

REPORT TO COUNCIL



Date: January 22, 2018

RIM No. 1250-30

To: City Manager

From: Community Planning Department (TA)

Application:	Z17-0070	Owner:	Robert Andrew Law Marianne Elizabeth Law
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Address:	1847 Maple Street	Applicant:	TI Developments Ltd
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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. Z17-0070 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot B DL 14 ODYD Plan 4368, located on 1847 Maple Street, 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 rezone the subject property from RU1 – Large Lot Housing to RU1c – Large Lot Housing with Carriage House to facilitate the development of a 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 facilitate the development of a carriage house.

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. Increasing density within the Permanent Growth Boundary reduces development pressure on agricultural land and is aligned with the OCP Urban Policy of Compact Urban Form – increasing density where infrastructure already exists. Carriage house regulations in general meet the OCP Policy of Sensitive Infill,

which involves designing so that height and massing is sensitive to the existing fabric of the neighbourhood. Zoning Bylaw No. 8000 restricts carriage houses from being stratified and sold, so a carriage house rezoning is one method of increasing the rental inventory within the City.

Should Council approve the rezoning, Staff will work with the applicant to issue a Heritage Alteration Permit for the form and character of the carriage house as the subject property is located within the Heritage Conservation Area.

4.0 Proposal

4.1 Background

The applicant initially applied in May 2017 with an incomplete application that required a variance. Revised drawings were provided on October 17, 2017 that eliminated the variance and allowed the application to proceed.

4.2 Project Description

The applicant has provided preliminary designs for the carriage house at 1 ½ storeys in height and located along the rear lane. The proposed carriage house does not trigger any variances at this time. Should Council support the rezoning, Staff will work with the applicant to issue a Heritage Alteration Permit for the form and character of the carriage house.

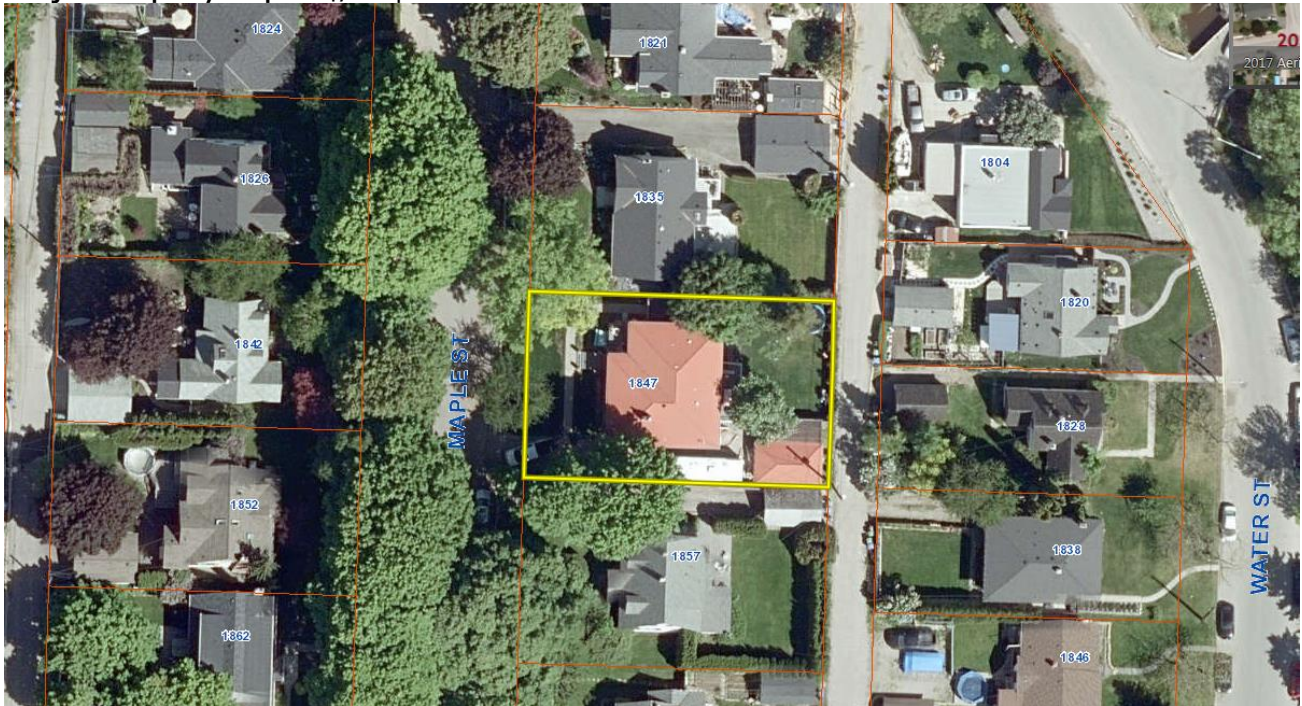
4.3 Site Context

The subject property is located in the Heritage Conservation area in an amenity rich neighbourhood. It is within walking distance to Downtown, several parks and beaches, and transit is available on nearby Pandosy Street. It has a walkscore of 87 meaning it is very walkable. There are several other RU1c rezonings in the area as the neighbourhood shifts to higher density.

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: 1847 Maple Street



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.

Urban Uses.² Direct urban uses to lands within the urban portion of the Permanent Growth Boundary, in the interest of reducing development and speculative pressure on agricultural lands.

Housing in Agricultural Areas.³ Discourage residential development (both expansions and new developments) in areas isolated within agricultural environments (both ALR and non-ALR).

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

² City of Kelowna Official Community Plan, Policy 5.33.3 (Development Process Chapter).

³ City of Kelowna Official Community Plan, Policy 5.33.8 (Development Process Chapter).

Sensitive Infill.⁴ 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.

6.0 Technical Comments

6.1 Building & Permitting Department

Full plan check will be done at time of Building Permit.

6.2 Development Engineering Department

All Development Engineering requirements have been satisfied.

7.0 Application Chronology

Date of Application Received:	May 18, 2017
Date of Revised Drawings Received:	October 17, 2017
Date Public Consultation Completed:	December 5, 2017

Report prepared by: Trisa Atwood, Planner

Reviewed by: Terry Barton, Urban Planning Manager

Approved for Inclusion: Ryan Smith, Community Planning Department Manager

⁴ City of Kelowna Official Community Plan, Policy 5.22.6 (Development Process Chapter).