

REPORT TO COUNCIL



Date: March 14, 2016

RIM No. 1250-20

To: City Manager

From: Community Planning Department (RR)

Application: OCP15-0014 / Z15-0043 **Owner:** Seventh-Day Adventist Church (British Columbia Conference)

Address: 909 Juniper Road (formerly 1035 Hollywood Road South) **Applicant:** Protech Consulting 2012

Subject: Official Community Plan Amendment, Rezoning and Text Amendment Applications - Supplemental Report

Existing OCP Designation: EDINST - Educational / Major Institutional

Proposed OCP Designation: S2RES - Single / Two Unit Residential

Existing Zone: P2 - Education and Minor Institutional

Proposed Zone: RU2 - Medium Lot Housing
RU6 - Two Dwelling Housing

1.0 Recommendation

THAT Official Community Plan Map Amendment Application No. OCP15-0014 to amend Map 4.1 in the Kelowna 2030 - Official Community Plan Bylaw No. 10500 be amended to change the Future Land Use Designation of Lot A, Sec. 23, Twp 26, ODYD, Plan EPP56593, located at 909 Juniper Road (formerly 1035 Hollywood Road South), Kelowna, BC from the EDINST - Educational/Major Institutional designation to the S2RES - Single/Two Unit Residential designation as shown on Map "A" attached to the Report of the Community Planning Department dated March 14, 2016 be considered by Council;

AND THAT Rezoning Application No. Z15-0043 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of a portions of Lot A, Sec. 23, Twp 26, ODYD, Plan EPP56593, located at 909 Juniper Road (formerly 1035 Hollywood Road South), Kelowna, BC be amended to rezone from the P2 - Education and Minor Institutional zone to the RU2 - Medium Lot Housing zone and the RU6 - Two Dwelling Housing zone, as shown on Map "B" attached to the Report from the Community Planning Department dated March 14, 2016, be considered by Council;

AND THAT the OCP Amending Bylaw and Rezoning Bylaw be forwarded for amendment consideration;

AND THAT OCP Amending Bylaw and the Rezoning Bylaw, as amended, be forwarded to a Public Hearing for further consideration;

AND FURTHER THAT final adoption of the Rezoning Bylaw be considered subsequent to the issuance of a Preliminary Layout Review Letter by the Approving Officer.

2.0 Purpose

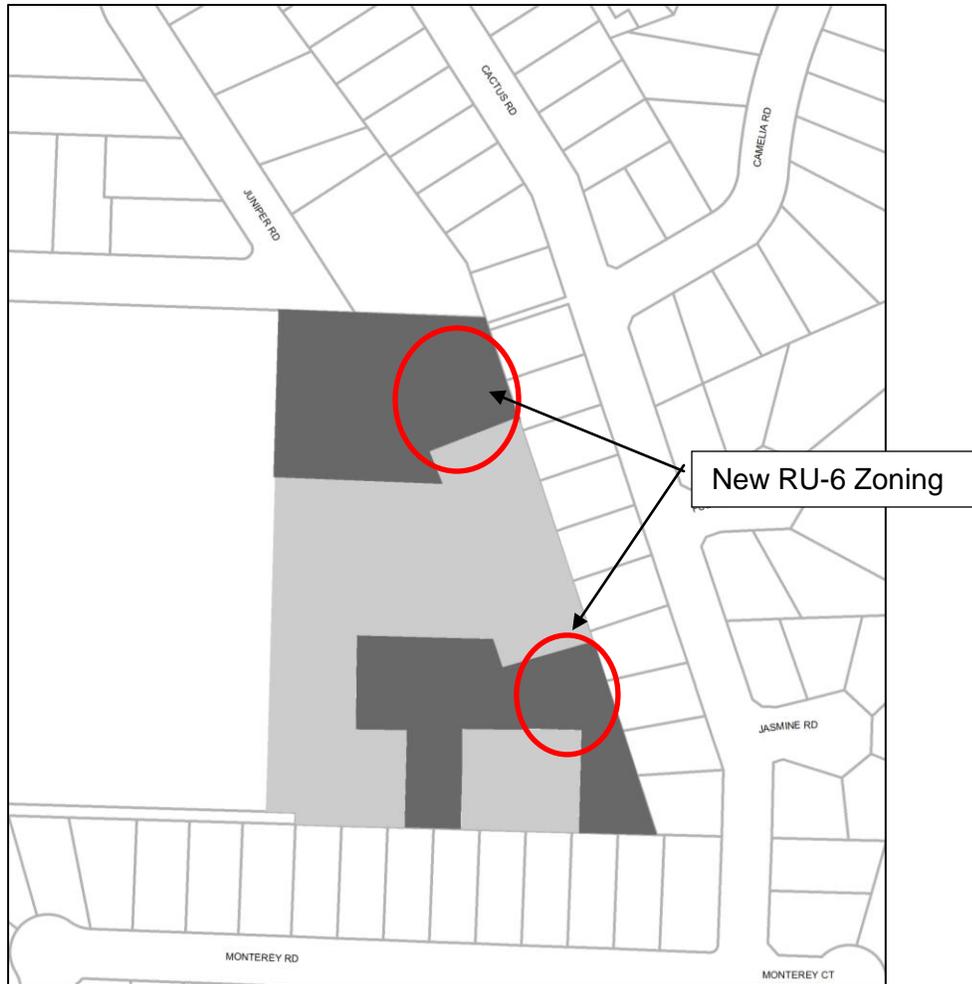
To consider a developer proposed alteration to a bylaw previously given first reading, to amend the Official Community Plan to change the Future Land Use designation of the subject property and to rezone the subject property to facilitate a single and two dwelling housing subdivision.

3.0 Proposed Amendment

On January 25, Council gave initial consideration to a Zoning Bylaw amendment to rezone a portion of land off of Juniper Road from P2 - Educational and Minor Institutional to RU2 - Medium Lot Housing and RU6 - Two Dwelling Housing.

The applicant has requested a slight re-configuration to the proposed re-zoning, changing some areas previously intended to be zoned RU2 - Medium Lot Housing to RU6 - Two Dwelling Housing to allow one additional duplex over the project. This reconfiguration would increase the proposed unit count from 37 to 38.

Staff have no objections or concerns with the new configuration. It does require Council to give first reading to the amended bylaw, and will require re-advertising prior to the public hearing.



4.0 Community Planning

Community Planning recommends that Council support the bylaw. The style of development, a mixture of single family and semi-detached dwellings, will fit into the single family character of the neighborhood. This pattern of development will preclude future higher intensity development applications in the area which may be more disruptive to the neighbourhood.

The semi-detached units will be built as fee simple, rather than the more traditional strata titled semi-detached dwellings. This configuration is growing in popularity as developers and buyers look for alternatives to strata titled property. Each unit of the semi-detached dwellings will occupy a fee simple lot, with a party wall agreement registered on title with the adjoining unit.

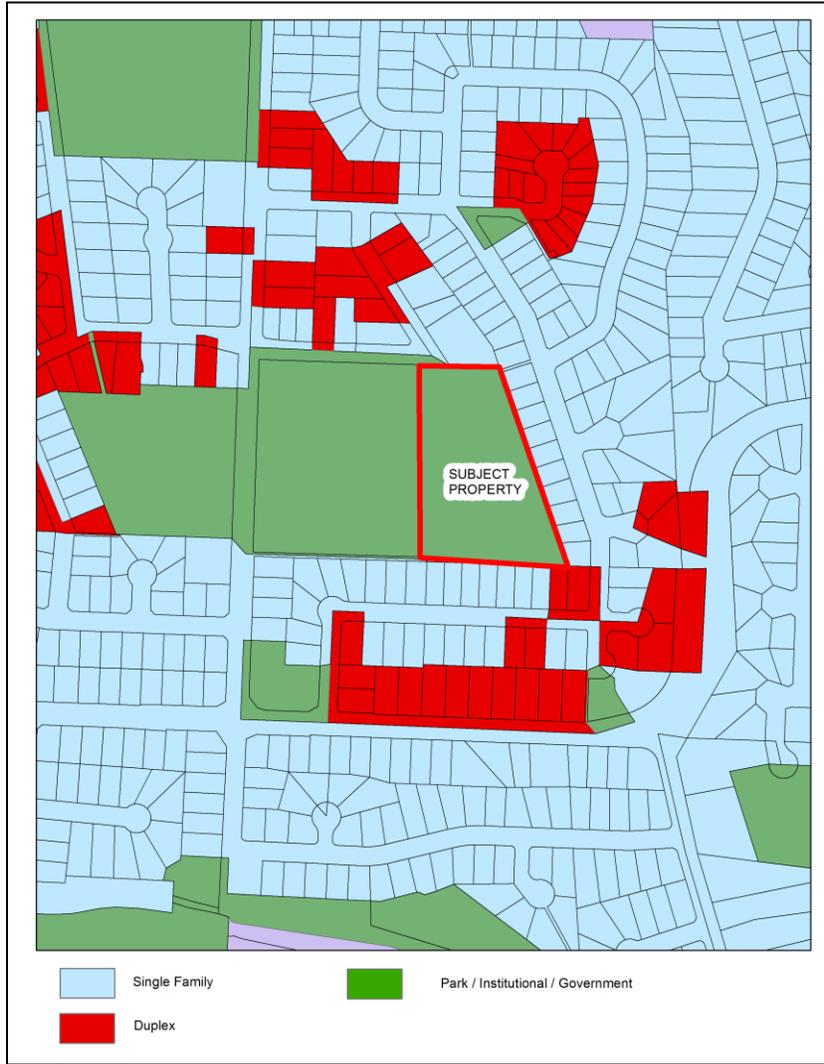
5.0 Proposal

5.1 Background

The 2.49 ha (6.15 ac) property has recently been subdivided from the Okanagan Adventist Academy to the west. It is a flat field without significant physical constraints or obstacles. Vehicular access is from Juniper Road to the north.

5.2 Project Description

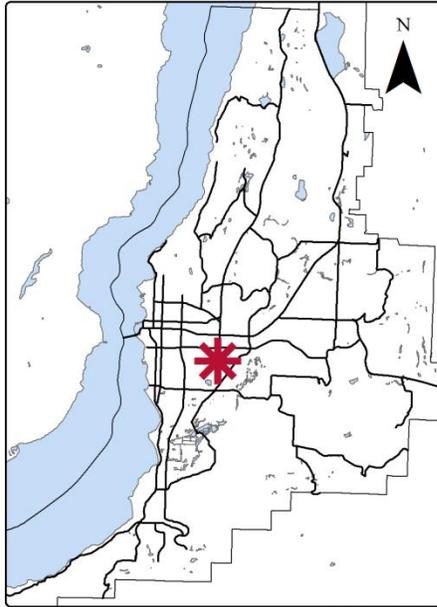
detached or semi-detached dwellings and the Okanagan Adventist Academy is directly adjacent to the west.



Adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1 - Large Lot Housing	Single dwelling housing
	RU1c - Large Lot Housing with Carriage House	Single dwelling housing, carriage house
East	RU1 - Large Lot Housing	Single dwelling housing
South	RU1 - Large Lot Housing	Single dwelling housing
	RU6 - Two Dwelling Housing	Single dwelling housing
West	P2 - Education and Minor Institutional	Private education services

Subject Property Map:



CONTEXT



NEIGHBOURING ZONING



SUBJECT PROPERTY

6.0 Current Development Policies

6.1 Kelowna Official Community Plan (OCP)

Single / Two Unit Residential (S2RES)

Single detached homes for occupancy by one family, single detached homes with a secondary suite or carriage house, semi-detached buildings used for two dwelling units, modular homes, bareland strata, and those complementary uses (i.e. minor care centres, minor public services/utilities, convenience facility and neighbourhood parks), which are integral components of urban neighbourhoods. Suitability of non-residential developments within the neighbourhood environment will be determined on a site-specific basis. Non-residential developments causing increases in traffic, parking demands or noise in excess of what would typically be experienced in a low density neighbourhood would not be considered suitable.

Development Process

Sensitive Infill.¹ 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.

Healthy Communities.² Through current zoning regulations and development processes, foster healthy, inclusive communities and a diverse mix of housing forms, consistent with the appearance of the surrounding neighbourhood.

Housing Mix.³ Support a greater mix of housing unit size, form and tenure in new multi-unit residential and mixed use developments.

Family Housing.⁴ Support housing alternatives for families when single detached housing is too costly, including features that are important to families such as: outdoor space, direct access to grade, workshop space, larger units, safe design, and neighbourhood characteristics (e.g., location and amenities).

Staff have reviewed this application, and it may move forward without affecting either the City's Financial Plan or Waste Management Plan.

7.0 Technical Comments

7.1 Building & Permitting Department

- No comments.

7.2 Development Engineering Department

- See attached memorandum, dated August 21, 2015.

7.3 Fire Department

- The Fire Department has no concerns with this zoning.
- Fire Department access is to be met as per BCBC 3.2.5 (6 m clear width of internal roadway, have turnaround facilities for any dead-end portion of access route and be connected with a public thoroughfare, 12 m turning radius, etc.). Access from a laneway is not acceptable unless visible name and above requirements are met.

¹ City of Kelowna Official Community Plan, Policy 5.22.6 (Development Process Chapter).

² City of Kelowna Official Community Plan, Policy 5.22.7 (Development Process Chapter).

³ City of Kelowna Official Community Plan, Policy 5.22.11 (Development Process Chapter).

⁴ City of Kelowna Official Community Plan, Policy 5.22.13 (Development Process Chapter).

- Fire flows of 60 litres/sec are required as per the Subdivision, Development and Servicing Bylaw No. 7900. Should a hydrant be required to be installed for this subdivision, it shall be operational prior to the start of construction.
- Requirements of Section 9.10.19 Smoke Alarms and Carbon Monoxide Alarms of the BCBC 2012 are to be met.
- All requirements of the City of Kelowna Fire and Life Safety Bylaw No. 10760 shall be met.

7.4 FortisBC - Electric

- There are primary distribution facilities within Juniper Road. Bringing electrical service to the proposed lots will require substantial extension work, the cost of which may be significant. The applicant is responsible for costs associated with any changes to the proposed lots' existing service, if any, as well as the provision of appropriate land rights where required.

7.5 Interior Health

Interior Health supports the application.

8.0 Application Chronology

Date of Application Received: July 31, 2015
Date Public Consultation Completed: November 26, 2015

Report prepared by:

Ryan Roycroft, Planner

Reviewed by:

Terry Barton, Urban Planning Manager

Approved for Inclusion:

Ryan Smith, Community Planning Department Manager