

REPORT TO COUNCIL



Date: June 27, 2022

To: Council

From: City Manager

Department: Development Planning

Application: Z22-0026

Owner: Cindy Louise Good

Address: 217 Merlin Crt

Applicant: George T. Gibson

Subject: Rezoning Application

Existing OCP Designation: S-RES – Suburban Residential

Existing Zone: RU1 – Large Lot Housing

Proposed Zone: RU1c – Large Lot Housing with Carriage House

1.0 Recommendation

THAT Rezoning Application No. Z22-0026 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 50 Section 6 Township 23 ODYD Plan 42134, located at 217 Merlin Crt, Kelowna, BC from the RU1 – Large Lot Housing zone to the RU1c – Large Lot Housing with Carriage House zone, be considered by Council;

2.0 Purpose

To rezone the subject property from the RU1 – Large Lot Housing zone to the RU1c – Large Lot Housing with Carriage House zone.

3.0 Development Planning

Development Planning supports the 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 a carriage house. The lot has a future land use designation of Suburban Residential (S-RES), and the proposed zone is consistent with this future land use designation, has a sanitary sewer connection, and is within the city's permanent growth boundary. The implementation of a carriage house will be integrated sensitively into the context of the neighbourhood and consistent with the OCP's Policy of Sensitive Infill.

Proposal

3.1 Project Description

The applicant proposes to rezone the subject property to RU1c – Large Lot Housing with Carriage to allow the construction of a carriage house.

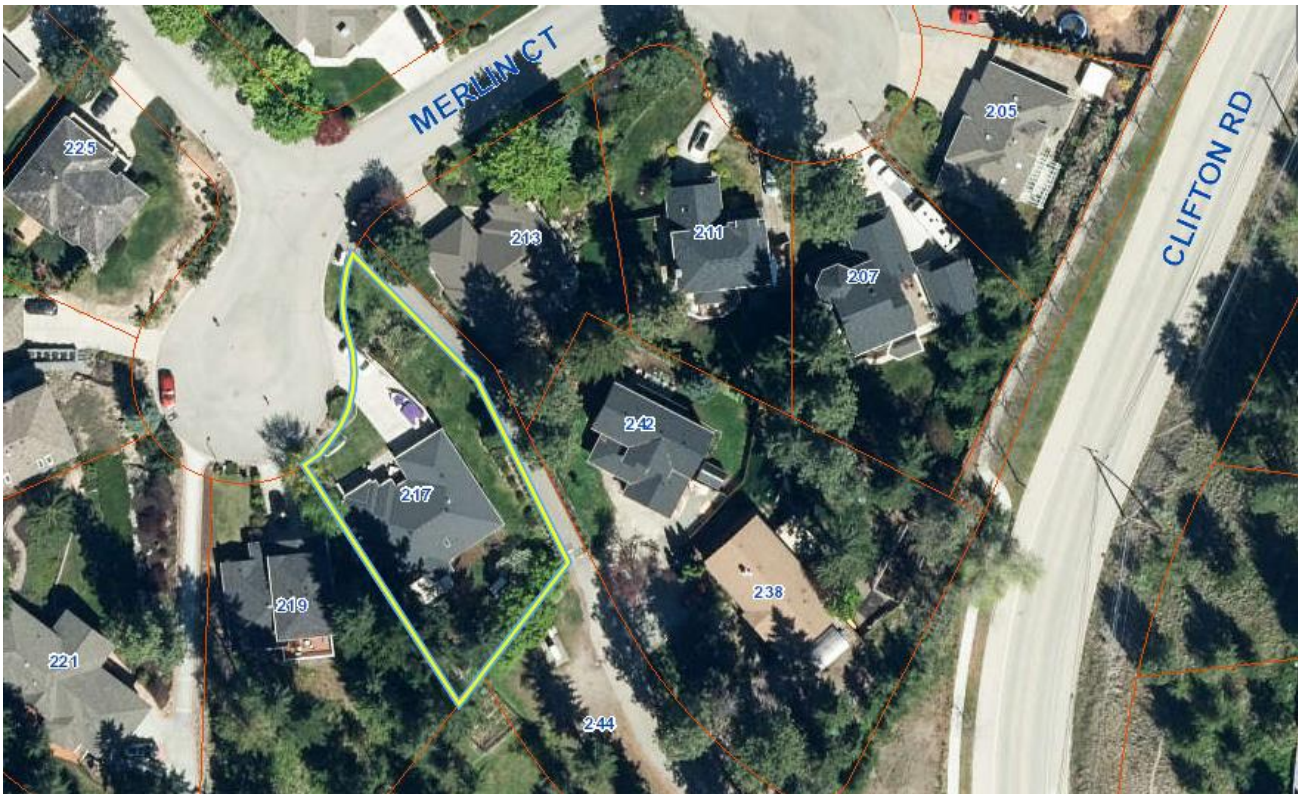
3.2 Site Context

The subject property is located on Merlin Court within the Magic Estates neighbourhood. The parcel has a Future Land Use Designation of S-RES – Suburban Residential and is within the City’s Permanent Growth Boundary. The surrounding area consists primarily of RU1 – Large Lot Housing.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1 – Large Lot Housing	Single Family Dwelling
East	RU6 – Two Dwelling Housing	Two Dwelling Housing
South	RR3 – Rural Residential 3	Single Family Dwelling
West	RU1 – Large Lot Housing	Single Family Dwelling

Subject Property Map: 217 Merlin Crt



4.0 Current Development Policies

4.1 Kelowna Official Community Plan (OCP)

Objective 7.2. Design Suburban Neighbourhoods to be low impact, context sensitive and adaptable.	
Policy 7.2.1. Ground-Oriented Housing.	Consider a range of low density ground-oriented housing development to improve housing diversity and affordability and to reduce the overall urban footprint of Suburban Neighbourhoods. Focus more intensive ground-oriented housing where it is in close proximity to small scale commercial services, amenities like schools and parks, existing transit service and/or active transportation facilities.
	<i>Proposed Carriage house would provide an additional , ground oriented dwelling contributes to diverse and affordable housing within suburban communities.</i>

5.0 Application Chronology

Date of Application Accepted: April 4, 2022
 Date Public Consultation Completed: April 19, 2022

Report prepared by: Jason Issler, Planner I
Reviewed by: Lydia Korolchuk, Urban Planning Manager
Reviewed by: Terry Barton, Development Planning Department Manager
Approved for Inclusion: Ryan Smith, Divisional Director, Planning & Development Services

Attachments:

Schedule A: Development Engineering Memo
 Attachment A: Site Plan