

REPORT TO COUNCIL



Date: September 12, 2016

RIM No. 1250-30

To: City Manager

From: Community Planning Department (LK)

Application: Z16-0004 **Owner:** Janice & William Henry

Address: 1787 Mountain Avenue **Applicant:** Janice & William Henry

Subject: Rezoning Application

Existing OCP Designation: S2RES - Single / Two Unit Residential

Existing Zone: RU1 - Large Lot Housing

Proposed Zone: RU1c - Large Lot Housing with Carriage House

1.0 Recommendation

THAT Rezoning Application No. Z15-0004 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 1 Section 29 Township 26 IDYD Plan EPP62461, located at 1987 Mountain Avenue, Kelowna, BC from 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 FURTHER THAT final adoption of the Rezoning Bylaw be considered.

2.0 Purpose

To rezone the subject property to facilitate the development of a Carriage House on the parcel.

3.0 Community Planning

Community Planning staff supports the proposal to rezone the parcel to facilitate the development of a new carriage house on the subject parcel. The parcel is within the Permanent Growth Boundary and has a Future Land Use designation of S2RES - Single / Two Unit Residential; therefore, the application to rezone the parcel to RU1c - Large Lot Housing with Carriage House is consistent with the guidelines of the Official Community Plan (OCP). The OCP supports the densification of neighbourhoods through the appropriate infill development. The additional density in the neighbourhood is well supported by amenities such as sidewalks, nearby schools & parks, transit on Glenmore Road and a modest amount of commercial at the corner of Glenmore Road and Mountain Avenue.

The carriage house design is consistent with the objectives of the Intensive Residential Design Guidelines within the OCP. This includes compatibility with the existing dwelling and the surrounding neighbourhood.

The subject parcel is a corner lot located at the southeast intersection of Mountain Avenue and Calmels Crescent.

4.0 Proposal

4.1 Background

Subdivision application S15-0024 was recently completed to subdivide the existing 1346.20 m² (0.33 ac) parcel into two lots. The existing house was centrally located on the parcel prior to the subdivision. It has now been relocated to the subject parcel, which is a corner lot that has street frontage on both Mountain Avenue and Calmels Crescent. The second parcel of the subdivision will be developed independently of this application.

4.2 Project Description

The subject application is to rezone the corner parcel to RU1c to accommodate the construction of a Carriage house. If the Rezoning application is approved, the development permit will be considered at a Staff level as the application meets all Zoning Bylaw regulations for a one storey carriage house.

The carriage house proposal requires three parking stalls, two for the primary dwelling and one for the carriage house. Two stalls are provided within the carriage house with the third stall located along the south side of the building. Driveway access to all parking is from Calmels Crescent as the parcel does not have laneway access.

The primary dwelling, which has been relocated on the parcel, is currently undergoing renovations. Part of the renovations includes a small addition to the existing dwelling. The additions to the primary dwelling are reviewed through the building permit process to ensure Zoning Bylaw compliance. Outdoor amenity space for the carriage house is located between the primary dwelling and the proposed carriage house.

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

All Development Engineering requirements have been addressed through the recently completed subdivision application.

4.3 Site Context

The subject property is located on the southeast corner of Mountain Avenue and Calmels Crescent in the Glenmore/Clifton/Dilworth Sector of Kelowna.

Specifically, adjacent land uses are as follows:

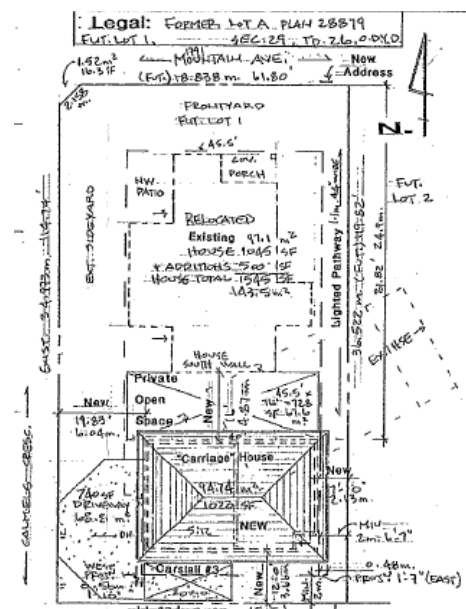


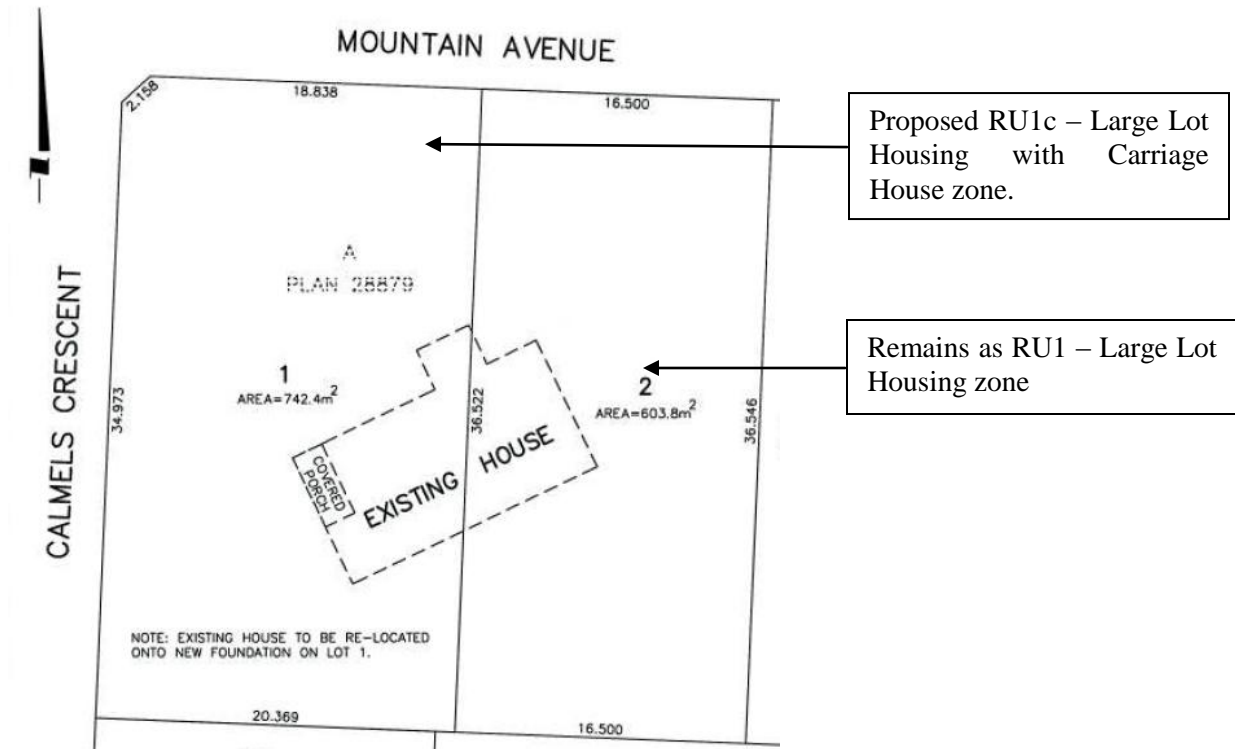
Figure 1 – Site plan indicating the proposed carriage house.

Orientation	Zoning	Land Use
North	RU1 - Large Lot Housing	Single Dwelling Housing
East	RU1 - Large Lot Housing	Single Dwelling Housing
South	RU1 - Large Lot Housing	Single Dwelling Housing
West	RU1 - Large Lot Housing	Single Dwelling Housing

Subject Property Map: 1787 Mountain Avenue



Approved Subdivision Layout:



4.4 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RU1c ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Minimum Lot Area	550 m ²	742.4 m ²
Minimum Lot Width	17.0 m for corner lot	18.84 m
Minimum Lot Depth	30 m	36.52 m
Development Regulations		
Site Coverage	40%	32.1%
Site Coverage: accessory buildings or structures and carriage house (one storey)	20%	12.76%
Floor area of carriage house (footprint)	100 m ²	94.74 m ²
Max. area of carriage house (total building area)	130 m ²	94.74 m ²
Max. net floor area of carriage house to total net floor area of principal building	75%	66.02%
Setback from Principal Dwelling	3.0 m	4.57 m
Carriage House Regulations		
Max. Height	4.8 m	4.03 m
Min. Side Yard (east)	2.0 m	2.13 m
Min. Side Yard (west)	4.5 m (flanking street)	6.04 m
Min. Rear Yard (laneless)	2.0 m	3.66 m
Height (carriage house shall not be higher than existing primary dwelling unit)	2 storey ex. House 4.14 m (to mid-point) 5.43 m (to roof peak)	1 storey Carriage house 4.03 m (to midpoint) 4.07 m (to roof peak)
Other Regulations		
Minimum Parking Requirements	3 stalls	+3 stalls provided
Minimum Private Open Space	30 m ²	30 m ²

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 Infill² Encourage new development or redevelopment in existing residential areas to be sensitive to or reflect the character of the neighborhood 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.
- Operable bedroom windows required as per the 2012 edition of the British Columbia Building Code (BCBC 12).
- Provide the City of Kelowna Bulletin #88-02 (Secondary Suites Requirements in a single family dwelling) for minimum requirements. The drawings submitted for Building Permit application is to indicate the method of fire separation between the suite and the garage
- Full Plan check for Building Code related issues will be done at time of Building Permit applications.

6.2 Development Engineering Department

- See Attachment 'A'

6.3 Fire Department

- Requirements of section 9.10.19 Smoke Alarms and Carbon Monoxide alarms of the BCBC 2012 are to be met.
- If a fence is ever constructed between the dwellings a gate with a clear width of 1100mm is required.
- All units shall have a posted address on Mountain Ave. for emergency response.

7.0 Application Chronology

Date of Application Received:	January 13, 2016
Date Public Consultation Completed:	February 26, 2016
Date of Subdivision Completion:	August 2, 2016

Report prepared by:

Lydia Korolchuk, Planner

Reviewed by: Terry Barton, Urban Planning Manager

Approved for Inclusion: Ryan Smith, Community Planning Department Manager

Attachments:

Attachment A: Development Engineering Memorandum
Site Plan & Floor Plan
Conceptual Elevations
Colour Schedule
Site Photos