REPORT TO COUNCIL

Date:	November 09, 2015		
RIM No.	1250-30		
To:	City Manager		
From:	Community Planning Department (LK)		
Application:	Z15-0047	**Owner:**	Urban Cottage Homes Ltd., Inc. 1009440
Address:	260 Davie Road	**Applicant:**	Novation Design Studio
Subject:	Rezoning Application		
Existing OCP Designation:	MRL – Multiple Unit Residential (Low Density)		
Existing Zone:	RU1 – Large Lot Housing		
Proposed Zone:	RU6 – Two Dwelling Housing		

1.0 Recommendation

THAT Rezoning Application No. Z15-0047 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 4 Section 22 Township 26 ODYD Plan 18085, located at 260 Davie 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 in conjunction with Council's consideration of a Development Permit for the subject property.

2.0 Purpose

To rezone the subject property to facilitate the development of a second dwelling on the subject parcel.

3.0 Community Planning

Community Planning Staff supports the proposed rezoning application to allow the construction of a second dwelling on the subject property. The MRL – Multiple Unit Residential (Low Density) land use designation within the OCP Future Land Use map permits the proposed RU6 – Two Dwelling Housing zone. Currently the adjacent parcels contain a mix of single family and multi-residential dwellings. The proposed two dwelling housing use is consistent with the Official Community Plan (OCP) Future Land Use designation policy objectives for Sensitive Infill and Compact Urban Form.

OCP Intensive Residential Guidelines:

- Design projects to reflect the character of the neighbourhood and the principal building through similar architectural and landscaping themes (i.e. respecting building setbacks, height massing, scale, articulated rooflines, building materials, etc.)
- Design and finish buildings to complement and enhance the principal dwelling (upgrades to the principal dwelling would be required to achieve visual consistency).
- Retain existing, healthy, mature trees and vegetation both on site and adjacent to the street.
- Minimize the amount of impervious paved surfaces (i.e. shared driveways between two dwellings).

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

4.0 Proposal

4.1 Project Description

The subject parcel has an existing 1½ storey single detached dwelling which was constructed in 1970. The single car attached garage will be removed to allow for shared driveway access for both dwellings. A new single car garage with side entry will be added to the front of the existing dwelling. This will provide articulation to the front elevation and utilize a portion of the large front yard area while maintaining the required front yard setback area. The exterior façade will be updated to match the proposed second dwelling.

The new single detached dwelling has been designed and sited on the parcel to meet all Zoning Bylaw requirements and many OCP guidelines. The new dwelling is a single storey rancher with a building height and roof slope very similar to the existing house. The proposed dwelling will fit into the context of the subject parcel and the neighbourhood.

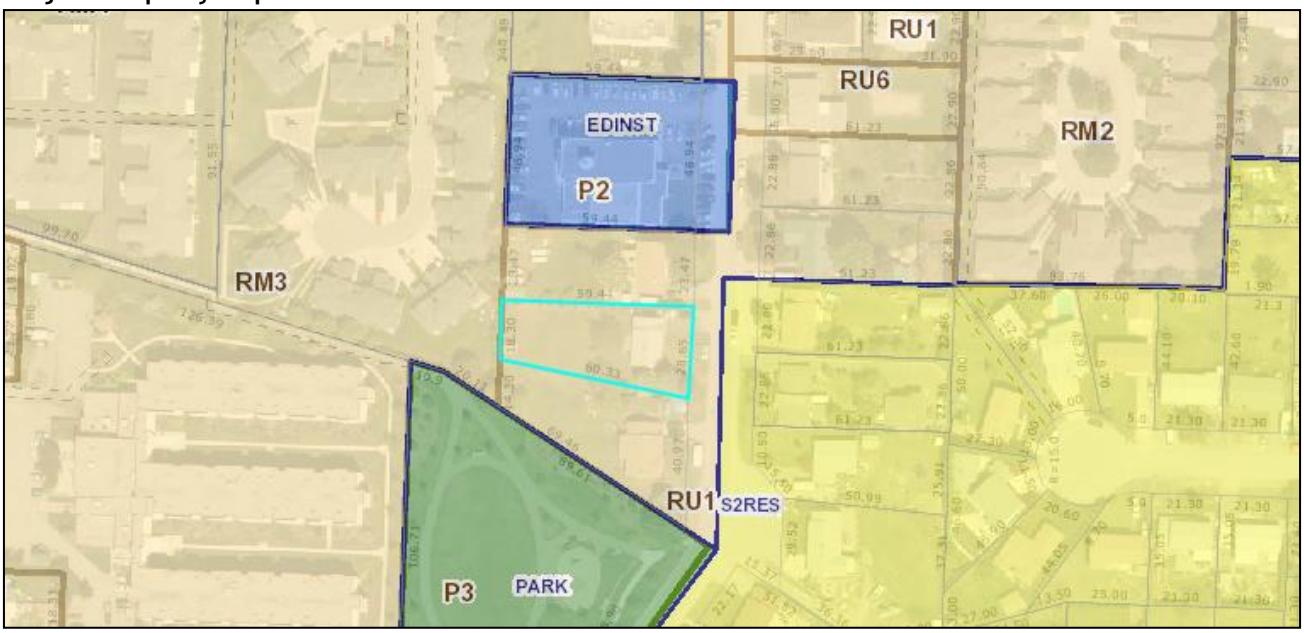
By having a shared driveway access along the north side of the parcel the impervious paved surfaces are minimized, the existing mature trees on the south side of the parcel will be retained, and the amount of front yard landscaping is maximized helps to create an attractive streetscape along Davie Road.

4.2 Site Context

Adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1 – Large Lot Housing P2 – Education and Minor Institutional	Single Family Dwelling Religious Assembly/ Community Hall
East	RU1 – Large Lot Housing	Single Family Dwelling
South	RU1 – Large Lot Housing P3 – Parks and Open Space	Single Family Dwelling Davie Park
West	RM3 – Low Density Multiple Housing	Multi-Family Row housing

Subject Property Map: 260 Davie Road



4.3 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	**RU6 ZONE REQUIREMENTS**	**PROPOSAL**
Existing Lot/Subdivision Regulations		
Minimum Lot Area	700 m^2	1391 m^2
Minimum Lot Width	18 m	23.48 m
Minimum Lot Depth	30 m	59.44 m
Development Regulations		
Maximum Site Coverage (buildings)	40%	25.2%
Maximum Site Coverage (buildings, driveways and parking)	50%	50%
Maximum Height (lessor of)	9.5 m or 2 ½ stories	4.56 m
Minimum Front Yard	4.5 m	4.5 m to garage addition
Minimum Side Yard (south)	2.0 m	2.3 m
Minimum Side Yard (north)	2.0 m	2.28 m
Minimum Rear Yard	6.0 m	6.0 m
Minimum Distance Between Dwellings	4.5 m	14.8 m
Other Regulations		
Minimum Parking Requirements	2 stalls / dwelling	2 stalls / dwelling
Minimum Private Open Space	30 m^2	30 m^2

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

DEVELOPMENT PERMIT GUIDELINES

Intensive Residential – Carriage House / Two Dwelling Housing

Consideration has been given to the following guidelines as identified in Section 14.C. of the City of Kelowna Official Community Plan relating to Intensive Residential – Carriage House / Two Dwelling Housing Development Permit Areas:

INTENSIVE RESIDENTIAL – CARRIAGE HOUSE / TWO DWELLING HOUSING	YES	NO	N/A
General Considerations			
Does the dwelling complement the character of the neighbourhood and the principal dwelling?	✓		
Is private outdoor space maximized for each dwelling unit?	✓		
Does lighting placement ensure safety and reduce light pollution?			✓
Are parking spaces and garages located in the rear yard?	✓		
Are impermeable surfaces minimized?			✓
Do all street facing elevations have a high quality of design?	✓		
Are entrances a dominant feature visible from the street or lane?	✓		
Does the design consider the scale and placement of windows on building faces, projections and dormers?	✓		
Is utility and mechanical equipment screened from view?			✓
Do windows and outdoor areas respect the privacy of adjacent properties?	✓		
Does the building location minimize shadowing on the private open space of adjacent properties?	✓		
Does fencing or landscaping screen views of private open space on adjacent properties?	✓		
Is fencing material in keeping with that of abutting properties?			✓
Are existing healthy mature trees and vegetation being retained?	✓		
Does the front yard landscaping use drought tolerant native plants?			✓
Two Dwelling Housing and Carriage Houses			
Does the design create a "lanescape" with a main entrance, massing towards the lane and landscaping?			✓
Do all street facing elevations have an equal level and quality of design?	✓		
Does the exterior design and finish complement the principal dwelling?	✓		
Do the roofline, windows and façades incorporate variation to establish individual character?	✓		

INTENSIVE RESIDENTIAL – CARRIAGE HOUSE / TWO DWELLING HOUSING	YES	NO	N/A
Does the massing next to private open space of adjacent properties reduce the sense of scale?	✓		

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

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

- See attached Schedule A

6.3 Fortis BC Energy Inc. – Gas

- The gas service line may need to be altered to accommodate the garage addition.

6.4 Fire Department

- Requirements of section 9.10.19 Smoke Alarms and Carbon Monoxide alarms of the BCBC 2012 are to be met.
- All units shall have a posted address on Davie Road for emergency response.

7.0 Application Chronology

Date of Application Received: September 10, 2015
Date Public Consultation Completed: October 7, 2014

[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).

Report prepared by:

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Lydia Korolchuk, Planner

Reviewed by: ☐ Terry Barton, Urban Planning Manager

Approved for Inclusion: ☐ Ryan Smith, Community Planning Department Manager

Attachments:

Subject Property Map
Site Plan/Landscape Plan
Conceptual Elevations
Development Engineering Memo