

REPORT TO COUNCIL



Date: February 15, 2016

RIM No. 1250-04

To: City Manager

From: Community Planning Department (RR)

Application: Z15-0058

Owner: Flying Eagle Holdings
Birkett Holdings

Address: 464 Morrison Avenue

Applicant: Shane Styles

Subject: Zoning Bylaw Amendment

Existing OCP Designation: S2RES - Single / Two Unit Residential

Existing Zone: RU1 - Large Lot Residential

Proposed Zone: RU6 - Two Dwelling Housing

1.0 Recommendation

THAT Rezoning Application No. Z15-0058 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 6, District Lot 14, ODYD Plan 3398, located on 464 Morrison Avenue, Kelowna, BC from the RU1 - Large Lot Housing zone to the RU6 - Two Dwelling Housing zone be, considered by Council;

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

AND FURTHER THAT final adoption of the zone amending bylaw be considered subsequent to the requirements of the Development Engineering Branch being completed to their satisfaction;

2.0 Purpose

To rezone the subject parcel from RU1 - Large Lot Housing to RU6 - Two Dwelling Housing to allow the construction of two single dwelling homes.

3.0 Community Planning

Urban Planning supports the proposed application as the proposed RU6 zoning is consistent with the Official Community Plan future land use designation. The proposed rezoning would allow construction of two dwellings on the subject property and would be the first of its kind on the subject property block. As such, it is important that any future development on the subject property is cohesive with the surrounding neighbourhood form and character. This includes setbacks, massing, height, architectural style and landscape.

4.0 Proposal

4.1 Project Description

The applicant is applying to rezone the property to construct two dwellings on the property. The applicant has also applied for a Development Permit and Development Variance Permit, which will be considered by this Council at a later date, subject to the adoption of the Zoning Bylaw. Specifically, the applicant has requested a variance to the internal setback between the two buildings.

Council support for the bylaw amendment does not imply endorsement of the variance request, which will be subject to a separate approval process.



Figure 1 Conceptual Drawing, Not Approved, Variances Subject to Council Approval

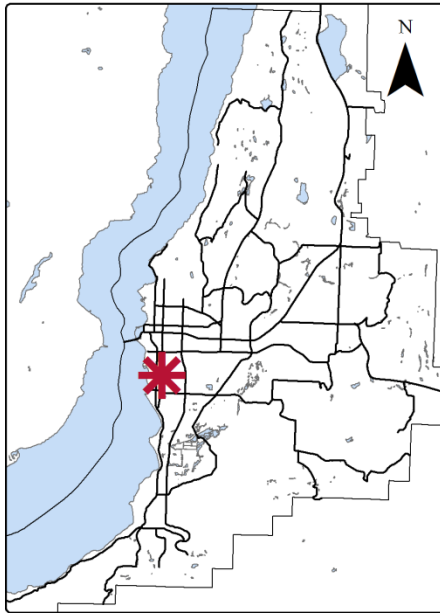
4.2 Site Context

The subject property is located in the South Pandosy - KLO sector on the north side of Morrison Ave, between Abbott and Pandosy Street. Neighbouring the site are single family dwellings on the north side of Morrison Avenue, and two dwelling housing along the south side. The subject property is designated S2RES - Single / Two Unit Residential and is within the Permanent Growth Boundary.

Adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1 - Large Lot Housing	Single Family Dwelling
East	RU1 - Large Lot Housing	Single Family Dwelling
South	RU6 - Two Dwelling Housing	Two Family Dwelling
West	RU1 - Large Lot Housing	Single Family Dwelling and Home Office

Subject Property Map:



CONTEXT



NEIGHBOURING ZONING



SUBJECT PROPERTY

4.3 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RU6 ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Minimum Lot Area	700m ²	1030m ²
Minimum Lot Width	18m	21m
Minimum Lot Depth	30m	48m
Development Regulations		
Maximum Site Coverage (buildings)	40 %	38.4 %
Maximum Site Coverage (buildings, driveways and parking)	46.6 %	50%
Maximum Height	9.5 m	7.5 m
Minimum Front Yard	4.5 m	4.65 m
Minimum Side Yard (east)	2.0 m	2.0 m
Minimum Side Yard (west)	2.0 m	2.0 m
Minimum Rear Yard	1.5 m	1.5 m
Distance Between Buildings	4.5 m	1.8 m (variance)

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.

5.2 Consultation Policy 367

Per City of Kelowna Policy 367, the applicant has given notice to neighbours within a 50 m radius of the proposed development.

6.0 Technical Comments

6.1 Building & Permitting Department

Development Cost Charges are required to be paid prior to issuance of any Building Permits. Operable bedroom windows required as per the 2012 edition of the BC Building Code (BCBC 12). There may be special concerns between the main dwelling and the proposed carriage house, but can be reviewed at time of building permit application. Full plan check for Building Code related issues will be done at time of Building Permit applications.

6.2 Development Engineering Department

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

See attached memorandum dated October December 8, 2015.

6.3 Fire Department

Ensure proper access from the front of the houses is provided from Morrison Ave - Fire Department access from the lane is not permitted. Ensure houses are addressed off of Morrison Ave. Should a gate fence be built, access to the house at the north side of the property will be compromised in an emergency.

7.0 Application Chronology

Date of Application Received: October 15, 2015
Date Public Consultation Completed: January 7, 2016

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:

Summary of Technical Comments