

REPORT TO COUNCIL



Date: August 10, 2020

To: Council

From: City Manager

Department: Development Planning

Application: Z20-0039

Owner: Kevin L. Fierbach & Jacqueline A. Fierbach

Address: 374 Park Ave.

Applicant: Birte Decloux; Urban Options Planning and Permits

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. Z20-0039 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 4 District Lot 14 ODYD Plan 482, located at 374 Park Ave., Kelowna, BC from the RU1 – Large Lot Housing zone to the 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 Development Planning Department dated August 10, 2020;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the approval of the Ministry of Transportation and Infrastructure;

AND FURTHER THAT final adoption of the Rezoning Bylaw be considered in conjunction with Council's consideration of a Heritage Alteration Permit and Development Variance Permit for the subject property.

2.0 Purpose

To rezone the subject property from the RU1 – Large Lot Housing zone to the RU6 – Two Dwelling Housing zone to facilitate the development of a second single family home and detached garage.

3.0 Development Planning

Development Planning supports the proposal to rezone the property to RU6 – Two Dwelling Housing to facilitate the development of a second single family home and detached garage.

To begin with, the property is in the City's Heritage Conservation Area. The proposal is to retain the existing heritage home on the lot and add a second single family home and detached garage at the back of the property.

The lot is an area of the city with existing infrastructure (including roads, sewer and water) that is able to accommodate a moderate amount of infill. Also, the lot is in relatively close proximity to the city's downtown urban centre with its associated amenities and destinations. As such, the lot is in an appropriate location to accommodate a moderate amount of infill, and the proposal does advance the Official Community Plan (OCP) goal of promoting a compact urban form. Accordingly, the lot has a future land use designation of S2RES in the OCP, which does support the RU6 zone. For these reasons, Staff support the proposed rezoning.

4.0 Proposal

4.1 Project Description

The applicant proposes to rezone the property to RU6 – Two Dwelling Housing to facilitate the development of a second single family home and detached garage. The proposal is to keep the existing heritage home on the property and add a second single family home and detached garage at the back of the lot. The second home would have car access from Knox Cr. through an existing access easement on the adjacent property to the north.

The proposed development will yet require a Heritage Alteration Permit for amending a lot in the City's Heritage Conservation Area. Staff are tracking one variance at this stage, related to reducing the minimum distance between an accessory building (the proposed detached garage) and a principal dwelling (the proposed single family home).

The Heritage Advisory Committee (HAC) was not in operations at the time of application; however, the applicant was required to provide a Heritage Review to help determine whether the proposed development is consistent with the City's Heritage Conservation Area Guidelines. That said, specifics related to heritage design will not be addressed formally until the Heritage Alteration Permit is considered.

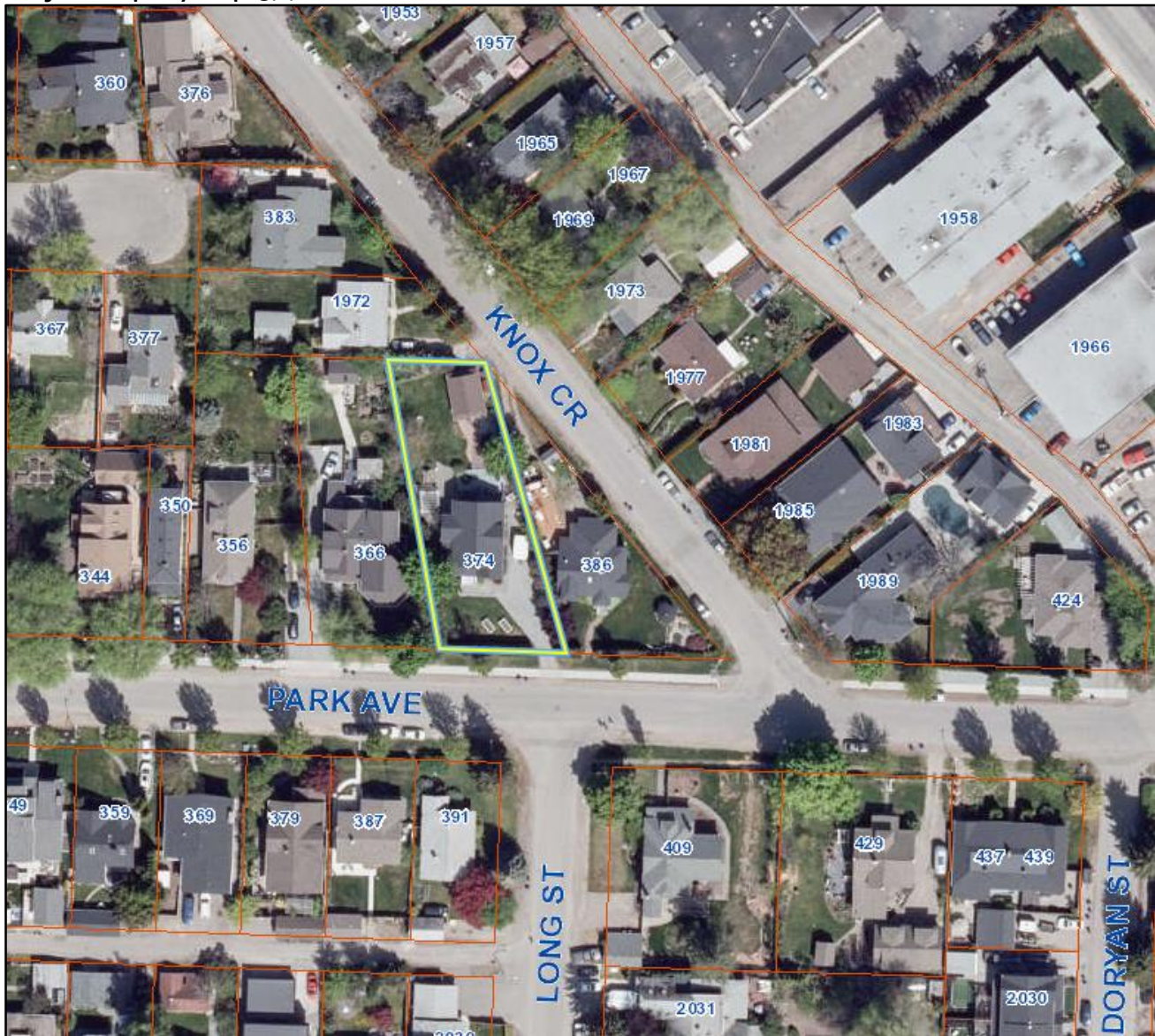
4.2 Site Context

The property is in the City's Heritage Conservation Area in the Central City Sector and is in close proximity to the City Centre Urban Centre (within 200m). As such, the property has good access to the downtown core, with its amenities and destinations. Accordingly, the lot has a WalkScore of 73, where 'most errands can be accomplished on foot'.

Adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1 – Large Lot Housing	Single Family Housing
East	RU1 – Large Lot Housing	Single Family Housing
South	RU1 – Large Lot Housing	Single Family Housing
West	RU1 – Large Lot Housing	Single Family Housing

Subject Property Map: 374 Park Ave.



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.

Chapter 16: Heritage Conservation Area Guidelines

JUSTIFICATION: The purpose of the Heritage Conservation Area is to sustain the historical legacy of the neighbourhoods shown on Map 9.1. The special qualities of these neighbourhoods will be preserved by ensuring changes complement the established streetscape and maintain the integrity of traditional architectural forms.

6.0 Technical Comments

6.1 Development Engineering Department

- See Schedule A

7.0 Application Chronology

Date of Application Received: May 8, 2020
Date Public Consultation Completed: May 26, 2020

Heritage Advisory Committee: N/A

Report prepared by: Aaron Thibeault, Planner II

Reviewed by: Terry Barton, Development Planning Department Manager

Approved for Inclusion: Ryan Smith, Divisional Director, Planning & Development Services

Attachments:

Schedule A: Development Engineering Memo

Attachment A: Applicant Rationale

Attachment B: Conceptual Drawing Package