

REPORT TO COUNCIL



Date: April 9, 2018

RIM No. 1250-30

To: City Manager

From: Community Planning Department (KB)

Application:	Z18-0023	Owner:	Darcy Byron Ruck Martha Mary Ruck
Address:	150 Portview Avenue	Applicant:	Urban Options Planning & Permits

Subject: Rezoning Application

Existing OCP Designation: S2RES – Single / Two Unit Residential

Existing Zone: RU2 – Medium Lot Housing

Proposed Zone: RU2c – Medium Lot Housing with Carriage House

1.0 Recommendation

THAT Rezoning Application No. Z18-0023 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot A Section 5 Township 23 Osoyoos Division Yale District Plan KAP46777, located at 150 Portview Avenue, Kelowna, BC from the RU2 – Medium Lot Housing zone to the RU2c – Medium Lot Housing with Carriage House zone, be considered by Council;

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

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out in Schedule "A" attached to the Report from the Community Planning Department dated April 9, 2018;

2.0 Purpose

To rezone the subject property to the RU2c-Medium Lot Housing with Carriage House designation to facilitate the development of a carriage house.

3.0 Community Planning

Community Planning Staff support the proposed rezoning application from RU2 – Medium Lot Housing to RU2c – Medium Lot Housing with Carriage House to facilitate the development of a carriage house.

The Official Community Plan (OCP) Future Land Use designation of the subject property is S2RES – Single/Two Unit Residential, which supports this increase in density. The concept of the carriage house is aligned with the OCP Policy of Compact Urban Form – increasing density where infrastructure already exists, and the property is connected to City sanitary sewer. Should Council approve the rezoning, the applicant may apply for a building permit provided there are no variances requested.

The applicant indicated in a rationale letter that it is anticipated that this property will eventually be subdivided further. Staff note that if an application for subdivision was submitted, based on current zoning regulations, this could result in up to four adjacent RU2 – Medium Lot Housing with Carriage House zoned properties.

The applicant has confirmed the completion of public notification in accordance with Council Policy No. 367.

4.0 Proposal

4.1 Background

The subject property has a single family dwelling located on the property that will be retained through this development.

4.2 Project Description

The applicant has provided preliminary designs for a new single storey carriage house. A conceptual site plan has been submitted showing the single storey carriage house can be constructed without variances and that it will not be located within a natural environment development permit area, due to steep slopes, on the property.

4.3 Site Context

The 3,310 m² subject property is located in the Glenmore-Clifton-Dilworth Sector, in close proximity to schools and parks. It is located within the Permanent Growth Boundary and has a walk score of 13 which means that almost all errands require a car.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU2 – Medium Lot Housing	Single Dwelling Housing
East	RU2 – Medium Lot Housing	Single Dwelling Housing
South	RU2 – Medium Lot Housing	Single Dwelling Housing
West	Ru1h – Large Lot Housing (Hillside Area)	Single Dwelling Housing

Subject Property Map: 150 Portview Avenue



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Chapter 5 - Development Process

Policy 5.2.3 - Compact Urban Form. 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.

Policy 5.22.6 – Sensitive Infill. Encourage new development or redevelopment in existing residential areas to be sensitive to or reflect the character of the neighborhood with respect to building design, height and siting.

Policy 5.22.12 – Carriage Houses & Accessory Apartments. Support carriage houses and accessory apartments through appropriate zoning regulations.

6.0 Technical Comments

6.1 Development Engineering Department

See attached City of Kelowna Memorandum dated March 1, 2018.

7.0 Application Chronology

Date of Application Received: February 28, 2018

Date Public Consultation Completed: March 20, 2018

Report prepared by: Kimberly Brunet, Planner

Approved for Inclusion: Ryan Smith, Community Planning Department Manager

Attachments:

Schedule A – City of Kelowna Memorandum

Attachment A - Applicants Letter of Rationale, Draft Site Plan and Elevations