

REPORT TO COUNCIL



Date: January 14, 2019

RIM No. 0920-20

To: City Manager

From: Community Planning Department (LKC)

Application: Z18-0095

Owner: o8o6568 B.C. Ltd.

Address: 1200 Creekside Rd

Applicant: Urban Options Planning

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. Z18-0120 to amend the City of Kelowna Zoning Bylaw No.8000 by changing the zoning classification of Lot 18, Section 22, Township 26, ODYD, Plan 20015, located at 1200 Creekside 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;

2.0 Purpose

To consider a development application to rezone to the RU1c – Large Lot Housing with Carriage House to facilitate a proposed Carriage House on the subject property.

3.0 Community Planning

Staff are recommending support for the proposed rezoning of the subject property to RU1c – Large Lot Housing with Carriage House as it is consistent with the Official Community Plan (OCP) Future Land Use Designation and infill growth policies. The property is located within the Permanent Growth Boundary, is fully serviced, and is located near a park. The subject property has limited access to few transit routes and has a Walk Score of 12 indicating that almost all errands require a car.

4.0 Proposal

4.1 Background

The subject property currently has an existing one and a half story single family dwelling with a carport.

4.2 Project Description

The proposed rezoning is necessary to permit the development of a Carriage House on the subject property. The proposed Carriage House may allow for an increase in density location on the lot.

4.3 Site Context

The subject property is located in the Rutland neighbourhood. The subject property is surrounded by RU1 – Large Lot Housing, and RU6 – Two Dwelling Housing properties. There are properties in the neighbourhood that are zoned RU1c – Large Lot Housing with Carriage Home zone.

Subject Property Map:



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

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.

Carriage Houses & Accessory Apartments.²

Support Carriage Houses and accessory apartments through appropriate zoning regulations.

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

² City of Kelowna Official Community Plan, Policy 5.22.12 (Development Process Chapter).

6.0 Technical Comments

No comments relevant for rezoning.

7.0 Application Chronology

Date of Application Received: August 24, 2018
Date Public Consultation Completed: October 10, 2018

Report prepared by: Levan King Cranston, Planner 1

Reviewed by: Dean Strachan, Manager of Suburban and Rural Planning.
Ryan Smith, Community Planning Department Manager

Approved for Inclusion:

Attachments:

Attachment A: Site Plan
Attachment B: Application Letter
Attachment C: Development Engineering Memo