

REPORT TO COUNCIL



Date: June 28, 2016

RIM No. 0940-50

To: City Manager

From: Community Planning Department (TB)

Application: DP16-0029/DVP16-0030

Owner: Legault Enterprises Ltd

Address: 477 Christleton Avenue

Applicant: Joël Legault Projects Inc.

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 final adoption of Rezoning Bylaw No. 11222 (Z16-0007) be considered by Council;

AND THAT Council authorizes the issuance of Development Permit No. DP16-0029 for Lot 1, District Lot 14, ODYD, Plan 8009 located at 477 Christleton Avenue, Kelowna, BC subject to the following:

1. The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A,"
2. The exterior design and finish of the building to be constructed on the land, be in accordance with Schedule "B";

AND THAT Council authorizes the issuance of Development Variance Permit No. DVP16-0030 for Lot 1, District Lot 14, ODYD, Plan 8009, located at 477 Christleton Avenue, Kelowna, BC;

AND THAT variances to the following section of Zoning Bylaw No. 8000 be granted:

Section [13.6.6(G)]: [RU6 - Two Dwelling Housing]

To vary the required minimum side yards from 2.3m required to 2.0m proposed for the second storey portion of the buildings.

AND FURTHER THAT this Development Variance Permit is valid for two (2) years from the date of Council approval, with no opportunity to extend.

2.0 Purpose

To consider two side yard variances and the form and character of two single family dwellings

3.0 Community Planning

Community Planning staff supports the requested variance to vary the side yard setback on the second story portion of each building from 2.3m required to 2.0m proposed. The variance has minimal impact on adjacent properties and is consistent with the setback required for the first storey. The form and character of the proposed dwellings meets the majority of the design guidelines for intensive residential development. The design is consistent with the transitional nature of this neighbourhood.

4.0 Proposal

4.1 Background

The subject property currently has a 70-year-old single story house which will be moved rather than demolished as part of this redevelopment. The RU6 zoning will allow for the construction of two 2-storey dwellings. New construction in this area must adhere to the minimum floor elevations for Okanagan floodplain areas. As a result, many homes in this neighbourhood average two storeys as basements are not viable.

4.2 Project Description

The two proposed dwellings meet the majority of the design guidelines for intensive residential development as shown in Attachment "A": Development Permit Guidelines. The proposed dwellings have been designed in a modern style with flat roofs and detached garages in the rear. The street facing elevations have a high quality of design, and the facades incorporate variation to establish individual character. The materials used are of high durable quality such as cedar cladding, red cedar vertical slats, and structural glass.

Conceptual Front Elevation:



The entrances are not a dominant feature from the street, however visual interest is achieved through the use of curved glass on the main floor. Some of the existing mature vegetation will not be retained, however landscaping provides screening of private outdoor space between the two units and from adjacent properties. Tall fencing is proposed to further ensure privacy between adjacent properties. Precast concrete pavers, grass pavers, and washed gravel are used in place of hard surfaces, minimizing impermeable surfaces.

The garages are located off the lane with additional visitor parking available on-site. The rear yard provides private open space between the garages and the back entrance of the dwelling.

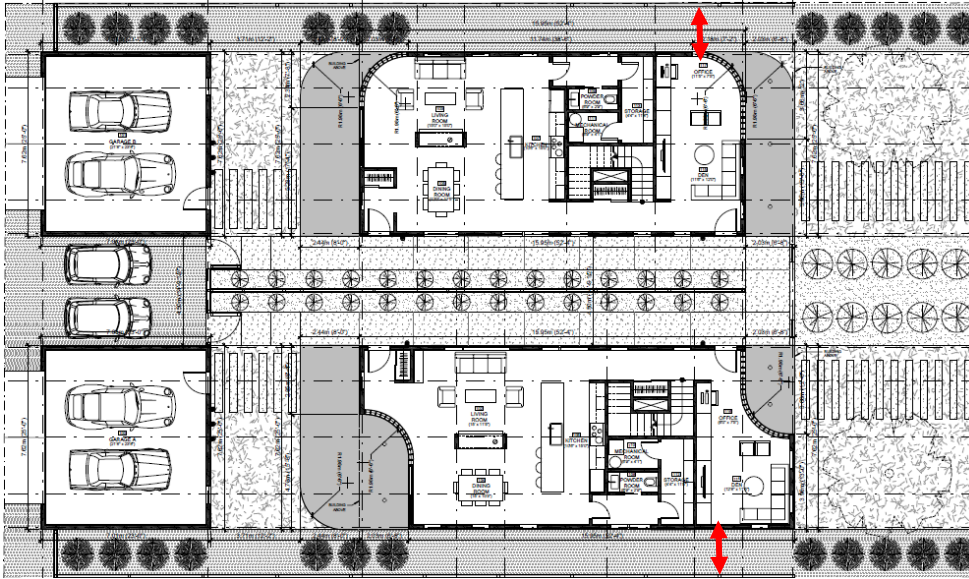
Conceptual Lane Elevation:



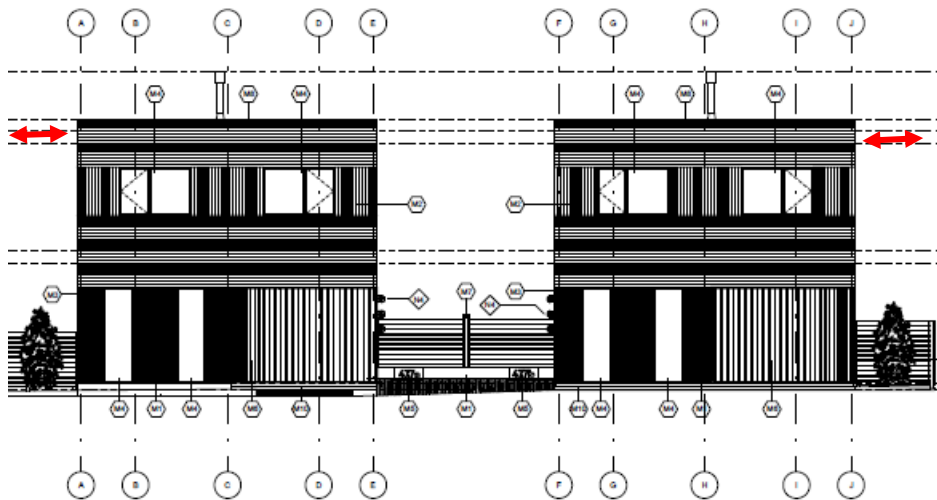
4.3 Variances

Two variances are requested to vary the side yard setbacks for the second story portions of the buildings from 2.3m required to 2.0m proposed. This allows the design to be more consistent with the upper floor matching the side setback of the lower floor. It also provides increased square footage on the upper floor allowing a full 3 bedrooms while maintaining the minimum distance between the two dwellings.

Site plan showing variances: 2.3m required, 2.0m proposed on second storey portions.



Elevation showing variances: 2.3m required, 2.0m proposed on second storey portions.



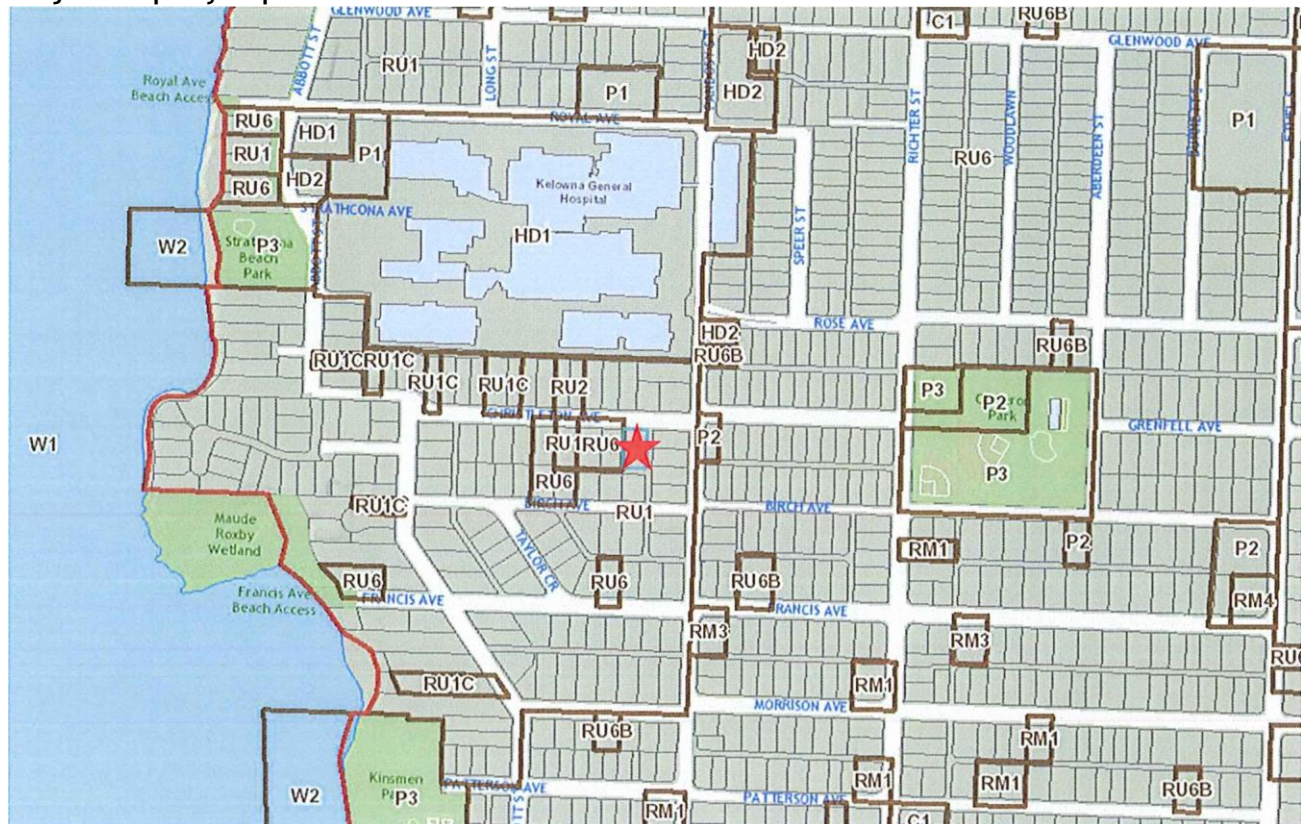
4.4 Site Context

The subject property is located on the south side of Christleton Avenue, east of Pandosy Street, and within the core area. It is in close proximity to Kelowna General Hospital, the Abbott Street Active Transportation Corridor, and Strathcona Beach Park. There are at least 10 other properties in close proximity that have been rezoned for two dwelling housing or for a single family dwelling with carriage house including the immediately adjacent property.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1 - Large Lot Housing	Residential
East	RU1 - Large Lot Housing	Residential
South	RU1 - Large Lot Housing	Residential
West	RU6 - Two Dwelling Housing	Residential

Subject Property Map:



4.5 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RU6 ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Lot Area	700 m ²	957 m ²
Lot Width	18.0 m	23.8 m
Lot Depth	30.0 m	40.2 m
Development Regulations		

Maximum Site Coverage (buildings)	40%	36%
Maximum Site Coverage (buildings, driveways, parking)	50%	42%
Maximum Height	9.5 m or 2.5 storeys	6.86 m or 2 storeys
Minimum Front Yard	4.5 m	7.7 m
Minimum Side Yard (west)	2.3 m	2.0 m ❶
Minimum Side Yard (east)	2.3 m	2.0 m ❶
Minimum Rear Yard	7.5 m	14.7 m
Other Regulations		
Minimum Parking Requirements	4 stalls	6 stalls
Private Open Space	30.0 m ² per dwelling	Greater than 30m ² per dwelling
❶ Indicates a requested variance to the side yard setback from 2.3m required to 2.0m proposed on the second storey.		

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.

Sensitive Infill.² 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

All technical comments were provided on the rezoning file Z16-0007. All requirements have been met at this time.

7.0 Application Chronology

Date of Application Received: January 22, 2016
Date Public Consultation Completed: March 15, 2016

Report prepared by:

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

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

Trisa Brandt, Planner I

Reviewed by:



Terry Barton, Urban Planning Manager

Approved for Inclusion:



Ryan Smith, Community Planning Department Manager

Attachments:

Attachment "A": Development Permit Guidelines - Intensive Residential

Schedule "A": Site Plan and Floor Plans

Schedule "B": Elevations and Colour Board

Draft Development Permit/Development Variance Permit DP16-0029/DVP16-0030