

REPORT TO COUNCIL



Date: January 14, 2019

RIM No. 1250-30

To: City Manager

From: Community Planning Department (BBC)

Application: Z18-0100

Owner: Mark Edward Alexander
Danielson and Erin Altamara
Cram

Address: 2414 Taylor Crescent

Applicant: Lesley Wilson, Design By Lesley
Inc.

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. Z18-0100 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 16, District Lot 14, Osoyoos Division Yale District, Plan 7336, located at 2414 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;

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 as outlined in Attachment "A", 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.

To fulfill Council Policy No. 367, the applicant submitted a Neighbour Consultation Summary Form to staff on November 19, 2018, outlining that the neighbours within 50 m of the subject property were notified.

4.0 Proposal

4.1 Background and Project Description

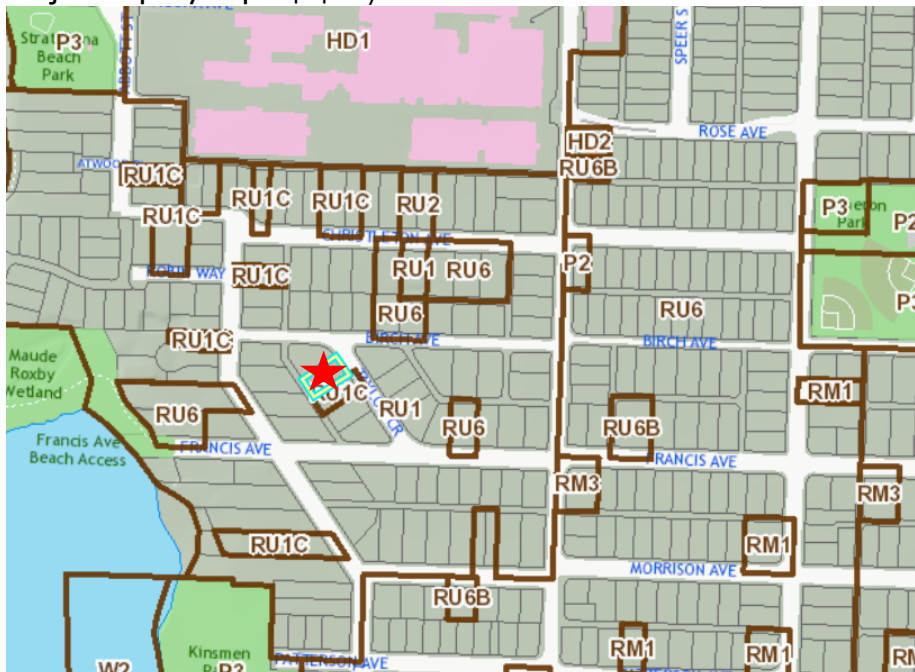
The subject property currently contains one single detached dwelling and a small shed. The applicant is proposing a rezoning of the property to RU1c – Large Lot Housing with Carriage House in order to allow a carriage house on the parcel. The existing dwelling and shed will be demolished prior to the construction of a new single-family dwelling and a carriage house on the subject property.

The applicant has provided a site plan (Schedule A) for the proposed new single dwelling house and the carriage house. Access to the dwellings and the subject property will be from the laneway, located to the southwest of the property.

4.2 Site Context

The subject property is located on Taylor Crescent with lane access, and is located in the South Pandosy – KLO Sector of Kelowna. The surrounding residential area is characterized principally by a mix of single family and secondary dwelling units developed in various housing forms including duplexes, second dwellings, and carriage houses. The OCP designates the subject property S2RES – Single / Two Unit Residential and the lot is within the Permanent Growth Boundary. The Kelowna General Hospital campus is located to the north, and many park amenities, including Francis Avenue Beach Access and Kinsmen Park are located to the west and southwest, respectively. The property is within walking distance to Pandosy Street and its many amenities.

Subject Property Map: 2414 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.

6.0 Technical Comments

6.1 Development Engineering Department

- Please see attached Development Engineering Memorandum, dated September 18, 2018 (Attachment A).

7.0 Application Chronology

Date of Application Received: June 25, 2018
Date of Revised Drawings Received: November 15, 2018
Date Public Consultation Completed: November 19, 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 September 18, 2018.
Schedule A – Proposed Site Plan

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