

REPORT TO COUNCIL



Date: November 28, 2016

RIM No. 1250-30

To: City Manager

From: Community Planning Department (TB)

Application: Z16-0061

Owner: Sheldon Bruce Upshaw

Heather Dale Upshaw

Address: 1985 Knox Crescent

Applicant: Sheldon Bruce Upshaw

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. Z16-0061 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 2, District Lot 14, ODYD, Plan 2767, located at 1985 Knox Crescent, 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 October 4, 2016;

2.0 Purpose

To rezone the subject property from RU1 to RU1c to facilitate the development of a carriage house.

3.0 Community Planning

Community Planning staff support the proposed rezoning from RU1 - Large Lot Housing to RU1c - Large Lot Housing with Carriage House. The Official Community Plan (OCP) Future Land Use designation on the subject property is Single/Two Unit Residential in which the proposed zoning is consistent with. Furthermore, the development is also consistent with the OCP urban infill policies of Sensitive Infill and Compact Urban form. The subject property is located in the

Heritage Conservation Area and was presented to the Heritage Advisory Committee on October 20th, 2016. They are also supportive of the proposal.

4.0 Proposal

4.1 Background

The single storey bungalow was constructed in 1948 and there have been no major additions or renovations to the dwelling since that time. The existing garage was constructed in 1952 and will be demolished as a function of this application and rebuilt as a carriage house.

4.2 Project Description

The proposed carriage house meets all of the zoning requirements and does not require any variances. It is a 1 ½ storey carriage house with a three car garage on the lower floor. Private open space for the carriage house is achieved through a large balcony that overlooks the lane and will provide “eyes on the street” and activity. The private open space for the existing dwelling is maintained in the rear yard. The use of fencing further defines the two separate dwellings and their private open space while allowing for emergency access through the use of a lit pathway and large gate.

Two existing mature trees will be preserved and no additional landscaping is proposed. The materials and design are similar to the main dwelling and are respectful of the Heritage Conservation Area guidelines.

The applicant has also applied for an addition to the single family dwelling that does not require any variances. The form and character of the addition as well as the carriage house will be evaluated through a Minor Heritage Alteration Permit that can be issued at a staff level. The Heritage Advisory Committee has reviewed the addition as well as the carriage house and has recommended support for both.

4.3 Site Context

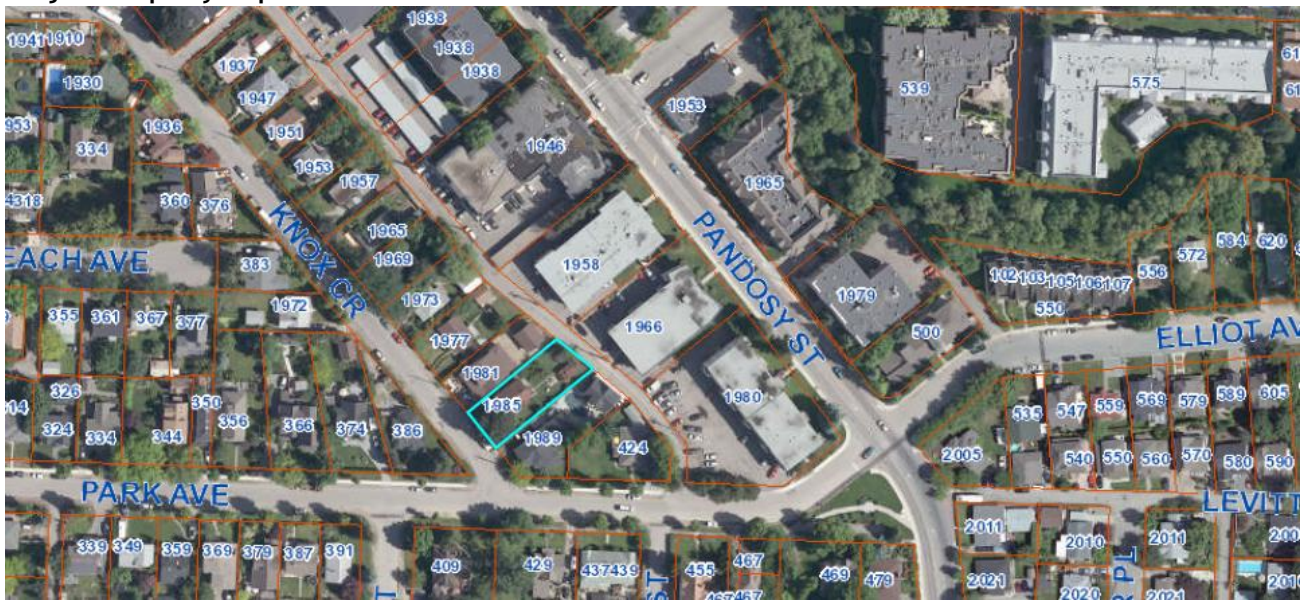
The subject property is located on Knox Crescent, north of Park Avenue. Across the lane from the subject property are several multi-family apartment and condominium buildings. Within the same neighbourhood there is a mix of RU1, RU6, RU1c, and other multi-family zones.

The property is located within walking distance to downtown and to Okanagan Lake. The property receives a walk-score of 82 meaning it is very walkable and most errands can be accomplished on foot.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1 - Large Lot Housing	Single Family Residential
East	RM5 - Medium Density Multiple Housing	Multi-Family Residential
South	RU1c - Large Lot Housing with Carriage House	Single Family with Carriage House
West	RU1 - Large Lot Housing	Single Family Residential

Subject Property Map: 1985 Knox Crescent



4.4 Zoning Analysis Table

CRITERIA	RU1c ZONE REQUIREMENT	PROPOSAL
Subdivision Regulations / Existing Lot		
Minimum Lot Width	15.0 m	17.42 m
Minimum Lot Depth	30.0 m	43.3 m
Minimum Lot Area	550 m ²	809 m ²
Development Regulations		
Maximum Total Site Coverage (buildings)	40%	37%
Maximum Total Site Coverage (buildings, driveways & parking)	50%	39%
Carriage House Development Regulations		
Maximum Accessory Site Coverage	14%	11%
Maximum Accessory Building Footprint	90 m ²	89.9 m ²
Maximum Net Floor Area	90 m ²	67.4 m ²
Maximum Net Floor Area to Principal Building	75%	23%
Maximum Upper Storey Floor Area to Building Footprint	75%	75%
Maximum Height (to mid-point)	4.8 m	4.55 m
Maximum Height (to peak)	Peak of principal dwelling (7.2m)	6.5 m
Minimum Side Yard (north)	2.0 m	3.0 m
Minimum Side Yard (south)	2.0 m	2.7 m
Minimum Rear Yard	1.5 m	1.5 m

CRITERIA	RU1c ZONE REQUIREMENT	PROPOSAL
Minimum Distance to Principal Building	3.0 m	10.3 m
Other Regulations		
Minimum Parking Requirements	3 stalls	4 stalls
Minimum Private Open Space	30 m ² per dwelling	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 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.
- 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 Carriage home and the garage.
- Range hood above the stove and the washroom to vent separately to the exterior of the building. The size of the penetration for this duct thru a fire separation is restricted by BCBC 12, so provide size of ducts and fire separation details at time of Building Permit Applications.
- A fire rated exit stairwell is required from the suite to the exterior c/w fire rated doors that open into the stairwell and a fire rating on the bottom of the stairs. Please provide these details on the building permit drawing sets.
- Full Plan check for Building Code related issues will be done at time of Building Permit applications.

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).

6.2 Development Engineering Department

Please see attached Schedule "A" attached to the Report from Community Planning dated October 4, 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.
- It appears that a fence will be constructed between the dwellings. A gate with a clear width of 1100mm is required with no special locking mechanisms
- All units shall have a posted address on Knox Cr. for emergency response

6.4 FortisBC Gas

Please be advised FortisBC Gas has reviewed the above mentioned referral and the gas service line will be impacted by the proposal and will need to be altered or abandoned/renewed in order to accommodate the development.

6.5 FortisBC Electric

There are FortisBC Inc (Electric) ("FBC(E)") primary distribution facilities along Knox Crescent and within the lane adjacent the subject's north 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.

6.6 Ministry of Transportation

Preliminary Approval is granted for the rezoning for one year pursuant to section 52(3)(a) of the Transportation Act. Please forward the bylaw for Ministry signature after 3rd reading.

7.0 Application Chronology

Date of Application Received:

September 16, 2016

Date of Heritage Advisory Committee: October 20, 2016
Date Revised Drawings Received: October 26, 2016
Date Public Consultation Completed: November 15, 2016

Heritage Advisory Committee October 20, 2016

The above noted application was reviewed by the Community Heritage Committee at the meeting held on October 20, 2016 and the following recommendations were passed:

THAT the Heritage Advisory Committee recommends that Council support Rezoning Application No. Z16-0061 for the property located at 1985 Knox Crescent to rezone the subject property from the RU1 - Large Lot Housing zone to the RU1c - Large Lot Housing with Carriage House zone to allow for a carriage house as a secondary use.

Carried

Anecdotal Comments:

The Heritage Advisory Committee recommended support for the proposed rezoning as the Committee felt the RU1c zone fits into the neighbourhood as there are apartment buildings and other carriage houses in the area. The Committee suggested the siding for the carriage house be placed horizontally and that the finishing materials match the primary residence

Report prepared by:

Trisa Brandt, Planner I

Reviewed by: Terry Barton, Urban Planning Manager

Reviewed by: Ryan Smith, Community Planning Department Manager

Approved for Inclusion: Doug Gilchrist, Divisional Director, Community Planning & Real Estate

Attachments:

Schedule "A": Dated October 4, 2016
Attachment "A": Site Plan and Floor Plans
Attachment "B": Conceptual Elevations
Attachment "C": Context/Site Photos