

REPORT TO COUNCIL



Date: November 19, 2018
RIM No. 1250-30
To: City Manager
From: Community Planning Department (BBC)
Application: Z18-0065 **Owner:** Lidia Bozena Baumgart
Address: 1720 Highland Dr. North. **Applicant:** Lidia Baumgart
Subject: Rezoning Application

Existing OCP Designation: S2RES – Single / Two Unit Residential
Existing Zone: RU1 – Large Lot Housing
Proposed Zone: RU6 – Two Dwelling Housing

1.0 Recommendation

THAT Rezoning Application No. Z18-0065 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 2, Section 29, Township 26, Osoyoos Division Yale District, Plan 28059, located at 1720 Highland Dr. North, Kelowna, BC from the RU1 – Large Lot Housing zone to the RU6 – Two Dwelling Housing 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" from the Development Engineering Department dated June 7, 2018;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the registration on the subject property of a Section 219 Tree Protection Covenant to ensure the ongoing preservation of mature trees located on subject property.

2.0 Purpose

To rezone the subject property from RU1 - Large Lot Housing zone to RU6 – Two Dwelling Housing zone to facilitate the development of one additional single family dwelling.

3.0 Community Planning

Community Planning supports the proposed rezoning of the subject property from RU1 - Large Lot Housing to RU6 – Two Dwelling Housing to facilitate the development of one additional single family dwelling.

The property is designated as S2RES – Single/Two Unit Residential in the Official Community Plan (OCP) and as such the application to rezone to RU6 to construct an additional single family dwelling is consistent with the designated future land use. The proposed use is consistent with the OCP urban infill policies for Compact Urban Form and Sensitive Infill and the OCP generally supports the densification of neighbourhoods within the Growth Boundary through modest infill development.

There are a number of mature trees located throughout the subject property. The Applicant is dedicated to retain and protect the existing mature trees on the property during construction of the new dwelling. The proposed new dwelling has been designed to be located amongst the existing trees that are located along the front part of the property. Should Council support this application, the site development will require an Arborist to prepare tree protection plan for the mature trees, including temporary construction fencing during the construction phase. In addition, if supported, registration of a Tree Protection Covenant will be required prior to final adoption of Rezoning.

To fulfil Council Policy No. 367, the applicant submitted a Neighbour Consultation Summary Form to staff on August 27, 2018, outlining that the neighbours within 50 m of the subject property were notified.

4.0 Proposal

4.1 Background

The proposal is to rezone the subject property from RU₁ - Large Lot Housing to RU₆ – Two Dwelling Housing to facilitate the development of one additional single family dwelling. The property currently has a single family dwelling, and is proposed to remain as part of this development. The proposed RU₆ zoning will allow for the construction of one additional dwelling in the front of the property.

4.2 Project Description

The proposed additional single family dwelling meets all of the zoning requirements for the RU₆ – Two Dwelling Housing zone. Parking requirements for the new dwelling are met with an attached double car garage, and there is private open space to the north of the proposed new dwelling.

The close proximity to parks, schools, downtown, bicycle paths, and nearby transit on Clement Avenue, Clifton Road, and Glenmore Drive makes this an ideal location for increased density as per the OCP urban policies for Compact Urban Form and Sensitive Infill.

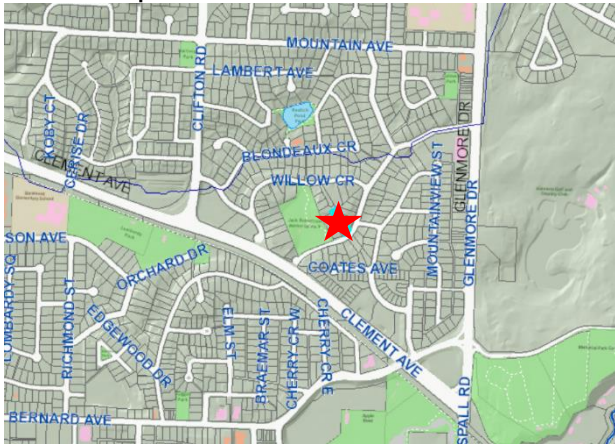
4.3 Site Context

The subject property is located in the Glenmore – Clifton – Dilworth Sector of Kelowna. Clement Avenue, Clifton Drive and Glenmore Drive are located to the south, west and east, respectively, of the property. It is accessed from Highland Dr. North, a cul-de-sac, and is approximately 200 meters north of the Trail To Rails recreational corridor. The area is characterized primarily by single family dwellings to the north, east and west, by medium density multiple housing to the south.

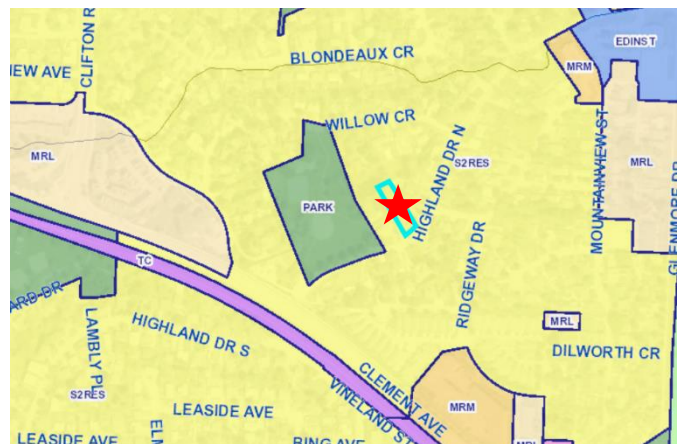
Adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU ₁ – Large Lot Housing	Residential
East	RU ₁ – Large Lot Housing	Residential
South	RU ₁ – Large Lot Housing RU ₅ – Bareland Strata Housing RM ₅ – Medium Density Multiple Housing	Residential
West	RU ₁ – Large Lot Housing P ₃ – Park and Open Spaces	Residential Park

Context Map



Future Land Use



Subject Property Map: 1720 Highland Drive North



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

¹ City of Kelowna Official Community Plan, Policy 5.3.2 (Development Process Chapter).

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.

Healthy Communities². 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.

Sensitive Infill.³ 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.

6.0 Technical Comments

6.1 Building & Permitting Department

- Full Plan check for Building Code related issues will be done at time of Building Permit applications. Please indicate how the requirements of Radon mitigation and NAFS are being applied to this complex at time of permit application.

6.2 Development Engineering Department

- Please see attached Development Engineering Memorandum, dated June 7, 2018 (Attachment A).

6.3 Fire Department

- Access to both homes shall remain off of Highland Dr. N.
- Ensure both homes are addressed off of Highland Dr. N.

7.0 Application Chronology

Date of Application Received: May 1, 2018

Date Public Consultation Completed: August 27, 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, dated June 7, 2018

Schedule A – Applicant’s Rationale Letter, Site Plan, Conceptual Elevations, and Floor Plan.

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

³ City of Kelowna Official Community Plan, Policy 5.22.6 (Development Process Chapter)