

REPORT TO COUNCIL



Date: September 17, 2018

RIM No. 1250-30

To: City Manager

From: Community Planning Department (AK)

Application: Z18-0085 **Owner:** Aislinn and Michael O'Grady

Address: 675 Moraine Ct **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. Z18-0085 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot A, Section 22, Township 26, ODYD, Plan 32670 located at 675 Moraine Ct from RU1 – Large Lot zone to 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.

2.0 Purpose

To consider an application to rezone to RU1c – Large Lot Housing with Carriage House to facilitate the development of a carriage house.

3.0 Community Planning

The application to rezone the property at 675 Moraine Court to RU1c is consistent with the Official Community Plan (OCP). Specifically, the property has a future land use designation of S2RES – Single/Two Unit Residential which considers the development of a single detached home with a carriage house as an allowable land use. The property is located within the Permanent Growth Boundary which means the property may be considered for urban uses. The property is consistent with the OCP Urban Infill Policy of Compact Urban Growth as the property is fully serviced and is in close proximity to transit, parks, and schools.

4.0 Proposal

4.1 Background

The subject property currently has an existing one storey single family dwelling and one accessory structure located at the rear of the property. The proposal is to convert the existing accessory structure be converted to become a carriage house. The proposed carriage house would comply with Zoning Bylaw regulations and would not require any variances.

4.2 Site Context

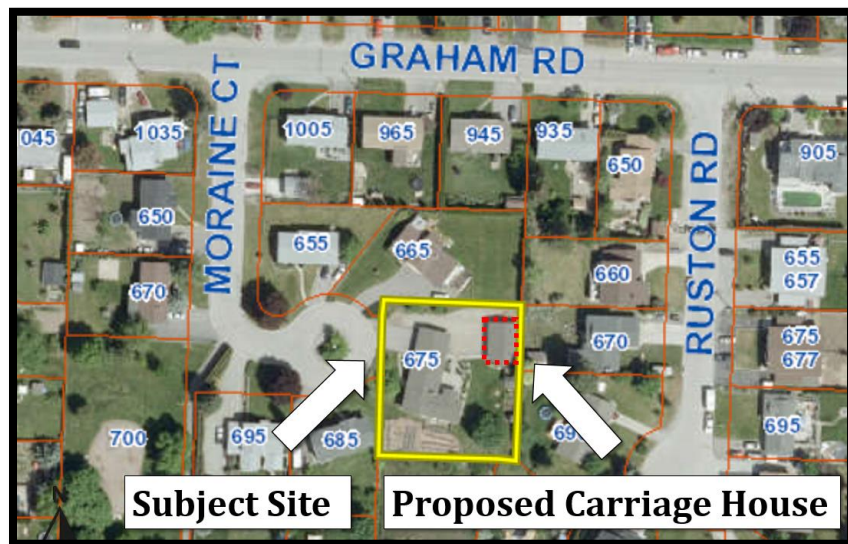
The subject property is located in the Rutland City Sector near the intersection of Graham road and Moraine Court and just east of Moraine Park. The property is in close proximity to transit routes located along Graham Road and is within walking distance to Quigley Elementary School. The surrounding area is predominately zoned RU1.

The property has an OCP Future Land Use of S2RES – Single/Two Unit Residential, is fully serviced, and is located within the Permanent Growth Boundary. The subject property is suitable for an increase in density as it is located near transit routes with access to parks and schools. The proposed rezoning meets the OCP Urban Infill Policies for Compact Urban Growth and Sensitive Infill. Specifically, these policies state that growth should occur in areas that are already serviced and have access to transit, and that growth should be designed to be sensitive to the existing character of the neighbourhood.

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	RU1 – Large Lot Housing	Single Dwelling Housing
West	RU1 – Large Lot Housing	Single Dwelling Housing

Subject Property Map:



5.0 Current Development Policies

Compact Urban Form (City of Kelowna OCP, Policy 5.3.2) 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 (City of Kelowna OCP, Policy 5.22.6) 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.

Carriage Houses & Accessory Apartments (City of Kelowna OCP, Policy 5.22.12) Support carriage houses and accessory apartments through appropriate zoning regulations.

6.0 Technical Comments

6.1 Development Engineering Department

See attached Development Engineering Memoranda, dated July 30th 2018

7.0 Application Chronology

Date of Application Received: July 16th 2018

Date of Public Consultation Completion: August 13th 2018

Report prepared by:



Alex Kondor – Planner Specialist – Subdivision & Rural

Reviewed by: Dean Strachan, Suburban and Rural Planning Manager

Reviewed by
Approved for Inclusion: Ryan Smith, Community Planning Department Manager

Attachments:

Schedule A: Site Plan

Schedule B: Application Letter and Site Photos

Schedule C: Development Engineering Memo