

REPORT TO COUNCIL



Date: September 10, 2015

RIM No. 1250-30

To: City Manager

From: Community Planning Department (TY)

Application: OCP15-0011
Z15-0031

Owner: Greencorp Ventures Inc.,
Inc. No. BC0987730

Address: 4077 Lakeshore Avenue

Applicant: Worman Homes /
Commercial

Subject: Official Community Plan Amendment & Rezoning Bylaw

Existing OCP Designation: S2RES - Single/Two Unit Residential

Proposed OCP Designation: MRL - Multiple Unit Residential (Low Density)

Existing Zone: RU1 - Large Lot Housing

Proposed Zone: RM3 - Low Density Multiple Housing

1.0 Recommendation

THAT Official Community Plan Map Amendment Application No. OCP15-0011 to amend Map 4.1 in the Kelowna 2030 - Official Community Plan Bylaw No. 10500 by changing the Future Land Use designation of Lot B Section 6 Township 26 ODYD Plan 10613, located at 4077 Lakeshore Avenue, Kelowna, BC from the S2RES - Single/Two Unit Residential designation to the MRL - Multiple Unit Residential (Low Density) designation, be considered by Council;

AND THAT Rezoning Application No. Z15-0031 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot B Section 6 Township 26 ODYD Plan 10613, located at 4077 Lakeshore Avenue, Kelowna, BC from the RU1 - Large Lot Housing zone to the RM3 - Low Density Multiple Housing zone, be considered by Council;

AND THAT the Official Community Plan Map Amending Bylaw and Rezoning Bylaw be forwarded to a Public Hearing for further consideration;

AND THAT final adoption of the Official Community Plan Map Amending Bylaw and Rezoning Bylaw be considered subsequent to the conditions of approval as outlined in Schedule "A" attached to the Report from the Community Planning Department dated September 14, 2015;

AND FURTHER THAT final adoption of the Official Community Plan Map Amending Bylaw and Rezoning Bylaw be considered in conjunction with Council's consideration of a Development Permit and Development Variance Permit for the subject property.

2.0 Purpose

To amend the Official Community Plan designation and Zoning of the subject property to facilitate a four unit residential development.

3.0 Community Planning

Community Planning Staff supports the proposed OCP amendment and rezoning application to facilitate four dwelling units on the subject property. The applicant is proposing to rezone the property from RU1 to RM3 in order to achieve the four units. Although currently zoned RU1, the subject property size of 1,357 m² exceeds the size requirements of an RU1 lot (550 m²). The subject property size meets the minimum lot area for RM1, RM2, RM3 and RM4 multiple unit zones.

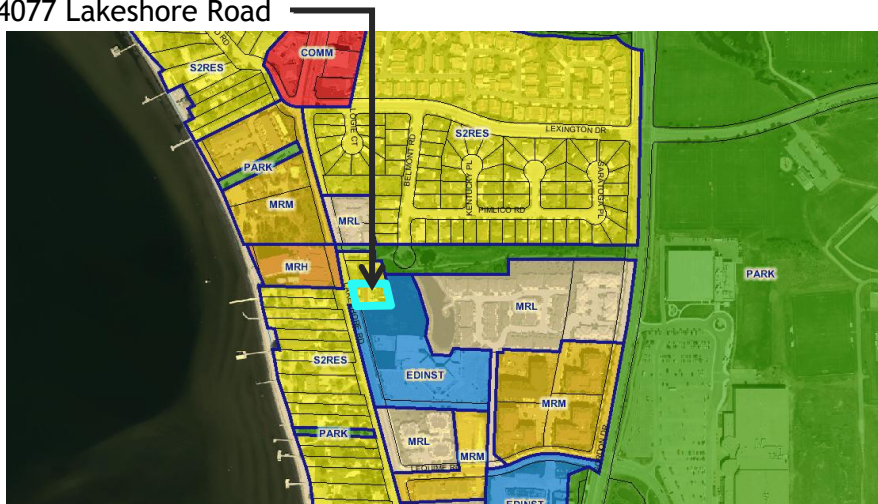
The OCP amendment from the S2RES to the MRL land use designation is similar to properties within the area. Within a 60 m radius of the subject property, land use includes the S2RES - Single/Two Unit Residential, EDINST - Educational/Major Institutional, PARK - Major Park, Open Space public and MRL - Multiple Unit Residential (Low Density) designations.

Infrastructure to support the proposed increase in density includes BC Transit stops on Lakeshore Road within 118m of the subject property. Bike lanes also currently exist on both sides of Lakeshore Road in the area. A dedication of 5.17 m of frontage of the subject property is required as part of this application to continue the City of Kelowna active transportation (cycling / walking) corridor construction along Lakeshore Road. Within walking distance of the proposed four dwellings are community commercial amenities, the H2O Centre and the City of Kelowna Mission playing fields.

The applicant proposes two buildings with two units in each building. The design requires two variances. A side yard setback variance is required to accommodate architectural projections for each of the buildings along the south elevation, and the siting of one building requires a variance to the rear yard setback.

The single driveway and modern broad horizontal lines of a flat roof building design is in keeping with newly constructed residential dwellings in the neighbourhood. Designing a front door facing Lakeshore Road speaks to Kelowna's OCP goals of achieving ground oriented housing for multiple family developments. The applicant has included architectural features on the south side of each building facing the adjacent First Lutheran Church park as it is visible from Lakeshore Road. Privacy concerns for the residential property to the north are addressed by proposing the driveway along the north side of the subject property which orientates the residential buildings on the south side of the property, with windows facing into the adjacent park.

Land Use Map: 4077 Lakeshore Road



4.0 Proposal

4.1 Project Description

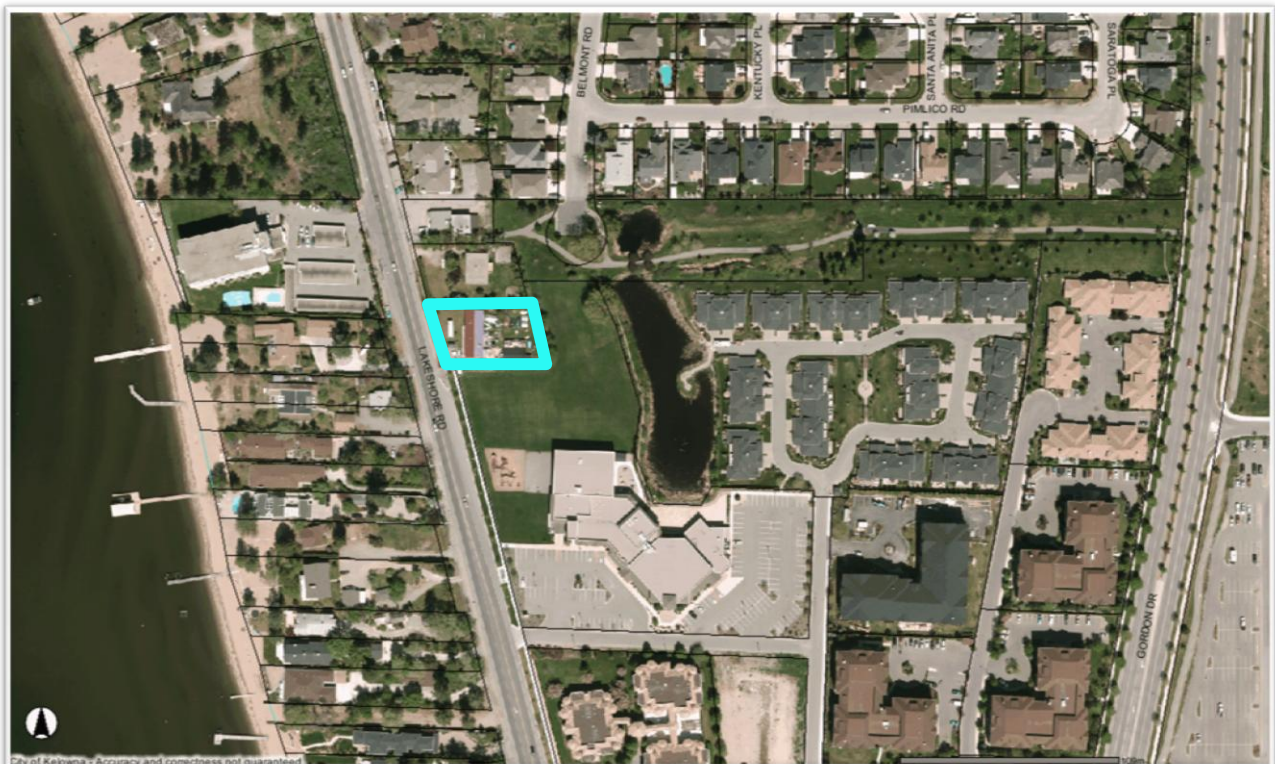
The subject property is currently vacant as demolition of the existing building was carried out in 2014. The applicant has designed four dwelling units in the form of two buildings, three storeys in height, each with rooftop patios. A single driveway runs along the north of the property, designed in a manner that allows for permeability of rainfall. A front yard setback incentive exists in Zoning Bylaw No. 8000, RM3 zone regulations which permits a 1.5 m setback for a multiple family development with front doors facing a street. The applicant has designed a front door facing the street and has set the building 3.6 m from the front property line.

The proposed building facing Lakeshore Road ("Building Two" as shown on the conceptual plans) is three storeys with rooftop stairwell access creating a two storey streetscape along Lakeshore Road. "Building One" on the interior of the property is a three storey building with the third storey set back on all elevations from the storey below to reduce the appearance of a 10.0 m high dwelling. Each storey is articulated with varying setbacks from the storey below on all sides of each building.

A rear yard setback variance from 7.5 m required to 4.0 m is being proposed in order to allow for a larger setback in the front of the property to achieve privacy and noise control from Lakeshore Road. Architectural projections are permitted as per Zoning Bylaw No. 8000 to project into a required yard up to a maximum of 0.6 m. The applicant is proposing a projection of 1.2 m to accommodate visual interest along the south facade of the buildings.

A two vehicle attached garage is designed for each dwelling along with outdoor patio space accommodated at grade and on the rooftop. Landscaping will include low retaining walls, fencing and privacy planting. The City boulevard will be landscaped and irrigated with street trees approved by City Staff.

Subject Property Map: 4077 Lakeshore Road



4.2 Site Context

The subject property is located on the east side of Lakeshore Road, between Lexington Drive and Lequime Road in the North Mission - Crawford sector of Kelowna. The property is currently zoned RU1, identified in Kelowna's OCP as S2RES, in a Comprehensive Development Permit area and is within the Permanent Growth Boundary.

Adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1	Single Family Dwelling
East	P2	Single Family Dwellings
South	P2	Church grounds (open field)
West	RU2	Church grounds (open field)

4.3 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RM3 ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Minimum Lot Area	900 m ²	(1,520.0 m ² - 162.5 m ²) = 1,357.5 m ²
Minimum Lot Width	30.0 m	31.5 m
Minimum Lot Depth	30.0 m	49.8 m
Development Regulations		
Maximum Floor Area Ratio	0.8	
Maximum Site Coverage (buildings)	50%	528.8 m ² = 39%
Maximum Site Coverage (buildings, driveways and parking)	65% (with permeable driveway)	778.7 m ² = 57%
Maximum Height	3 storeys or 10.0 m	3 storeys, 10.0 m
Minimum Front Yard	1.5 m	3.6 m
Minimum Side Yard (south)	4.0 m	4.0 m
Architectural Projection from a building into a required yard (south)	0.6 m	1.22 m (2.8 m from prop line) ❶
Minimum Side Yard (north)	4.0 m	8.0 m
Minimum Rear Yard	7.5 m	4.0 m ❷
Minimum distance between buildings	3.0 m	4.2 m
Other Regulations		
Minimum Parking Requirements	2 per dwelling unit	2 per dwelling unit
Minimum Visitor Parking Space	n/a	1
Minimum Private Open Space	25.0 m ²	
Unit a Unit b Unit c Unit d		40.0 m ² rooftop patio 30.2 m ² rooftop patio + 30.5 m ² at grade 9.3 m ² rooftop patio + 20.8 m ² at grade 9.3 m ² rooftop patio + 29.1 m ² at grade
❶ Indicates a requested variance to the rear yard setback.		
❷ Indicates a requested variance to the side yard (south) projection.		

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.

Ground-Oriented Housing.² Encourage all multiple-unit residential buildings in neighbourhoods with schools and parks to contain ground-oriented units with 2 or more bedrooms so as to provide a family housing choice within the multi-unit rental or ownership markets. High density residential projects in the Downtown area are encouraged to include a ground-oriented housing component, especially where such can be provided on non-arterial and non-collector streets.

Building Height.³ In determining appropriate building height, theCity will take into account such factors as: Contextual fit into the surrounding urban fabric; Shadowing of the public realm; View impacts; Overlook and privacy impacts on neighbouring buildings; Impacts on the overall skyline;

6.0 Technical Comments

6.1 Building and Permitting Department

- Development Cost Charges (DCC's) are required to be paid prior to issuance of any Building Permit(s)
- A Geotechnical report is required to address the sub soil conditions and site drainage at time of building permit application.
- Full Plan check for Building Code related issues will be done at time of Building Permit applications. Please indicate how the requirements of Radon mitigation and NAFS are being applied to this structure.

6.2 Development Engineering Department

- See attached City of Kelowna Memorandum dated June 23, 2015.

Application Chronology

Date of Application Received:	June 5, 2015
Date Public Consultation Completed:	June 25, 2015

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

² City of Kelowna Official Community Plan, Policy 5.2.1 (Development Process Chapter).

³ City of Kelowna Official Community Plan, Policy 5.5.1 (Development Process Chapter).

Report prepared by:

Tracey Yuzik, Planner

Reviewed by:

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Lindsey Ganczar, Planning Supervisor

Approved for Inclusion:

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Ryan Smith, Community Planning Department Manager

Attachments:

Subject Property Map
Generalized Zoning Map
Schedule "A" City of Kelowna Memorandum
Conceptual Site Plan
Conceptual Elevations
Conceptual Landscape Plan