

REPORT TO COUNCIL



Date: July 29, 2019

RIM No. 1250-30

To: Council

From: City Manager

Application: Z19-0038

Owner: Mark Procknow

Address: 455 Glenwood Avenue

Applicant: Mark Procknow

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. Z19-0038 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot C, District Lot 14, ODYD, Plan 5742, located at 455 Glenwood Avenue, Kelowna, BC from the RU1 – Large Lot Housing zone to the RU1c – Large Lot Housing with Carriage House zone;

AND THAT the Rezoning Bylaw be forwarded to a Public Hearing for further consideration.

2.0 Purpose

To consider an application to rezone to the RU1c – Large Lot Housing with Carriage House zone to facilitate the construction of a proposed carriage house on the subject property.

3.0 Development Planning

Development Planning Staff recommend support for the rezoning of the subject property to RU1c – Large Lot Housing with Carriage House zone to facilitate the construction of a carriage house. It is consistent with the Official Community Plan (OCP) Future Land Use designation and infill growth policies in the area. The property is located within the Permanent Growth Boundary, is fully serviced, and is located near Kelowna General Hospital. The subject property has a Walk Score of 72, so most errands can be accomplished on foot.

4.0 Proposal

4.1 Project Description

The subject property has an existing 1 ½ storey dwelling located on the north side of the lot. The property fronts Glenwood Avenue and has access to a rear lane. The proposed rezoning is necessary to permit the development of a carriage house on the property. The proposed carriage house is 1 ½ storeys and conforms to the requirements of Zoning Bylaw No. 8000. The subject property is located within the Heritage Conservation Area, and a Heritage Alteration Permit application for the carriage house has been submitted.

4.2 Site Context

The subject property is designated S2RES – Single / Two Unit Residential, is zoned RU1 – Large Lot Housing and is in the Central City sector of the city. It is within the Abbott Street Heritage Conservation Area and the surrounding area is characterized by single detached homes. Kelowna General Hospital is to the south, with the emergency parking lot immediately south of the subject property on the other side of the lane.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1c – Large Lot Housing with Carriage House	Residential
East	RU1 – Large Lot Housing	Residential
South	RU1 – Large Lot Housing	Residential
West	RU1 – Large Lot Housing	Residential

Subject Property Map: 455 Glenwood Avenue



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Chapter 5: Development Process

Objective 5.3 Focus development to designated growth areas

Policy .2 Compact Urban Form. 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.

Objective 5.22 Ensure context sensitive housing development

Policy .12 Carriage Houses & Accessory Apartments. Support carriage houses and accessory apartments through appropriate zoning regulations.

Chapter 16: Heritage Conservation Areas

Objectives

Encourage new development, additions and renovations to existing development which are compatible with the form and character of the existing context

6.0 Technical Comments

6.1 Development Engineering Department

- See attached memo. Requirements will be fulfilled at time of Building Permit.

7.0 Application Chronology

Date of Application Received: December 12, 2018
Date Public Consultation Completed: July 5, 2019

Report prepared by: Jenna Ratzlaff, Planner

Reviewed by: Laura Bentley, Urban Planning & Development Policy Manager

Approved for Inclusion: Terry Barton, Development Planning Department Manager

Attachments:

Attachment A: Development Engineering Memo

Attachment B: Conceptual Drawing Package

Attachment C: Applicant's Rationale