

REPORT TO COUNCIL



Date: March 26, 2018

RIM No. 1250-30

To: City Manager

From: Community Planning Department (LK)

Application: Z17-0081

Owner: Gurdeep Chahal & Palwinder Pannu

Address: 255 Ziprick Road

Applicant: Omega Engineering

Subject: Rezoning Application

Existing OCP Designation: S2RES – Single/Two Unit Residential

Existing Zone: RU1 – Large Lot Housing

Proposed Zone: RU6 – Two Dwelling Housing

1.0 Recommendation

THAT Rezoning Application No. Z17-0081 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 3 Section 22 Township 26 ODYD Plan 26018, located at 255 Ziprick Road, Kelowna, BC from the RU1 – Large Lot Housing zone to the RU6 – Two Dwelling Housing zone, be considered by Council;

AND THAT the 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 outstanding conditions of approval as set out in Attachment "A" attached to the Report from the Community Planning Department dated September 5, 2017.

2.0 Purpose

To rezone the subject property to facilitate the addition of a second dwelling unit on the subject property.

3.0 Community Planning

Community Planning staff supports the proposal to rezone the parcel to facilitate the development of an addition for a second dwelling on the parcel. The property is within the Permanent Growth Boundary in the Rutland area of Kelowna. The parcel meets the Official Community Plan (OCP) Future Land Use designation of S2RES – Single/ Two Unit Residential and the policy of supporting densification of neighbourhoods through appropriate infill development. The proposed second dwelling is sensitive with

respect to the building design, height and siting. The modest increase in density is supported by local amenities such as parks, schools, transit and recreational opportunities in the immediate area.

Council Policy No. 367 with respect to public consultation was undertaken by the applicant and all neighbours within 50 m radius of the subject parcel.

4.0 Proposal

4.1 Project Description

The subject application is to rezone the parcel to RU6 – Two Dwelling Housing to accommodate an addition to create a semi-detached dwelling on the parcel. If the Rezoning application is approved, the applicant can apply directly for a building permit, as the addition of the second dwelling units meets all of the RU6 Zoning Bylaw Development Regulations and minimum parking requirements.

The applicant has submitted preliminary plans to show how the addition of the second dwelling unit will be located on the property. The existing attached garage, which is located at the north end of the existing dwelling, will be removed. Parking for the existing dwelling will be located in front of the house as two surface parking stalls. The new dwelling will have a double attached garage and both dwelling units will share a single driveway access from Ziprick Road.

The 2-storey addition will have finishes to match the existing 1 ½ dwelling. Off-white horizontal hardie-panel siding with brick accents. The roof slopes and window style will be similar to the existing building to provide a cohesive design that is consistent with the existing neighbourhood.

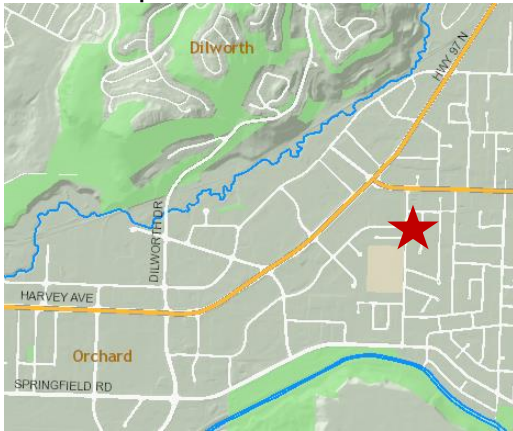
4.2 Site Context

The parcel is within the Rutland area and is located on Ziprick Road, at the intersection of Baron Road to Ziprick Road. The parcel is within the Permanent Growth Boundary with easy access to many arterial roads. The Rezoning request aligns with the OCP Future Land Use of S2RES – Single/ Two Unit Residential. The site will aid in providing a transition from the Commercial (Costco) on the west side of Ziprick Road to the predominantly single family dwelling neighbourhood.

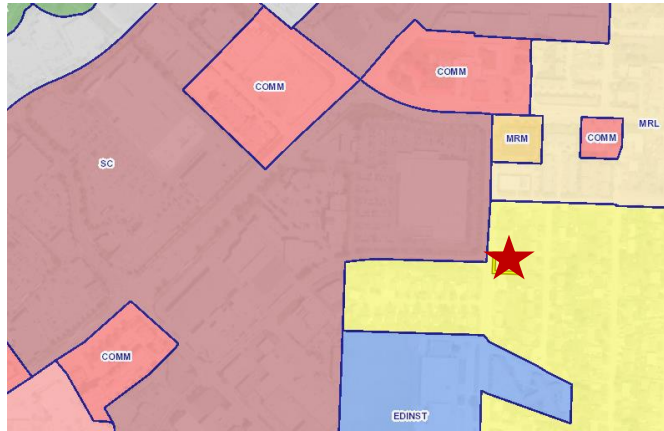
Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1 – Large Lot Housing	Single Family Housing
East	RU1 – Large Lot Housing	Single Family Housing
South	RU1 – Large Lot Housing	Single Family Housing
West	RU1 – Large Lot Housing C10 – Service Commercial	Single Family Housing Costco

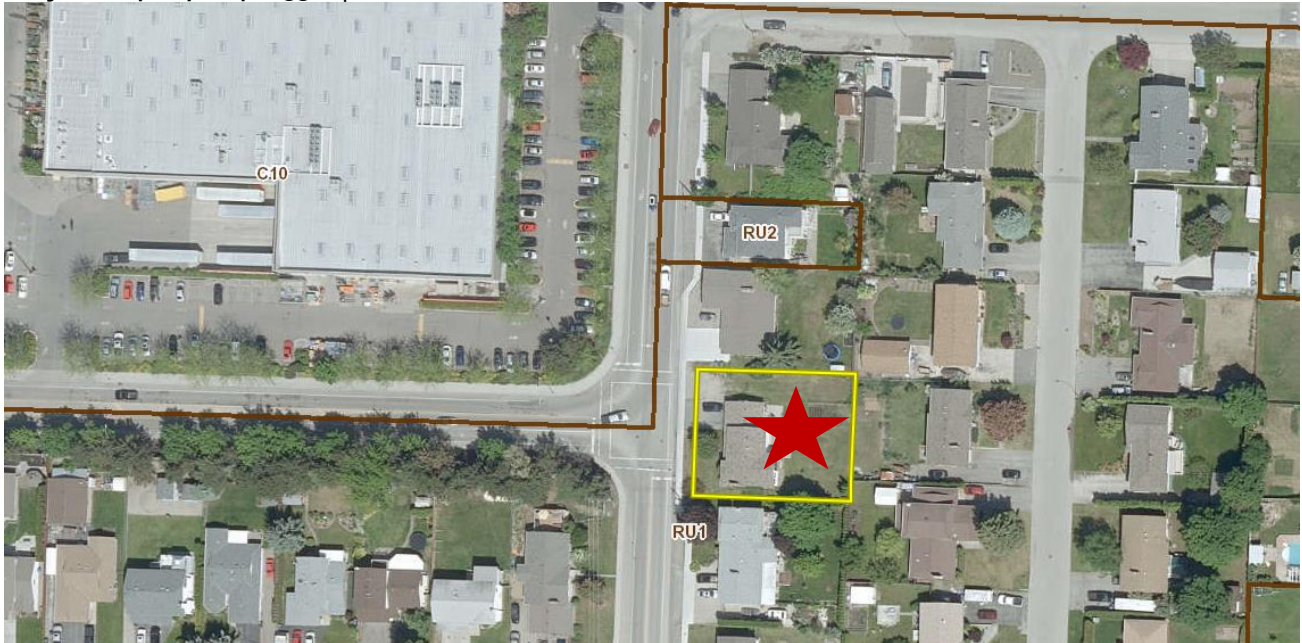
Context Map:



Future Land Use:



Subject Property Map: 255 Ziprick Road



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Development Process

Complete Suburbs.¹ Support a mix of uses within Kelowna's suburbs (see Map 5.1 – Urban Core Area), in accordance with “Smart Growth” principles to ensure complete communities. Uses that should be present in all areas of the City (consistent with Map 4.1 – Future Land Use Map), at appropriate locations, include: commercial, institutional, and all types of residential uses (including affordable and special needs housing) at densities appropriate to their context.

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

Compact Urban Form.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.³ 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

- Development Cost Charges (DCC's) are required to be paid prior to issuance of any Building Permits.
- A third party work order may be required with the Development Engineering Department for an upgraded water line and sewage connection. These requirements are to be resolved prior to issuance of the Building Permit.
- Separate and independent heating systems are required for each unit. These heating units may be required to vent thru the roof depending on distances to windows and air inlets to the building. We recommend that the location of any air conditioners are to be established at this time due to setback limitations.
- HPO (Home Protection Office) approval or release is required at time of Building Permit application.
- The drawings submitted for Building Permit application are to indicate the method of fire separation between the units.
- At time of Building Permit application, the spatial calculations are to be provided from the designer. Between the garages and the rear elevation of the units may require additional fire rated components or building materials to meet the minimum requirements of the building code.
- Full Plan check for Building Code related issues will be done at time of Building Permit applications. Please indicate how the requirements of Radon mitigation and NAFS are being applied to this complex at time of permit application.

6.2 Development Engineering Department

- Refer to Attachment A dated September 5, 2017.

6.3 Fire Department

- Requirements of section 9.10.19 Smoke Alarms and Carbon Monoxide alarms of the BCBC 2012 are to be met.
- Both units shall have an address from Ziprick Rd.

² City of Kelowna Official Community Plan, Policy 5.3.2 (Development Process Chapter).

³ City of Kelowna Official Community Plan, Policy 5.22.6 (Development Process Chapter).

6.4 Fortis BC - Electric

- No concerns with the Rezoning application.

7.0 Application Chronology

Date of Application Received: August 21, 2017
Date Public Consultation Completed: August 12, 2017
Date of Amended Drawings Received: November 7, 2017

Report Prepared by: Lydia Korolchuk, Planner

Reviewed by: Terry Barton, Urban Planning Manager

Approved for Inclusion: Ryan Smith, Community Planning Department Manager

Attachments:

Attachment A: Development Engineering Memorandum
Attachment B: Rutland Water District Letter
Schedule A: Site Plan
Schedule B: Conceptual Elevations