REPORT TO COUNCIL

Date:	January 22, 2018		
RIM No.	1250-30		
To:	City Manager		
From:	Community Planning Department (TA)		
Application:	Z17-0029	**Owner:**	Travis Austin Shipka
Address:	5059 Treadgold Ct	**Applicant:**	Travis Austin Shipka
Subject:	Rezoning Application		
Existing OCP Designation:	S2RES – Single/Two Unit Residential		
Existing Zone:	RU1 – Large Lot Housing		
Proposed Zone:	RU1c – Large Lot Housing with Carriage House		

1.0 Recommendation

THAT Rezoning Application No. Z17-0029 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 21 Section 24 Township 28 SDYD Plan KAP76347 located at 5059 Treadgold Court, Kelowna, BC from the RU1 – Large Lot Housing zone to the RU1c – Large Lot Housing with Carriage House zone be considered by Council;

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

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out in Schedule "A" attached to the Report from the Community Planning Department dated January 22, 2018.

2.0 Purpose

To rezone the subject property from RU1 – Large Lot Housing to RU1c – Large Lot Housing with Carriage House to facilitate the development of a carriage house.

3.0 Community Planning

Community Planning supports the proposed rezoning from RU1 – Large Lot Housing to RU1 c – Large Lot Housing with Carriage House to facilitate the development of a carriage house.

The Official Community Plan (OCP) Future Land Use is designated as S2RES – Single/Two Unit Residential, which supports this modest increase in density and the property is located within the Permanent Growth Boundary. Increasing density within the Permanent Growth Boundary reduces development pressure on

agricultural land and is align with the OCP Urban Policy of Compact Urban Form – increasing density where infrastructure already exists. Carriage house regulations in general meet the OCP Policy of Sensitive Infill, which involves designing so that height and massing is sensitive to the existing fabric of the neighbourhood. Zoning Bylaw No. 8000 restricts carriage houses from being stratified and sold, so a carriage house rezoning is one method of increasing the rental inventory within the City.

Should Council approve the rezoning, the applicant may apply for a building permit provided there are no variances requested.

4.0 Proposal

4.1 Background

The subject property has a single family dwelling that will be retained as a function of this rezoning.

4.2 Project Description

The applicant has proposed to rezone the subject property without a firm design for the carriage house. Should Council support the rezoning, the applicant would be required to submit plans for building permit. Should the design or siting of the carriage house require a variance, Staff would bring forward a Development Variance Permit for Council consideration.

4.3 Site Context

The subject property is located on Treadgold Ct, near the edge of the Permanent Growth Boundary. The property earns a walkscore of 7, meaning it is car-dependent.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1 – Large Lot Housing	Single Dwelling Housing
East	RU1 – Large Lot Housing	Single Dwelling Housing
South	P3 – Parks & Open Space	Park
West	RU1h – Large Lot Housing (Hillside Area)	Single Dwelling Housing

Subject Property Map: 5059 Treadgold Ct



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.

Urban Uses.[2] Direct urban uses to lands within the urban portion of the Permanent Growth Boundary, in the interest of reducing development and speculative pressure on agricultural lands.

Housing in Agricultural Areas.[3] Discourage residential development (both expansions and new developments) in areas isolated within agricultural environments (both ALR and non-ALR).

Sensitive Infill.[4] Encourage new development or redevelopment in existing residential areas to be sensitive to or reflect the character of the neighbourhood with respect to building design, height and siting.

[1] City of Kelowna Official Community Plan, Policy 5.2.3 (Development Process Chapter).
[2] City of Kelowna Official Community Plan, Policy 5.33.3 (Development Process Chapter).
[3] City of Kelowna Official Community Plan, Policy 5.33.8 (Development Process Chapter).

6.0 Technical Comments

6.1 Building & Permitting Department

Full plan check will be done at time of Building Permit.

6.2 Development Engineering Department

Please see attached Development Engineering Memorandum (Schedule "A").

7.0 Application Chronology

Date of Application Received: March 15, 2017
Date Public Consultation Completed: October 6, 2017

Report prepared by: Trisa Atwood, Planner

Reviewed by: Terry Barton, Urban Planning Manager

Approved for Inclusion: Ryan Smith, Community Planning Department Manager

Attachments:

Schedule "A": Development Engineering Memorandum

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[4] City of Kelowna Official Community Plan, Policy 5.22.6 (Development Process Chapter).