REPORT TO COUNCIL

Date:	February 25th 2019		
RIM No.	0920-20		
To:	City Manager		
From:	Community Planning Department (LKC)		
Application:	Z18-0102	**Owner:**	Harkins, David & Harkins, Camille
Address:	30 Altura Rd	**Applicant:**	Urban Options Planning
Subject:	Rezoning Application		
Existing OCP Designation:	S2RES – Single/Two Unit Residential		
Existing Zone:	RU2 – Medium Lot Housing		
Proposed Zone:	RU2c – Medium Lot Housing with Carriage House		

1.0 Recommendation

THAT Rezoning Application No. Z18-0102 to amend the City of Kelowna Zoning Bylaw No.8000 by changing the zoning classification of Lot 1 Section 32 Township 26 ODYD Plan 35716, located at 30 Altura Rd, Kelowna, BC from the RU2- Medium Lot Housing Zone to the RU2c – Medium Lot Housing with Carriage House zone be considered by Council;

AND THAT the Rezoning Bylaw be forwarded to a Public hearing for further consideration;

2.0 Purpose

To consider a development application to rezone to the RU2c – Medium Lot Housing with Carriage House zone to facilitate a proposed Carriage House on the subject property.

3.0 Community Planning

Staff are recommending support for the proposed rezoning of the subject property to RU2c – Medium Lot Housing with Carriage House Zone as it is consistent with the Official Community Plan (OCP) Future Land Use designation and infill growth policies for the subject property. The property is located within the Permanent Growth Boundary, is fully serviced, and is located near Knox Mountain Park. The subject property has a Walk Score of 20 as almost all errands require a car, however, there are few transit stops near the subject property.

4.0 Proposal

4.1 Background

The subject property is adjacent to both Altura Road and Monte Road. There is a single family dwelling and accessory building on the property. Driveway access is provided from Altura Road. The existing accessory structure is proposed to remain as part of this application. The existing accessory building is a single car garage with a studio located above the garage. The room does not include a kitchen or a bathroom. The proposed rezoning is necessary to permit the development of a Carriage House on the property.

4.2 Project Description

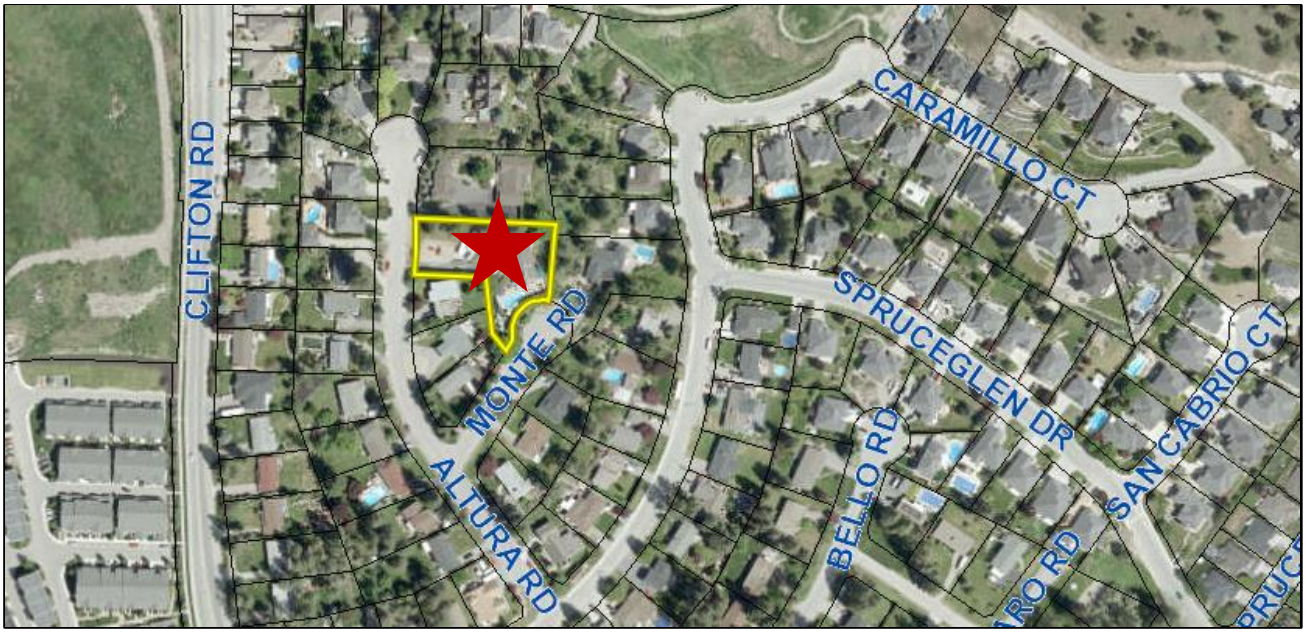
A one and a half story Carriage House is proposed to be located on the west portion of the lot, between Altura Rd and the existing accessory building. A Development Variance Permit application has been received to vary section 6.5.3 (a) of the Zoning Bylaw to increase the maximum allowable lot coverage for accessory building footprint from 90m² to 117m² as the existing accessory building is proposed to remain on the property.

A second Variance to reduce the front yard setback from 9.0m to 5.5m is also required. The Variance is required to utilize the existing driveway, respect the existing slope on the site, and to avoid a utility right-of way. A similar variance was granted for the adjacent property at 38 Altura Road in 2012 which allowed an accessory structure to be placed 6.0m from the front property line. Neither variance is expected to have a negative impact on the surrounding properties.

4.3 Site Context

The subject property is located in the Glenmore neighbourhood. The subject property is surrounded by properties zoned RR3 – Rural Residential, RR3c – Rural Residential with Carriage House, and RU1 – Large Lot Housing.

Subject Property Map: 30 Altura Rd.



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.

Carriage Houses & Accessory Apartments.[2]

Support Carriage Houses and accessory apartments through appropriate zoning regulations.

6.0 Technical Comments

6.1 Development Engineering Department

See Attached Development Memorandum Dated September 20, 2018

7.0 Application Chronology

Date of Application Received: August 24, 2018
Date Public Consultation Completed: October 30, 2018

Report prepared by: Levan King Cranston, Planner 1

Reviewed by: Dean Strachan, Manager of Suburban and Rural Planning

Approved for Inclusion: Ryan Smith, Community Planning Department Manager

Attachments:

Schedule A: Site Plan
Schedule B: Application Letter
Schedule C: Development Engineering Memo

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