

REPORT TO COUNCIL



Date: January 25, 2016

RIM No. 1250-20

To: City Manager

From: Community Planning Department (RR)

Application: OCP15-0014 / Z15-0043 **Owner:** Seventh-Day Adventist Church (British Columbia Conference)

Address: 1035 Hollywood Road South **Applicant:** Protech Consulting 2012

Subject: Official Community Plan Amendment, Rezoning and Text Amendment Applications

Existing OCP Designation: EDINST - Educational / Major Institutional

Proposed OCP Designation: S2RES - Single / Two Unit Residential

Existing Zone: P2 - Education and Minor Institutional

Proposed Zone: RU2 - Medium Lot Housing
RU6 - Two Dwelling Housing

1.0 Recommendation

THAT Official Community Plan Map Amendment Application No. OCP15-0014 to amend Map 4.1 in the Kelowna 2030 - Official Community Plan Bylaw No. 10500 by changing the Future Land Use designation of a portion of Lot 2, Section 23, Township 26, ODYD, Plan 3849 except Plan 16489 located at 1035 Hollywood Road South, Kelowna, BC from the EDINST - Educational / Major Institutional designation to the S2RES - Single / Two Unit Residential designation, as shown on Map "A" attached to the Report from the Community Planning Department dated January 25, 2016, be considered by Council;

AND THAT the Official Community Plan Map Amending Bylaw be forwarded to a Public Hearing for further consideration;

AND THAT Council considers the Public Information Session public process to be appropriate consultation for the purpose of Section 879 of the *Local Government Act*, as outlined in the Report from the Community Planning Department dated January 25, 2016;

AND THAT Rezoning Application No. Z15-0043 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of a portions of Lot 2, Plan 3849 located at 1035 Hollywood Road South, Kelowna, BC from the P2 - Education and Minor Institutional zone to the RU1 - Large Lot Housing zone, the RU2 - Medium Lot Housing zone and the RU6 - Two Dwelling Housing zone, as shown on Map "B" attached to the Report from the Community Planning Department dated January 25, 2016, be considered by Council;

AND THAT Rezoning Bylaw be forwarded to a Public Hearing for further consideration;

AND FURTHER THAT final adoption of the Rezoning Bylaw be considered subsequent to the issuance of a Preliminary Layout Review Letter by the Approving Officer.

2.0 Purpose

To amend the Official Community Plan to change the Future Land Use designation of the subject property and to rezone the subject property to facilitate a single and two dwelling housing subdivision. To amend the Zoning Bylaw by adding regulations to the RU6 - Two Dwelling Housing zone to facilitate the creation of fee simple lots for semi-detached dwellings.

3.0 Community Planning

Community Planning recommends that Council support the bylaw. The style of development, a mixture of single family and semi-detached dwellings, will fit into the single family character of the neighborhood. This pattern of development will preclude future higher intensity development applications in the area which may be more disruptive to the neighbourhood.

The semi-detached units will be built as fee simple, rather than the more traditional strata titled semi-detached dwellings. This configuration is growing in popularity as developers and buyers look for alternatives to strata titled property. Each unit of the semi-detached dwellings will occupy a fee simple lot, with a party wall agreement registered on title with the adjoining unit.

4.0 Proposal

4.1 Background

The 2.49 ha (6.15 ac) property has recently been subdivided from the Okanagan Adventist Academy to the west. It is a flat field without significant physical constraints or obstacles. Vehicular access is from Juniper Road to the north.

4.2 Project Description

The proposed bylaw amendments would first change the designation of the property in the OCP from EDINST - Educational / Major Institutional to S2RES - Single / Two Unit Residential. The Zoning Bylaw amendment would rezone the property from P2 - Education and Minor Institutional to RU1 - Large Lot Housing, RU2 - Medium Lot Housing and RU6 - Two Dwelling Housing. The text amendment would allow semi-detached dwellings to be subdivided into two fee simple lots under the RU6 zone classification.

The intent of these bylaw amendments is to allow the creation of a 37 lot subdivision with 21 single detached lots and 16 semi-detached lots for a total of 37 units. Pedestrian connectivity will be required as part of the development to maintain the pedestrian pathway running from Juniper Road to Cactus Road.

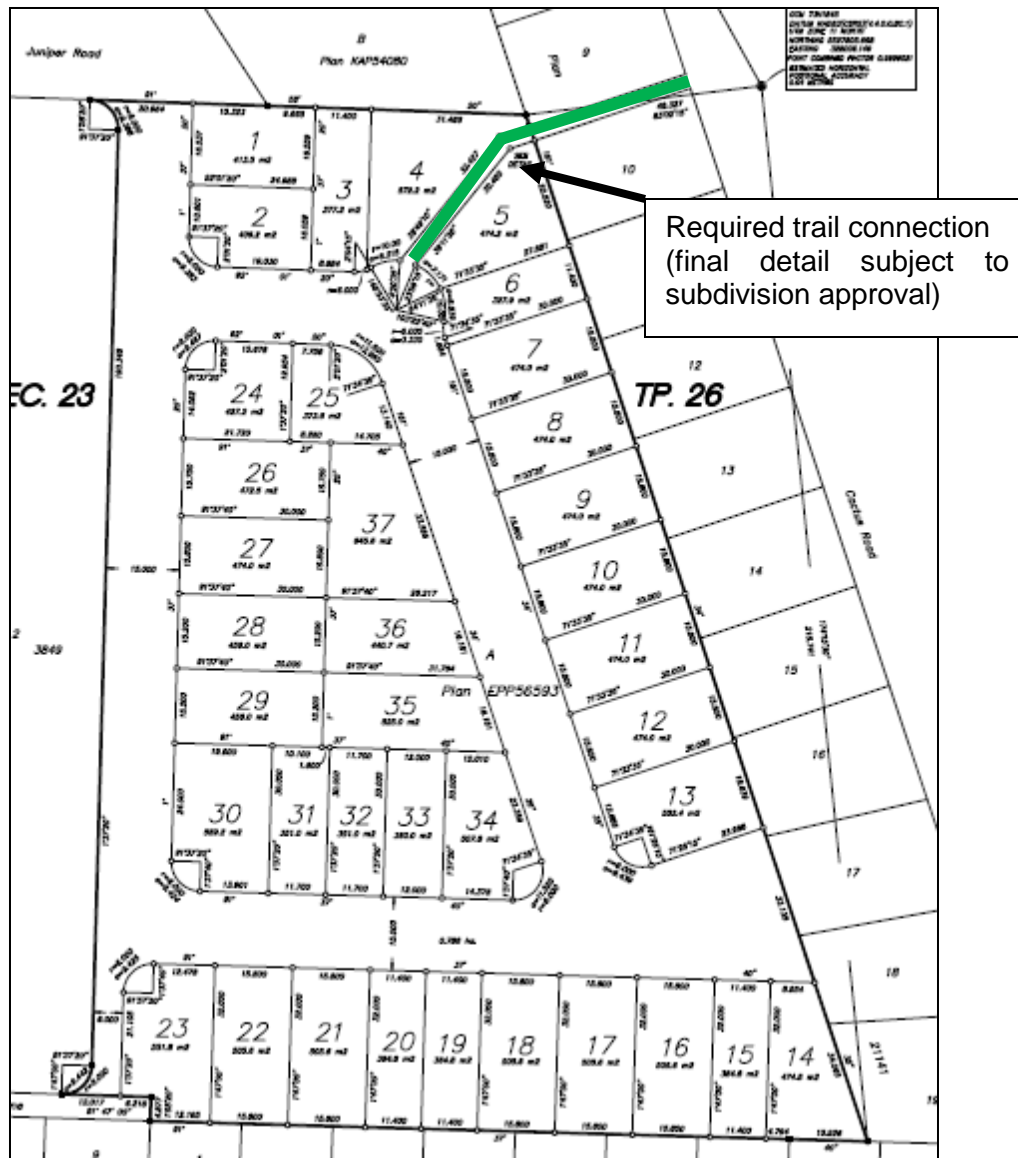


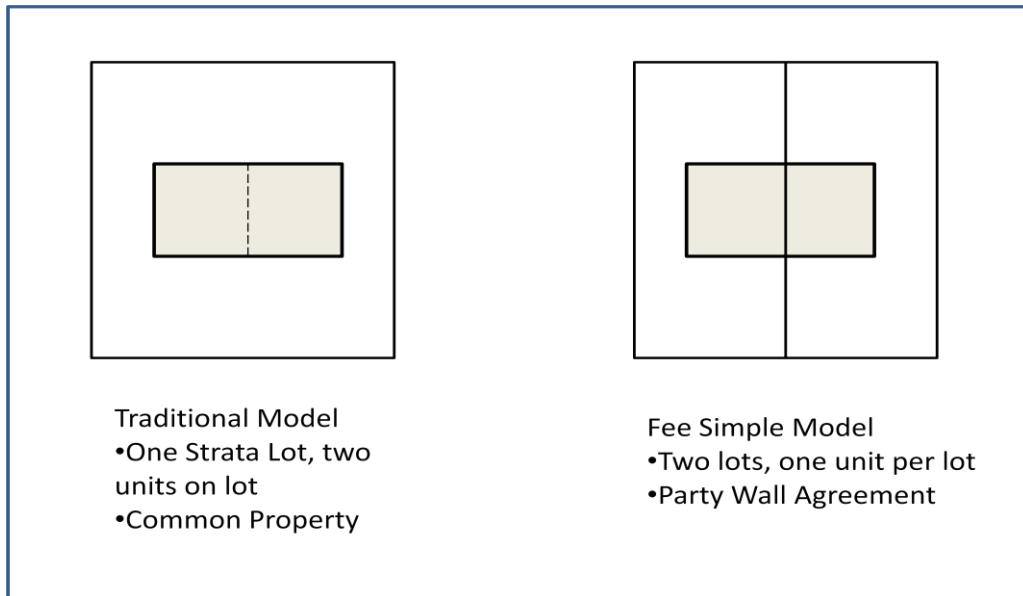
Figure 1 Proposed Lot Layout (subject to final approval)

4.3 Text Amendments

As part of the rezoning application, the applicant has proposed amendments to the RU6 - Two Family Housing zone which would allow for the development of duplex units as fee simple units, rather than strata units. This model of duplex development is different than the traditional model where every duplex creates an individual strata corporation, and instead allows for fee simple ownership of units joined by a party wall.

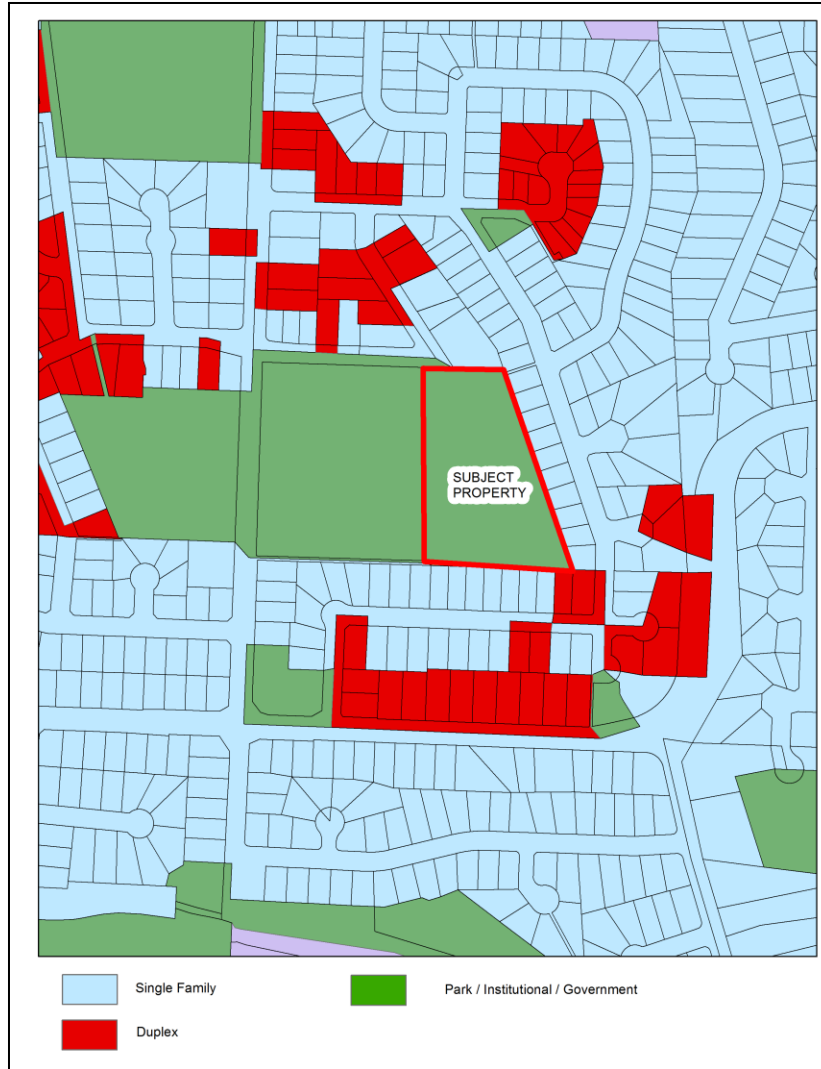
Staff are supportive of the text amendments. The fee simple model of duplex ownership is common in the Lower Mainland and Vancouver Island, as it creates duplex housing without the complexities of strata ownership. The text amendments will not only allow the duplex units in the proposed development to be built on this model, but also for duplex developments elsewhere in the city.

The text amendments to the RU6 zone will be considered as part of a separate report and bylaw.



4.4 Site Context

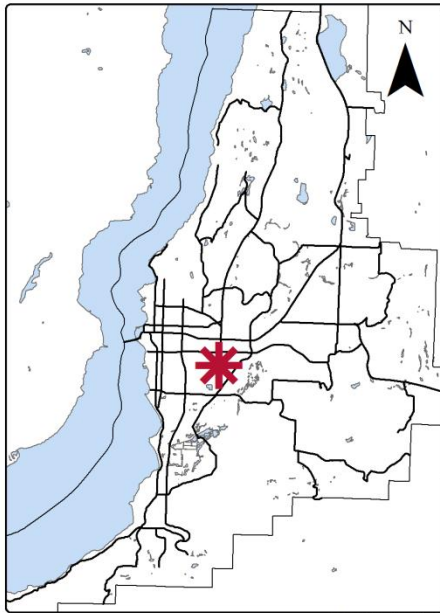
The subject property is southeast of the intersection of Hollywood Road South and Juniper Road in the City's Rutland Sector. It is within the Permanent Growth Boundary and is in the midst of a largely single family suburban area of Kelowna. The neighbouring properties are largely single detached or semi-detached dwellings and the Okanagan Adventist Academy is directly adjacent to the west.



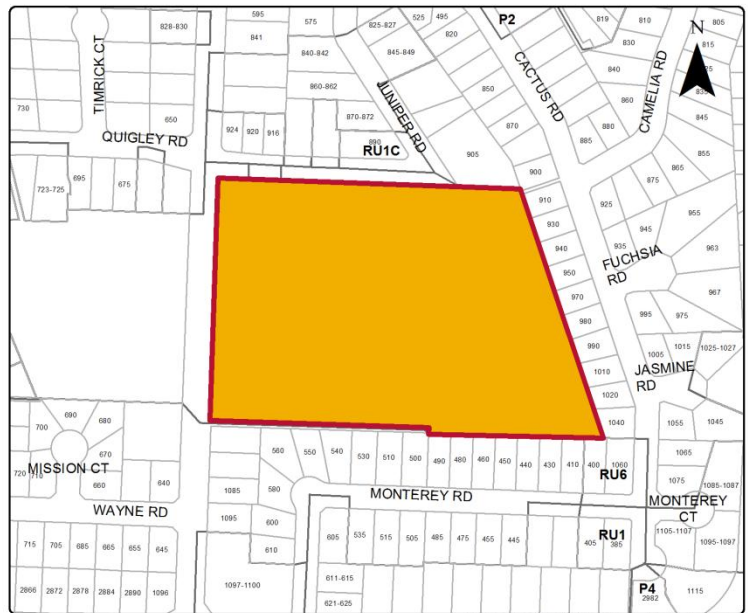
Adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1 - Large Lot Housing RU1c - Large Lot Housing with Carriage House	Single dwelling housing Single dwelling housing, carriage house
East	RU1 - Large Lot Housing	Single dwelling housing
South	RU1 - Large Lot Housing RU6 - Two Dwelling Housing	Single dwelling housing
West	P2 - Education and Minor Institutional	Private education services

Subject Property Map:



CONTEXT



NEIGHBOURING ZONING



SUBJECT PROPERTY

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Single / Two Unit Residential (S2RES)

Single detached homes for occupancy by one family, single detached homes with a secondary suite or carriage house, semi-detached buildings used for two dwelling units, modular homes, bareland strata, and those complementary uses (i.e. minor care centres, minor public services/utilities, convenience facility and neighbourhood parks), which are integral components of urban neighbourhoods. Suitability of non-residential developments within the neighbourhood environment will be determined on a site-specific basis. Non-residential developments causing increases in traffic, parking demands or noise in excess of what would typically be experienced in a low density neighbourhood would not be considered suitable.

Development Process

Sensitive Infill.¹ 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.

Healthy Communities.² Through current zoning regulations and development processes, foster healthy, inclusive communities and a diverse mix of housing forms, consistent with the appearance of the surrounding neighbourhood.

Housing Mix.³ Support a greater mix of housing unit size, form and tenure in new multi-unit residential and mixed use developments.

Family Housing.⁴ Support housing alternatives for families when single detached housing is too costly, including features that are important to families such as: outdoor space, direct access to grade, workshop space, larger units, safe design, and neighbourhood characteristics (e.g., location and amenities).

Staff have reviewed this application, and it may move forward without affecting either the City's Financial Plan or Waste Management Plan.

6.0 Technical Comments

6.1 Building & Permitting Department

- No comments.

6.2 Development Engineering Department

- See attached memorandum, dated August 21, 2015.

6.3 Fire Department

- The Fire Department has no concerns with this zoning.
- Fire Department access is to be met as per BCBC 3.2.5 (6 m clear width of internal roadway, have turnaround facilities for any dead-end portion of access route and be connected with a public thoroughfare, 12 m turning radius, etc.). Access from a laneway is not acceptable unless visible name and above requirements are met.

¹ City of Kelowna Official Community Plan, Policy 5.22.6 (Development Process Chapter).

² City of Kelowna Official Community Plan, Policy 5.22.7 (Development Process Chapter).

³ City of Kelowna Official Community Plan, Policy 5.22.11 (Development Process Chapter).

⁴ City of Kelowna Official Community Plan, Policy 5.22.13 (Development Process Chapter).

- Fire flows of 60 litres/sec are required as per the Subdivision, Development and Servicing Bylaw No. 7900. Should a hydrant be required to be installed for this subdivision, it shall be operational prior to the start of construction.
- Requirements of Section 9.10.19 Smoke Alarms and Carbon Monoxide Alarms of the BCBC 2012 are to be met.
- All requirements of the City of Kelowna Fire and Life Safety Bylaw No. 10760 shall be met.

6.4 FortisBC - Electric

- There are primary distribution facilities within Juniper Road. Bringing electrical service to the proposed lots will require substantial extension work, the cost of which may be significant. The applicant is responsible for costs associated with any changes to the proposed lots' existing service, if any, as well as the provision of appropriate land rights where required.

6.5 Interior Health

Interior Health supports the application.

7.0 Application Chronology

Date of Application Received: July 31, 2015
Date Public Consultation Completed: November 26, 2015

Report prepared by:

Ryan Roycroft, Planner

Reviewed by:

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Terry Barton, Urban Planning Manager

Approved for Inclusion:

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Ryan Smith, Community Planning Department Manager

Attachments: