REPORT TO COUNCIL

Date:	August 29, 2016		
RIM No.	1250-30		
To:	City Manager		
From:	Community Planning Department (KB)		
Application:	Z16-0044	**Owner:**	Jefferey Todd Giebelhaus, Linda Marie Giebelhaus
Address:	866 Glenmore Drive	**Applicant:**	Urban Options Planning & Permits
Subject:	Rezoning Application		
Existing OCP Designation:	MRL - Multiple Unit Residential (Low Density)		
Existing Zone:	RU1 – Large Lot Housing		
Proposed Zone:	RU1c – Large Lot Housing with Carriage House		

1.0 Recommendation

THAT Rezoning Application No. Z16-0044 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 9, Section 29, Township 26, ODYD Plan 4101, located at 866 Glenmore Drive, Kelowna, BC from the RU1 – Large Lot Housing zone to the RU1c – Large Lot Housing with Carriage House 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 July 25, 2016.

2.0 Purpose

To rezone the subject property from RU1, Large Lot Housing to RU1c, Large Lot Housing with Carriage House to facilitate the development of a carriage house.

3.0 Community Planning

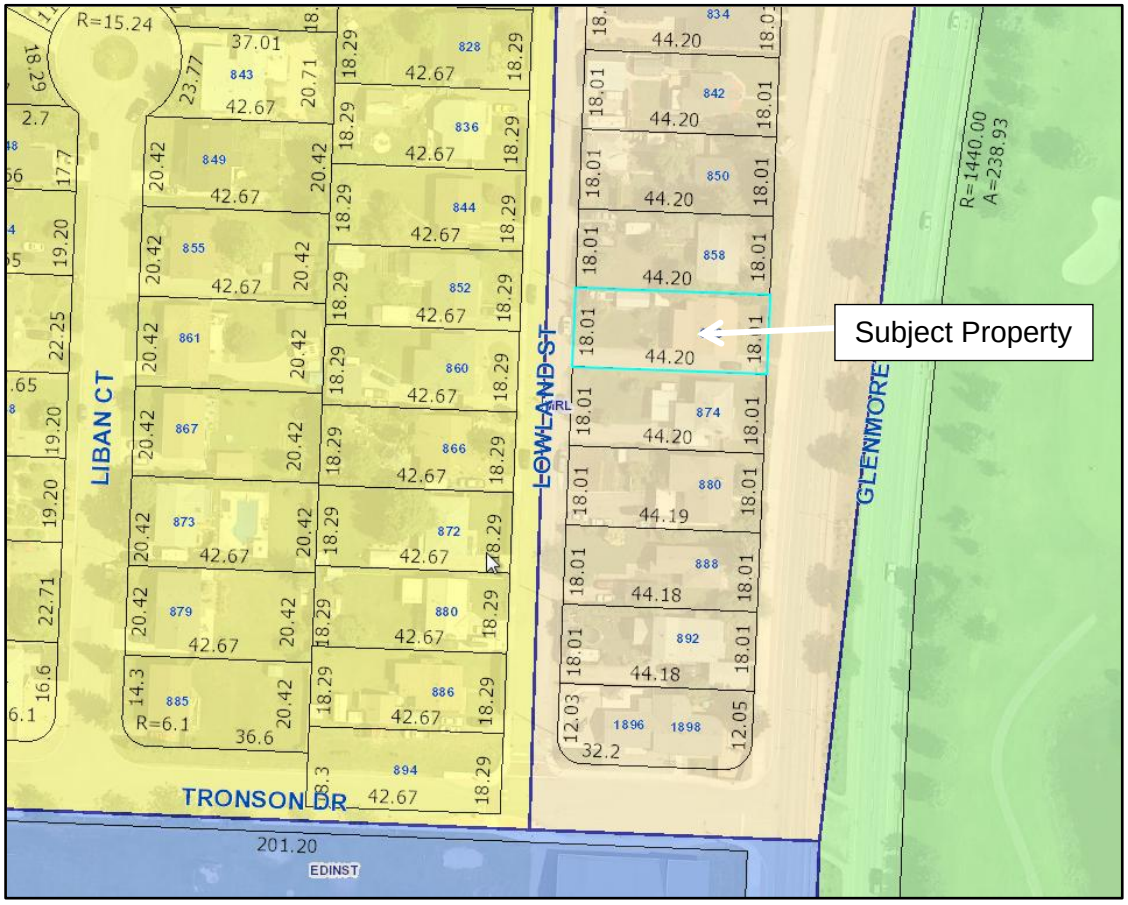
Community Planning Staff supports the proposed rezoning application to allow the development of a carriage house on the subject property.

The Future Land Use designation of the subject parcel is MRL - Multiple Unit Residential (Low Density). The purpose of MRL is low density, multi-family housing, such as townhouses, garden

apartments, and buildings containing three or more residential units. This rezoning does not meet that objective and is considered to be an underdevelopment by staff. However, there has been no demonstrated demand for MRL in this specific area, and there is OCP policy to encourage small infill housing, albeit at the expense of potential lot consolidation and longer-term comprehensive redevelopment.

In accordance with Council Policy No. 367, the applicant completed neighbourhood consultation by contacting all neighbouring properties within a 50 m radius. Neighbours were provided with a circulation package that was delivered in person on July 16, 2016 and July 17, 2016. To date, staff has received no comments.

OCP Future Land Use Map: 866 Glenmore Drive



4.0 Proposal

4.1 Project Description

The proposed one storey carriage house meets all of the zoning requirements for RU1c – Large Lot Housing with Carriage House. All access to the property is off Lowland Street, and parking requirements are met with an attached garage to the carriage house as well as stalls adjacent to the carriage house and the principal dwelling. The existing 1 ½ storey dwelling was constructed in the late 1950's/early 1960's and access to both dwellings is from Lowland Street. Private open space is provided for the carriage house directly off a covered patio to the north, and privacy is maintained between the two dwellings through the use of landscaping.

The close proximity to parks, schools, downtown and nearby transit on Glenmore Drive makes this an ideal location for increased density as per the OCP urban policies for Compact Urban Form and Sensitive Infill. The Walkability score of this subject property is 34/100 meaning that most errands require a car. The Transit score is 28/100 which means there are a few nearby transit options.

4.2 Site Context

The subject property is located east of Glenmore Drive and north of Tronson Drive in Glenmore within the permanent growth boundary. The surrounding residential neighbourhood is predominately RU1, however an increase in density to RU1c lots of has occurred in the area with three RU1c lots in close proximity, and one RU6 lot also fronting on Lowland Street.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1 – Large Lot Housing	MRL - Multiple Unit Residential (Low Density)
East	P3 – Parks and Open Space	REP – Resource Protection Area
South	RU1 – Large Lot Housing	MRL - Multiple Unit Residential (Low Density)
West	RU1 – Large Lot Housing	S2RES – Single / Two Unit Residential

Subject Property Map: 866 Glenmore Drive



4.3 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	**RU1c ZONE REQUIREMENTS**	**PROPOSAL**
Existing Lot		
Minimum Lot Area	550 m^2	809 m^2
Minimum Lot Width	16.5 m	18.01 m
Minimum Lot Depth	30.0 m	44.20 m
Development Regulations		
Maximum Total Site Coverage (buildings)	40%	34.4%
Maximum Total Site Coverage (buildings, driveways & parking)	50%	48.0%
Maximum Accessory Site Coverage	20%	16.3%
Maximum Net Floor Area	100 m^2	89.7 m^2
Maximum Net Floor Area to Principal Building	75%	46.7 %
Maximum Height (to mid-point)	4.8 m	3.49 m
Maximum Height (to peak)	Peak of Principal Dwelling (7.2 m)	4.22 m
Minimum Front Yard	4.5 m	4.53 m
Minimum Side Yard (north)	2.0 m	2.01 m
Minimum Side Yard (south)	2.0 m	3.68 m
Minimum Rear Yard	2.0 m	> 20.0 m
Minimum Setback from Principal Building	3.0 m	4.23 m
Other Regulations		
Minimum Parking Requirements	3 stalls	> 3 stalls
Minimum Private Open Space	30 m^2 per dwelling	>30 m^2 per dwelling

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Chapter 5: 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.

[1] City of Kelowna Official Community Plan, Policy 5.2.3 (Development Process Chapter).
[2] City of Kelowna Official Community Plan, Policy 5.22.6 (Development Process Chapter).

6.0 Technical Comments

6.1 Building & Permitting Department

- Development Cost Charges (DCC's) are required to be paid prior to issuance of any Building Permits.
- Full Plan check for Building Code related issues will be done at time of Building Permit applications.

6.2 Development Engineering Department

- Please see attached Development Engineering Memorandum dated July 25, 2016.

6.3 Fire Department

- There does not appear to be vehicular access to the existing house from Glenmore Dr for emergency response. The carriage house and existing house should be addressed off of Lowland St. - in the event of an emergency it will be difficult to find the carriage house.
- Requirements of section 9.10.19 Smoke Alarms and Carbon Monoxide alarms of the BCBC 2012 are to be met.

6.4 FortisBC Inc – Electric

- There are FortisBC Inc (Electric) ("FBC(E)") primary distribution facilities along Lowland Street adjacent the subject's west property line. The applicant is responsible for costs associated with any change to the subject property's existing service, if any, as well as the provision of appropriate land rights where required.
- Otherwise, FBC(E) has no concerns with this circulation.
- In order to initiate the design process, the customer must call 1-866-4FORTIS (1-866-436-7847). It should be noted that additional land rights issues may arise from the design process but can be dealt with at that time, prior to construction.

6.5 Shaw Cable

- Shaw's interests are unaffected subject to owner/developer installing a conduit system to allow for the installation Shaw services.

7.0 Application Chronology

Date of Application Received: July 7, 2016
Date Public Consultation Completed: July 21, 2016

Report prepared by:

Kim Brunet, Planner I

Reviewed by: Terry Barton, Urban Planning Manager

Approved for Inclusion: Ryan Smith, Community Planning Department Manager

Attachments:

Schedule "A": Development Engineering Memorandum dated July 25, 2016
Floor Plans and Conceptual Elevations
Site Plan and Landscape Plan
Context/Site Photos
Colour Board