

REPORT TO COUNCIL



Date: October 17, 2016

RIM No. 1250-30

To: City Manager

From: Community Planning Department (KB)

Application: Z16-0054 **Owner:** Roland Leo Dubois & Colleen Marie Dubois

Address: 3030 Holland Road **Applicant:** Bryan Ducharme

Subject: Rezoning Application from RU1 to RU6

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. Z16-0054 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 13 District Lot 131 Osoyoos Division Yale District Plan 10710, located at 3030 Holland Road, 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 FURTHER 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 October 17, 2016.

2.0 Purpose

To rezone the subject property to facilitate the development of one additional single family dwelling.

3.0 Community Planning

Community Planning supports the rezoning of the subject property to facilitate the development of one additional single family dwelling. The property is designated as S2RES - Single/Two Unit Residential in the Official Community Plan (OCP) and as such the application to rezone to RU6 to construct an additional single family dwelling is in compliance with the designated future land use. The proposed use is consistent with the OCP urban infill policies for Compact Urban Form

and Sensitive Infill and the OCP generally supports the densification of neighbourhoods through appropriate infill development.

In accordance with Council Policy No. 367, the applicant completed neighbourhood notification by contacting all neighbouring properties within a 50 m radius. Neighbours were provided with a circulation package that was delivered in person on between September 4, 2016 and September 8, 2016. To date, staff has received one inquiry.

4.0 Proposal

4.1 Background / Project Description

The applicant is requesting permission to rezone the subject property to facilitate the development of one additional single family dwelling. The property currently has a one storey single family dwelling, that was constructed in the mid 1960's, and is proposed to remain as part of this redevelopment. The proposed RU6 zoning will allow for the construction of one additional dwelling in the rear of the property, and it is the intent for stratification to occur at a later date.

The proposed additional single family dwelling meets all of the zoning requirements for the RU6 - Two Dwelling Housing zone. Parking requirements are met with two stalls adjacent to the proposed additional dwelling, and there is ample private open space to the west and south of the proposed dwelling.

The close proximity to parks, schools, downtown and nearby transit on Gordon 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 52/100 meaning that some errands can be accomplished on foot. The Transit score is 39/100 which means there are a few nearby transit options.

4.2 Site Context

The subject property is located in the South Pandosy - KLO Sector of Kelowna (see Map 1 - Subject Property, below). It is located on the west side of Holland Road, north of K.L.O. Road. Two properties in close proximity, located along Gordon Drive, have been rezoned to RM1 to facilitate four dwelling housing and the majority of nearby properties on Gordon Drive are already zoned RU6. All properties on Holland Road are currently zoned RU1 and the directly adjacent properties are characterized by single family dwellings.

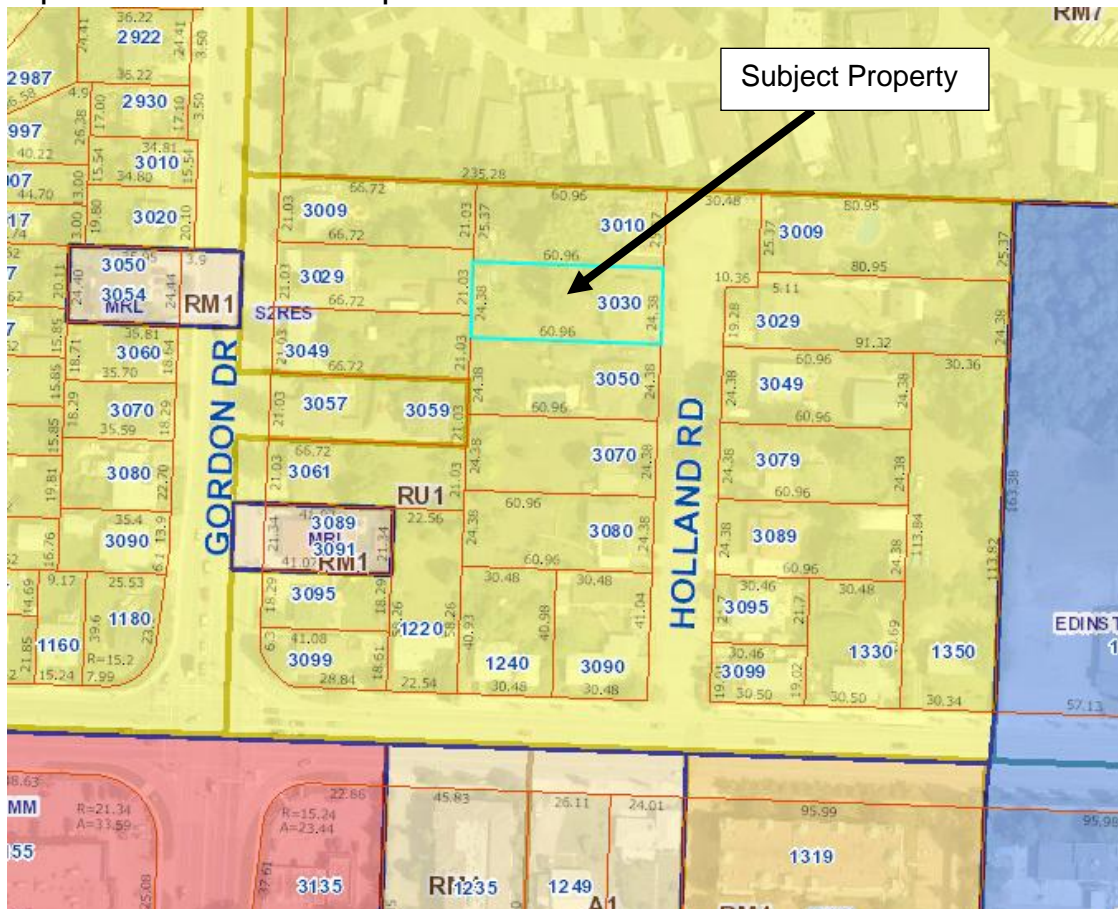
Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use	Future Land Use
North	RU1 - Large Lot Housing	Residential	S2RES - Single / Two Unit Residential
East	RU1 - Large Lot Housing	Residential	S2RES - Single / Two Unit Residential
South	RU1 - Large Lot Housing	Residential	S2RES - Single / Two Unit Residential
West	RU1 - Large Lot Housing	Residential	S2RES - Single / Two Unit Residential

Map One: Subject Property Map - 3030 Holland Road



Map Two: Future Land Use Map - 3030 Holland Road



4.3 Amenities

The proposed increase in density is supported by neighbourhood amenities such as parks, schools and transit. It is in close proximity to Okanagan College and transit options on Gordon Drive and K.L.O. Road. Holland Road is currently serviced by the Gordon/Downtown Bus Transit Route, and the nearest bus stop is approximately 250 m from the subject property. Additional transit options are available at the Okanagan College exchange, approximately 0.6 km to the west, as well as along K.L.O. Road.

4.4 Servicing

The area is currently serviced by City of Kelowna water and sanitary sewer and FortisBC Gas and Electric.

4.5 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RU6 ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Lot Area	700.0 m ²	1486 m ²
Lot Width	18.0 m	24.38 m
Lot Depth	30.0 m	60.96 m
Development Regulations		
Maximum Site Coverage (Buildings)	40%	20%
Maximum Site Coverage (Buildings, Driveways and Parking Areas)	50%	< 50%
Maximum Height	9.5 m or 2 ½ storeys	< 9.5 m
Minimum Front Yard	4.5 m	> 40.0 m
Minimum Side Yard (North)	3.0 m	8.53 m
Minimum Side Yard (South)	2.3 m	7.92 m
Minimum Rear Yard	7.5 m	7.92 m
Minimum Distance Between Detached Housing Units	4.5 m	26.5 m
Other Regulations		
Minimum Parking Requirements	4 stalls	4 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

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

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.

Healthy Communities³. Through current zoning regulations and development processes, foster healthy, inclusive communities and a diverse mix of housing forms, consistent with the appearance of the surrounding neighbourhood.

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 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 Schedule "A" - Development Engineering Memorandum, dated September 21, 2016

6.3 Fire Department

- Requirements of section 9.10.19 Smoke Alarms and Carbon Monoxide alarms of the BCBC 2012 are to be met.
- Both units shall have a posted address on Holland Rd. for emergency response
- Ensure that access is maintained to the new house for emergency response

6.4 FortisBC Inc (Electric)

- There are FortisBC Inc (Electric) ("FBC(E)") primary distribution facilities along Holland Road. 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.

6.5 Shaw Cable

- Shaw requests homeowner/developer to install 1x2' (50mm) DB2 (white) duct to nearest point of connection.

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

³ City of Kelowna Official Community Plan, Policy 5.22.7 (Development Process Chapter).

7.0 Application Chronology

Date of Application Received:	July 26, 2016
Date Public Consultation Completed:	September 8, 2016
Referral Comments Completed:	September 22, 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 September 21, 2016
Site Plan and Floor Plans
Conceptual Elevations
Colour Board
Context/Site Photos