

REPORT TO COUNCIL



Date: September 17, 2018

RIM No. 1250-30

To: City Manager

From: Community Planning Department (AK)

Application: Z18-0082

Owner: Gerard Charles Feist

Address: 1180 McBride Rd

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. Z18-0082 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 3, Section 19, Township 26, ODYD, Plan 13804 located at 1180 McBride Road from RU1 – Large Lot Housing 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 the subject property from the RU1 – Large Lot Housing zone to the RU1c – Large Lot Housing with Carriage House zone to facilitate the development of a carriage house.

3.0 Community Planning

Community Planning supports the proposed rezoning from RU1 – Large Lot Housing to RU1c – Large Lot Housing with Carriage House as it is in line with the Official Community Plan (OCP) Future Land Use Designation of S2RES – Single/Two Unit Residential for the subject property and is located within the Permanent Growth Boundary. The property is fully serviced and is in close proximity to transit, parks, and schools. The proposed zone is consistent with the OCP Urban Infill Policy of Compact Urban Growth.

4.0 Proposal

4.1 Background

The subject property currently has an existing one and a half storey single family dwelling with additional accessory structure (shed) located at the rear of the property. The existing accessory structure is proposed to be removed and a carriage house be built where the accessory structure is currently located.

4.2 Project Description

The proposed rezoning from RU1 to RU1c would facilitate the development of a carriage house on the subject property. The proposed carriage house meets all of the zoning regulations and does not require any variances.

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.

4.3 Site Context

The subject property is located in the Central City Sector near the intersection of Springfield Road and Gordon Drive and just west of Stillingfleet Park. It is in close proximity to transit routes located along Gordon Drive and Springfield Road and is within walking distance to A.S. Matheson Elementary School and neighbourhood commercial shops. Surrounding zones within the neighbourhood include RM3 - Low Density Multiple Housing (Aberdeen Estates) and P2 - Education and Minor Institutional – (Guisachan Fellowship Baptist Church)

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1 – Large Lot Housing	Single Dwelling Housing
East	RU6 – Two Dwelling Housing	Two Dwelling Housing
South	P2 – Education and Minor Institutional	Religious Assembly
West	RM3 – Low Density Multiple Housing	Multiple 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

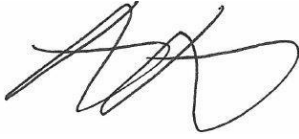
See attached Development Engineering Memoranda, dated July 26th 2018

7.0 Application Chronology

Date of Application Received: July 16th 2018

Public Notification & Consultation: August 13th 2018

Report prepared by:



Alex Kondor – Planner Specialist – Suburban & Rural Planning

Reviewed by: Dean Strachan, Suburban and Rural Planning Manager

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

Attachments:

Attachment A: Site Plan

Attachment B: Letter from Applicant

Attachment C: Development Engineering Memo