

REPORT TO COUNCIL



Date: January 21, 2018

RIM No. 1250-30

To: City Manager

From: Community Planning Department (TA)

Application: Z18-0083

Owner: Geoffrey Couper
Michelle Couper
Friedrich Wille
Evelyn Wille

Address: 418-422 Cadder Ave

Applicant: Geoffrey Couper

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. Z18-0083 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 7 Block 8 DL 14 ODYD Plan 348 located at 418-422 Cadder Ave, 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 Schedule "A" attached to the Report from the Community Planning Department dated July 30, 2018;

AND FURTHER THAT final adoption of the Rezoning Bylaw be considered in conjunction with Council's consideration of a Heritage Alteration Permit for the subject property.

2.0 Purpose

To rezone the subject property from RU1 – Large Lot Housing to RU6 – Two Dwelling Housing to legalize an existing non-conforming duplex.

3.0 Community Planning

Community Planning supports the proposed rezoning from RU1 – Large Lot Housing to RU6 – Two Dwelling Housing to legalize an existing non-conforming duplex. The Official Community Plan (OCP) Future Land Use is designated as S2RES – Single/Two Unit Residential, which supports this rezoning. Should Council support the rezoning, Staff will bring forward for consideration a Heritage Alteration Permit for an addition.

4.0 Proposal

4.1 Background

The original home was constructed in 1921 as a single family dwelling. In 1946 there was a building permit issued for a duplex addition on the west side of the subject property. The duplex has remained since that time and is currently considered legal non-conforming.

4.2 Project Description

The applicant has applied to rezone the subject property from RU1 – Large Lot Housing to RU6 – Two Dwelling Housing to bring an existing legal non-conforming duplex into conformance with the zoning bylaw for the purposes of constructing an addition. The proposed addition will require a Council considered Heritage Alteration Permit for form and character with one variance.

Subject Property Map:



5.0 Technical Comments

5.1 Development Engineering Department

Please see attached Schedule "A" dated July 30, 2018.

6.0 Application Chronology

Date of Application Received: July 4, 2018
Date Public Consultation Completed: August 2, 2018

Heritage Advisory Committee

The above noted application was reviewed by the Heritage Advisory Committee at the meeting held on October 18, 2018 and the following recommendations were passed:

Moved by Stoke Tonne/Seconded by Amanda Snyder

THAT the Heritage Advisory Committee recommends that Council support Heritage Alteration Permit Application No. HAP18-0012 for the property located at 418-422 Cadder Avenue, Kelowna, BC in order to construct an addition on the subject property within the Abbott Street Heritage Conservation Area.

Report prepared by: Trisa Atwood, Planner II

Reviewed by: Terry Barton, Urban Planning Manager

Approved for Inclusion: Ryan Smith, Community Planning Department Manager

Attachments:

Schedule "A": Development Engineering Memorandum dated July 30, 2018