REPORT TO COUNCIL

Date:	April 09, 2018		
RIM No.	1250-30		
To:	City Manager		
From:	Community Planning Department (BBC)		
Application:	Z17-0073	**Owner:**	Jason Murray Hymers and Rhonda Sue Hymers
Address:	343 Christleton Avenue	**Applicant:**	Birte Decloux - Urban Options Planning & Permitting
Subject:	Rezoning Application – Z17-0073		
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. Z17-0073 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 2, District Lot 14, Osoyoos Division, Yale District, Plan 6701, located at 343 Christleton Avenue, 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;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the requirements of the Development Engineering Department being completed to their satisfaction.

2.0 Purpose

To rezone the subject property from RU1 - Large Lot Housing zone to RU1c - Large Lot Housing with Carriage House zone to facilitate the development of a carriage house.

3.0 Community Planning

Community Planning supports the proposed rezoning from RU1 - Large Lot Housing to RU1c - 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 with urban services. The concept of the carriage house is aligned with the OCP urban infill 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 context of the neighbourhood.

Should Council approve the rezoning, the applicant may apply for a building permit provided there are no variances requested.

To fulfill Council Policy No. 367, the applicant submitted a Neighbour Consultation Summary Form to staff on March 14, 2018, outlining that the neighbours within 50 m of the subject property were notified.

4.0 Proposal

4.1 Background

The subject property is double-fronting, located between Christleton Avenue and Robin Way. The lot is amongst the largest in its neighbourhood and currently contains a single dwelling house. The existing house was previously listed on the Heritage Register, however was rmoved in 2015, and is in poor state of repair. The current dwelling will be demolished prior to the construction of a new single-family dwelling and a carriage house on the subject property.

4.2 Project Description

The applicant has provided preliminary site plan design for the proposed new single dwelling house and carriage house. Access to the dwellings and the subject property will be from Robin Way, bordering the southern property boundary.

No Development Permits are required for the two dwelling units, and the proposed new dwelling and carriage house do not trigger any variances at this time.

4.3 Site Context

The subject property is located near the intersection of Christleton Avenue and Abbott Street. The area is characterized primarily by single family dwellings, with the Kelowna General Hospital campus located to the northeast. The propery is within walking distance to Pandowy Street and its many amenities.

Adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1 – Large Lot Housing RU1c – Large Lot Housing with Carriage House	S2RES – Single/Two Unit Residential HLTH – Health District
East	RU1 – Large Lot Housing RU1c – Large Lot Housing with Carriage House	S2RES – Single/Two Unit Residential HLTH – Health District
South	RU1 – Large Lot Housing RU1c – Large Lot Housing with Carriage House	S2RES – Single/Two Unit Residential
West	RU1 – Large Lot Housing	S2RES – Single/Two Unit Residential

Subject Property Map: 343 Christleton Avenue



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.

Sensitive Infill.[3] 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.

Carriage Houses & Accessory Apartments.[4] Support carriage houses and accessory apartments through appropriate zoning regulations.

[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 5.22.6 (Development Process Chapter).
[4] City of Kelowna Official Community Plan, Policy 5.22.12 (Development Process Chapter).

6.0 Technical Comments

6.1 Building & Permitting Department

- No comments

6.2 Development Engineering Department

- Please see attached Development Engineering Memorandum (Attachment A).

6.3 Fire Department

- No concerns with zoning request.
- The 2 buildings are accessed off of and addressed off of Christleton and all buildings shall be addressed off of either Robin Way.
- Requirements of section 9.10.19 Smoke Alarms and Carbon Monoxide alarms of the BCBC 2012 are to be met.

6.4 Fortis BC (Electric)

- There are FortisBC Inc (Electric) ("FBC(E)") primary distribution facilities along Christleton Avenue. The applicant is responsible for costs associated with any change to the subject property's existing service, if any, as well as the provision of appropriate land rights where required.

7.0 Application Chronology

Date of Application Received:	November 23, 2017
Date Application Reassigned to Planner:	February 5, 2018
Date of Revised Drawings Received:	February 21, 2018
Date Public Consultation Completed:	March 14, 2018

Report prepared by:	Barbara B. Crawford, 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 – Applicant's Rationale Letter
Schedule A – Proposed Single Dwelling and Carriage House Site Plan