REPORT TO COUNCIL

Date: May 30, 2016

RIM No. 1250-30

To: City Manager

From: Community Planning Department (LK)

Application:	Z16-0014	**Owner:**	Stephani Bruckal
Address:	2420 Abbott Street	**Applicant:**	Myles Bruckal
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. Z16-0014 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot A District Lot 14 ODYD Plan KAP69396 except Plan KAP73098, located at 2420 Abbott Street, Kelowna, BC from RU1 – Large Lot Housing zone to 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 March 16, 2016.

2.0 Purpose

To rezone the subject property to facilitate the construction of a second dwelling on the subject parcel.

3.0 Community Planning

Community Planning Staff supports the proposed rezoning application to allow the construction of a second dwelling on the subject parcel. The S2RES – Single /Two Unit Residential land use designation permits the proposed RU6 – Two Dwelling Housing zone. Currently the adjacent parcels in the neighbourhood contain a mix of single family and two unit residential dwellings. The proposed two dwelling housing use is consistent with the Official Community Plan (OCP) policy for Sensitive Infill. The modest increase in density is well supported by the local parks,

bike ways and transit within the neighbourhood and should not create any land use conflicts in the area.

The project fulfills the following OCP Urban Design Guidelines[1]:

- Design projects to reflect the character of the neighbourhood and the principal building through similar architectural and landscaping themes (i.e. respecting building setbacks, height massing, scale, articulated rooflines, building materials, etc.)
- Design and finish buildings to complement and enhance the principal dwelling (upgrades to the principal dwelling may be required to achieve visual consistency).
- Retain existing, healthy, mature trees and vegetation both on site and adjacent to the street.
- Minimize the amount of impervious paved surfaces (i.e. shared driveways between two dwellings).

4.0 Proposal

4.1 Project Description

The subject parcel has an existing 2½ storey single detached dwelling which was constructed in 2004. The parcel backs onto the Maude Roxby Wetlands and is in close proximity to Kinsmen Park and Okanagan Lake.

Should the rezoning application be successful, the applicant is planning to build a new single detached dwelling to be located at the front of the parcel facing Abbott Street. This is appropriate due to the large lot size of the property. A direct Development Permit will be required for the dwelling to ensure conformity with the Intensive Residential Urban Design Guidelines and Zoning Development Regulations, including providing adequate on-site parking. The development will fit within the context of the neighbourhood as many of the parcels on the west side of Abbott Street currently have a second dwelling or a carriage house.

By having a shared driveway access along the north side of the parcel, the impervious paved surfaces are minimized, most of the existing mature trees can be retained and a single access point onto Abbott Street.

Council Policy No. 367 with respect to public consultation was undertaken by the applicant. All adjacent neighbours within a 50m radius were provided with a circulation package in regards to the development.

4.2 Site Context

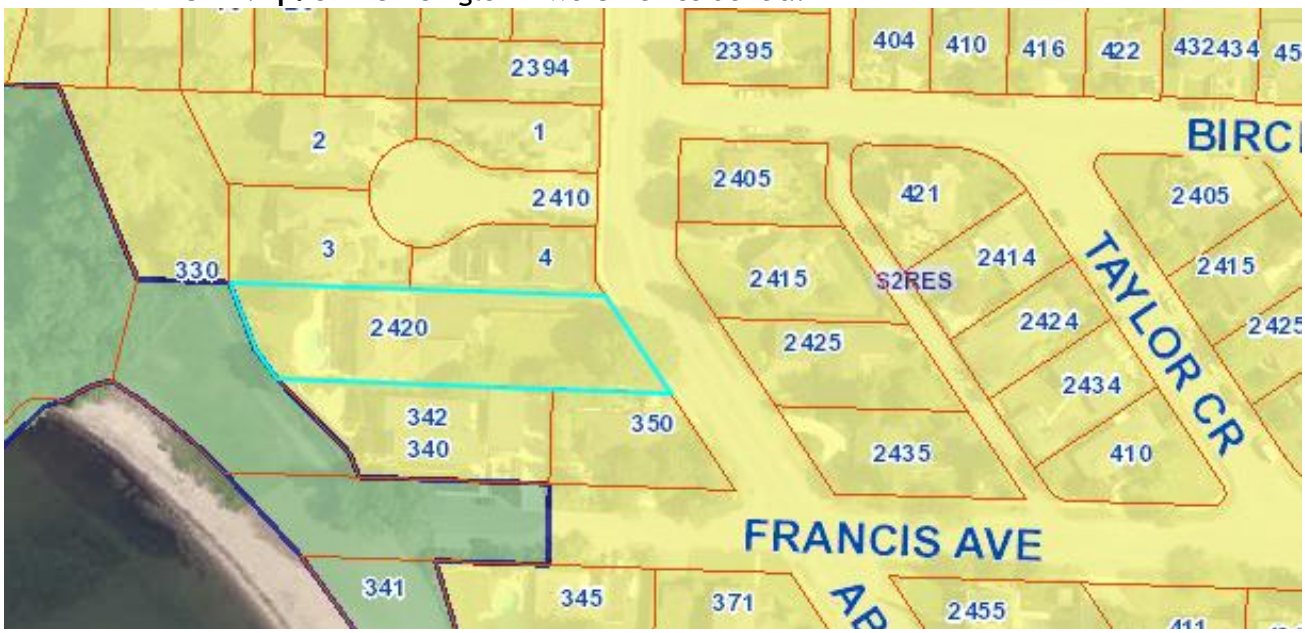
Adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1 – Large Lot Housing	Single Family Dwellings
East	RU1 – Large Lot Housing	Single Family Dwellings
South	RU1 – Large Lot Housing RU6 – Two Dwelling Housing	Single Family Dwelling Duplex Dwelling
West	RU1 – Large Lot Housing	Park – Waterfront Walkway

Subject Property Map: 2420 Abbott Street



Future Land Use Map: S2RES – Single / Two Unit Residential



[1] City of Kelowna Official Community Plan, Two Dwelling Housing Design Guidelines 14.22 (Urban Design Development Permit Areas Chapter).

4.3 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	**RU6 ZONE REQUIREMENTS**	**PROPOSAL**
Existing Lot/Subdivision Regulations		
Minimum Lot Area	700 m^2	2266.28 m^2
Minimum Lot Width	18 m	23.62 m
Minimum Lot Depth	30 m	95.5 m

Development Regulations		
Maximum Site Coverage (buildings)	40%	34.9% approx.
Maximum Site Coverage (buildings, driveways and parking)	50%	49% approx.
Maximum Height	2 ½ storeys	2 storeys
Minimum Front Yard	4.5 m	4.5 m
Minimum Side Yard (south)	2.3 m	2.3 m
Minimum Side Yard (north)	2.3 m	7.21 m
Minimum Rear Yard	7.5 m	N/A
Other Regulations		
Minimum Parking Requirements	4 stalls	4 stalls
Minimum Private Open Space	30 m^2 / dwelling	60 m^2 min.

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Chapter 5: Development Process

Compact Urban Form.[2] 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.

Permanent Growth Boundary.[3] Establish a Permanent Growth Boundary as identified on Map 4.1 and Map 5.2. The City of Kelowna will support development of property outside the Permanent Growth Boundary for more intensive use only to the extent permitted as per the OCP Future Land Use designations in place as of initial adoption of OCP Bylaw 10500, except for Agri-Business designated sites or as per Council's specific amendment of this policy. The Permanent Growth Boundary may be reviewed as part of the next major OCP update.

[2] City of Kelowna Official Community Plan, Policy 5.2.3 (Development Process Chapter).
[3] City of Kelowna Official Community Plan, Policy 5.3.1 (Development Process Chapter).

Sensitive Infill. [4] 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 Development Engineering Department

- Refer to Attachment 'A'

6.2 FortisBC Energy Inc – Gas

- Please be advised FortisBC Gas has reviewed the above mentioned referral and the gas service line will be impacted. It will need to be altered, or abandoned/renewed to accommodate development proposal.

6.3 Fire Department

- Requirements of section 9.10.19 Smoke Alarms and Carbon Monoxide alarms of the BCBC 2012 are to be met.
- Fire flows of 60 L/sec is required for a single family dwelling - location of hydrants should meet the subdivision bylaw.
- All units shall have a posted address for emergency response.
- The property shall maintain appropriate access to the existing dwelling.
- If a fence is ever constructed between the dwellings, a gate with a clear width of 1100 mm is required.

7.0 Application Chronology

Date of Application Received: February 29, 2016
Date Public Consultation Completed: May 10, 2016

Report prepared by:

Lydia Korolchuk, Planner

Reviewed by: ☐ Terry Barton, Urban Planning Manager

Approved for Inclusion: ☐ Ryan Smith, Community Planning Department Manager

Attachments:

[4] City of Kelowna Official Community Plan, Policy 5.21.6 (Development Process Chapter).

Site Plan
Floor Plans
Conceptual Elevations
Attachment 'A': Development Engineering Memorandum