RIM No. 1250-30

To: City Manager

From: Community Planning Department (EW)

Application: Z17-0090

Owners:

Steven James Hall & Colleen
May Hall

Address: 3439 Moberly Rd

Applicant:

Urban Options Planning &
Permits

Subject: Rezoning Application

Existing OCP Designation: S2RES – Single/Two Unit Residential

Existing Zone: RU2 – Medium Lot Housing

Proposed Zone: RU2c – Medium Lot Housing with Carriage House

1.0 Recommendation

THAT Rezoning Application No. Z17-0090 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 8 District Lot 135 ODYD Plan 39812, located at 3439 Moberly Rd, Kelowna, BC from the RU2 – Medium Lot Housing zone to the RU2c – Medium Lot Housing with Carriage House zone, be considered by Council;

AND THAT the Rezoning Bylaw be forwarded to a Public Hearing for further consideration.

2.0 Purpose

To rezone the subject property to facilitate the construction of a carriage house.

3.0 Community Planning

Community Planning Staff support the proposed rezoning application to facilitate the future construction of a carriage house on the subject property. Rezoning the subject property to add the 'c' designation meets several City policy objectives including fostering a mix of housing forms, concentrating growth with the Permanent Growth Boundary and achieving density through sensitive infill. The proposed rezoning is also consistent with the property's future land use designation and the property is connected to City sanitary sewer.

To fulfill Council Policy No. 367, the applicant submitted a Neighbour Consultation Summary Form to staff on October 26, 2017, outlining that the neighbours within 50 m of the subject property were notified.

4.0 Proposal

4.1 Background

The applicant would like to construct a 1 ½ storey carriage house by converting the existing detached garage on the subject property. The building permit for the existing double garage was issued in 1990 with storage space on the upper storey. At this time staff are not tracking any variances for the conversion to a carriage house.



Figure 1. Photo of existing double garage with existing dwelling to the right.

4.2 Site Context

The 817m² subject property is located in the South Pandosy – KLO City Sector and in the South Pandosy City Centre, east of Richter St and south of Lanfranco Rd. The neighbourhood has a mix of residential zones and is in close proximity to commercial properties fronting Richter St and Lakeshore Rd.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU2 – Medium Lot Housing	Residential
East	RU2 – Medium Lot Housing	Residential
South	RU2 – Medium Lot Housing	Residential
West	RU2 – Medium Lot Housing	Residential

Subject Property Map: 3439 Moberly Rd



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Development Process

Compact Urban Form.¹ Develop a compact urban form that maximizes the use of existing infrastructure and contributes to energy efficient settlement patterns. This will be done by increasing densities (approximately 75 - 100 people and/or jobs located within a 400 metre walking distance of transit stops is required to support the level of transit service) through development, conversion, and re-development within Urban Centres (see Map 5.3) in particular and existing areas as per the provisions of the Generalized Future Land Use Map 4.1.

Sensitive Infill.² Encourage new development or redevelopment in existing residential areas to be sensitive to or reflect the character of the neighborhood with respect to building design, height and siting.

Carriage Houses & Accessory Apartments³. Support carriage houses and accessory apartments through appropriate zoning regulations.

6.0 Technical Comments

6.1 Building & Permitting Department

- Full plan check for Building Code related issues will be done at time of Building Permit application.

¹ City of Kelowna Official Community Plan, Policy 5.3.2 (Development Process Chapter).

² City of Kelowna Official Community Plan, Policy 5.22.6 (Development Process Chapter).

³ City of Kelowna Official Community Plan, Policy 5.22.12 (Development Process Chapter).

6.2 Development Engineering Department

- See Attachment 'C' – Development Engineering Memorandum dated October 12, 2017.

6.3 Bylaw Services

- There are no outstanding/open Bylaw Enforcement files pertaining to property location: 3439 Moberly Rd.

7.0 **Application Chronology**

Date of Application Received: September 11, 2017

Date Public Consultation Completed: October 26, 2017

Report prepared by: Emily Williamson, Planner

Reviewed by: Terry Barton, Urban Planning Manager

Approved for Inclusion: Ryan Smith, Community Planning Department Manager

Attachments:

Attachment 'A' – Applicant's Rationale Letter

Attachment 'A' – Carriage House Site Plan

Attachment 'A' – Development Engineering Memorandum dated October 12, 2017