

REPORT TO COUNCIL



Date: May 7, 2018

RIM No. 1250-30

To: City Manager

From: Community Planning Department (LK)

Application: Z17-0101 **Owner:** Jaspreet Singh Sekhon

Address: 490 Dougall Road N. **Applicant:** Urban Options

Subject: Rezoning Application

Existing OCP Designation: MRM – Multiple Unit Residential (Medium Density)

Existing Zone: RU1 – Large Lot Housing

Proposed Zone: RU1c – Large Lot Housing with Carriage House

1.0 Recommendation

THAT Rezoning Application No. Z17-0101 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 17 Section 26 Township 26 ODYD Plan 3476, located at 490 Dougall Road North, Kelowna, BC from the RU1 – Large Lot Housing zone to the RU1 c– 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 outstanding conditions of approval as set out in Attachment "A" attached to the Report from the Community Planning Department dated November 20, 2017.

2.0 Purpose

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

3.0 Community Planning

Community Planning Staff support the proposed rezoning application from RU1 – Large Lot Housing to RU1c – Large Lot Housing with Carriage House zone to facilitate the development of a Carriage House on the subject property.

The Official Community Plan (OCP) Future Land Use designation of the subject property and neighbouring properties is MRM- Multiple Unit Residential (Medium Density). To achieve this vision will require the

assembly of multiple properties and consolidation and none along this street has been achieved to-date. The requested modest increase in density to allow a carriage house is viewed by staff as relatively minor, and should not prevent the longer-term OCP vision to be achieved.

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 Background

The subject property has an existing modest size single storey dwelling and garage. Both structures are dated and would be demolished to allow for the construction of a new single family dwelling and carriage house.

4.2 Project Description

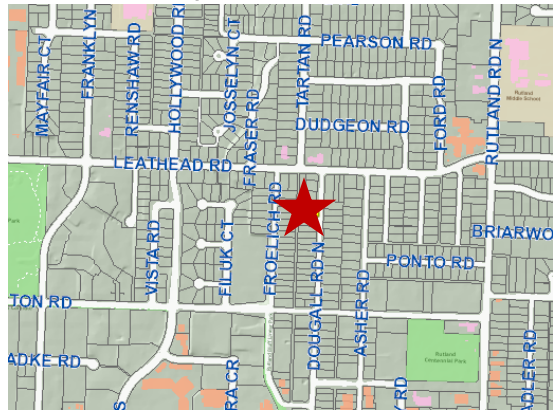
The applicant has provided preliminary plans for a new single family dwelling and a 1 ½ storey carriage house. The owner has a home based business – major (aesthetics) which will operate out of one room located on the main floor of the house. The business will be owned and operated by two family members and will not employ additional staff. All parking requirements for both the business and residences have been met through the provision of four parking stalls. Two parking stalls are within the carriage house and two at-grade stalls are provided in tandem beside the carriage house with access from the rear lane. The proposal for the dwelling, carriage house and home based business meets all of the Zoning Bylaw regulations and does not require any variances.

4.3 Site Context

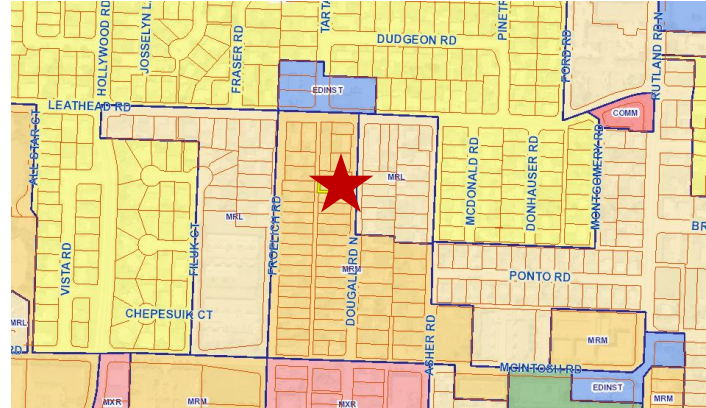
Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1 – Large Lot Housing	Single Dwelling Housing
East	RU1 – Large Lot Housing	Single Dwelling Housing
South	RU1 – Large Lot Housing	Single Dwelling Housing
West	RU1 – Large Lot Housing	Single Dwelling Housing

Site Context Map:



Future Land Use:



Subject Property Map: 490 Dougall 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 neighborhood with respect to building design, height and siting.

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

Entrepreneurial Initiatives.⁵ Continue to encourage self-employment initiatives, including home-based business, while ensuring neighbourhood fit through the zoning regulations, and work with pertinent agencies to raise awareness of these opportunities.

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.

6.2 Development Engineering Department

- Refer to Attachment 'A'. dated November 20, 2017.

6.3 Fortis BC - Electric

- There are FortisBC Inc (Electric) ("FBC(E)") primary distribution facilities along Dougall Road N and within the lane adjacent the subject's west property line. Based on the plans provided the proposed carriage house appears to be outside the safe limits of approach for the adjacent overhead line in the lane. Notwithstanding, it is recommended that FBC(E) be contacted as soon as possible to ensure the proposed building height meets with overhead design requirements. The design as presented should NOT be approved until this is confirmed.
- 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.

6.4 Fire Department

- No comments relevant to Rezoning.

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).

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

⁵ City of Kelowna Official Community Plan, Policy 5.22.12 (Development Process Chapter).

6.5 Rutland Water District

- Refer to Attachment 'B'.

7.0 **Application Chronology**

Date of Application Received: October 30, 2017
Date of Amended Drawings Received: March 8, 2018
Date Public Consultation Completed: March 27, 2018

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 & Floor Plans
Schedule B: Elevations