# REPORT TO COUNCIL

| | | | |
|---|---|---|---|
| **Date:** | May 28, 2018 | | |
| **RIM No.** | 1250-30 | | |
| **To:** | City Manager | | |
| **From:** | Community Planning Department (AF) | | |
| **Application:** | Z18-0024 | **Owner:** | Kerry Begrand Fast<br>Nicole Begrand Fast |
| **Address:** | 2424 Taylor Crescent | **Applicant:** | Urban Options Planning & Permits |
| **Subject:** | Rezoning Application | | |
| 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. Z18-0024 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 17, District Lot 14, ODYD, Plan 7336 located at 2424 Taylor Crescent, 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 FURTHER THAT final adoption of the Rezoning Bylaw be considered in conjunction with Council's consideration of a Development Variance Permit for the subject property.

## 2.0 Purpose

To consider a development application to rezone to RU1c – Large Lot Housing with Carriage House 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 as it is in line with the Official Community Plan (OCP) Future Land Use Designation of S2RES – Single/Two Unit Residential for the subject property and is located within the

Permanent Growth Boundary. The property is fully serviced and is in close proximity to transit, parks, and schools. It is therefore consistent with the OCP Urban Infill Policy of Compact Urban Growth. The addition of a carriage house on the property represents a modest increase in density and the one-storey proposal should sensitively integrate with neighboring properties.

Currently, staff are tracking one proposed variance to allow additional driveway access from Taylor Crescent as well as required access from the lane. Community Planning is not supportive of the request for a second driveway access. Should the zoning be supported by Council, a full staff report on the variance would come forth for consideration.

## 4.0 Proposal

### 4.1 Background

Currently, there is a single family dwelling and a few accessory structures located on the subject property. The existing single family dwelling and accessory structures are to be demolished and subsequently removed to facilitate the construction of a new single family dwelling and carriage house.

### 4.2 Project Description

The proposed rezoning from RU1 to RU1c would facilitate the development of a 58m$^2$ one storey carriage house on the subject property.

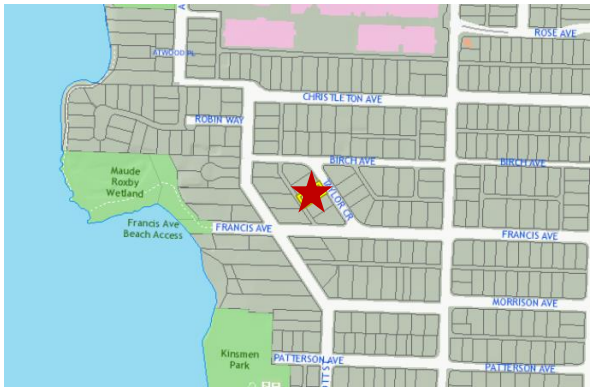
### 4.3 Site Context

The subject property is located in South Pandosy near the intersection of Pandosy Street and Francis Avenue and just northeast of Kinsmen Park. It is in close proximity to transit routes located along Pandosy Street and is within walking distance to both Kinsmen Park and Strathcona Beach Park. The surrounding neighbourhood consists largely of RU1 – Large Lot Housing zoned properties with a several RU1c – Large Lot Housing with Carriage House and RU6 – Two Dwelling Housing zoned properties.

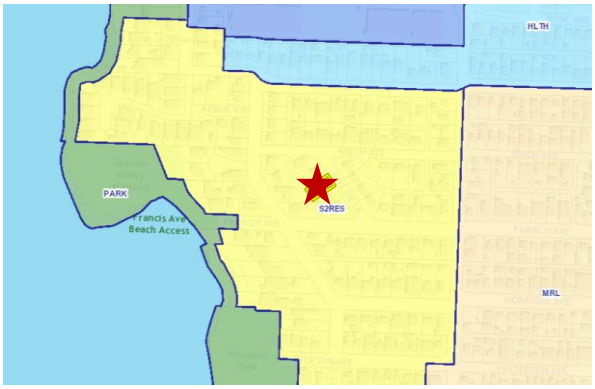
Specifically, adjacent land uses are as follows:

| | | |
|---|---|---|
| North | RU1 – Large Lot Housing | Residential |
| East | RU1 – Large Lot Housing | Residential |
| South | RU1 – Large Lot Housing | Residential |
| West | RU1 – Large Lot Housing | Residential |

**Site Context Map**




**Future Land use Map**




**Subject Property Map:** 2424 Taylor Crescent



## 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.

**Sensitive Infill.**[2] 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.

**Carriage Houses & Accessory Apartments**.[3] Support carriage houses and accessory apartments through appropriate zoning regulations.

## 6.0 Technical Comments

6.1 Building & Permitting Department

- No concerns with zoning application.
- Full Plan check for Building Code related issues will be done at time of Building Permit applications.

6.2 Development Engineering Department

- See attached memorandum dated March 7, 2018

## 7.0 Application Chronology

Date of Application Received: February 13, 2018
Date Public Consultation Completed: April 7, 2018

**Report prepared by:** Andrew Ferguson, Planner
**Reviewed by:** Terry Barton, Urban Planning Manager
**Approved for Inclusion:** Ryan Smith, Community Planning Department Manager

**Attachments:**

Attachment A: Site and Floor Plan
Attachment B: Development Engineering Technical Comments

[1] City of Kelowna Official Community Plan, Policy 5.2.3 (Development Process Chapter).
[2] City of Kelowna Official Community Plan, Policy 5.22.6 (Development Process Chapter).
[3] City of Kelowna Official Community Plan, Policy 5.22.12 (Development Process Chapter).