REPORT TO COUNCIL

Date:	March 12, 2018		
RIM No.	1250-30		
To:	City Manager		
From:	Community Planning Department (TA)		
Application:	Z17-0078	**Owner:**	Hyung Ja Eo
Address:	3054 Springfield Road	**Applicant:**	Urban Options Planning & Permits
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. Z17-0078 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 171, Section 23, Township 26, ODYD, Plan 22418, 3054 Springfield Rd, 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 March 12, 2018.

2.0 Purpose

To rezone the subject property from RU1 – Large Lot Housing to RU1c – Large Lot Housing with Carriage House to legalize the existing 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 legalize the existing carriage house. Legalizing the carriage house will close an open bylaw file bring the property into conformity.

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. The concept of the carriage house is aligned with the OCP Urban Policy of Compact Urban Form – increasing density where infrastructure already exists.

Should Council support the proposed rezoning, the applicant would be required to take out a Building Permit to ensure the existing carriage house meets BC Building Code and to alter the existing carport in order to provide required parking for the carriage house.

4.0 Proposal

4.1 Background

The subject property was discovered to have an illegal suite and an illegal carriage house in June 2017. Bylaw enforcement required the applicant to decommission or legalize one or the other of the illegal dwellings. The applicant has applied for a decommissioning permit for the existing suite and has applied to rezone the subject property to legalize the carriage house.

4.2 Project Description

The existing single storey carriage house is located in the rear of the yard and does not contain a garage or carport component. The applicant will provide modifications to the existing carport and fence to provide required parking in the rear yard as there is no rear lane and parking in the front yard setback is not supported in this location. There are no variances contemplated with this application.

4.3 Site Context

The subject property is located on the north side of Springfield Road near Rutland Road S. It has a walk score of 30 which means it is a car dependent location.

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	RU2 – Medium Lot Housing	Single Family Dwelling
West	RU1 – Large Lot Housing	Single Family Dwelling

Subject Property Map: 3054 Springfield Road



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.

6.0 Technical Comments

6.1 Building & Permitting Department

A full plan check will be done at time of Building Permit.

6.2 Development Engineering Department

Please see Schedule "A" attached to the Report from Community Planning dated March 12, 2018.

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

7.0 Application Chronology

Date of Application Received: August 1, 2017
Date Public Consultation Completed: February 13, 2018

Report prepared by: Trisa Atwood, Planner II

Reviewed by: Adam Cseke, Planner Specialist Urban Planning

Approved for Inclusion: Terry Barton, Urban Planning Manager

Attachments:

Site Plan
Site Photos
Schedule "A": Development Engineering Memorandum