

# REPORT TO COUNCIL



**Date:** February 20, 2017

**RIM No.** 1250-30

**To:** City Manager

**From:** Community Planning Department (EW)

**Application:** Z16-0085

**Owner:** Tracy Janine Hansford

**Address:** 3523 Landie Rd

**Applicant:** West Bay Construction Co. Ltd.

**Subject:** Rezoning Application

Existing OCP Designation: SRES – Single/ Two Unit Residential

Existing Zone: RU1 – Large Lot Housing

Proposed Zone: RU1c – Large Lot Housing with Carriage House

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## 1.0 Recommendation

THAT Rezoning Application No. 16-0085 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot C District Lot 134 ODYD Plan 29197, located at 3523 Landie Rd, 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 Zone Amending Bylaw be forwarded to a Public Hearing for further consideration;

AND FURTHER THAT final adoption of the Zone Amending 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 February 20, 2017.

## 2.0 Purpose

To consider rezoning the subject property from RU1 – Large Lot Housing to RU1c – Large Lot Housing with Carriage House to facilitate the future construction of a carriage house.

## 3.0 Community Planning

Community Planning Staff support the proposed rezoning application to facilitate the future construction of a carriage house on the subject property. The parcel has a Future Land Use designation of S2Res – Single/ Two Unit Residential in the Official Community Plan (OCP) and is currently zoned RU1 – Large Lot Housing. Density of the neighbourhood has been modestly increasing as there are recent examples of RU6 – Two Dwelling Housing and RU2 – Medium Lot Housing properties within the surrounding the area. Rezoning the subject parcel to the RU1c – Large Lot Housing with Carriage House will continue the density

increase trend. The parcel is within the City of Kelowna's Permanent Growth Boundary and the South Pandosy – KLO city sector.

In fulfillment of Council Policy No. 367, the applicant submitted a Neighbour Consultation Summary Form outlining that neighbours within 50 m of the subject property were notified.

#### 4.0 Proposal

##### 4.1 Project Description

Renderings submitted with the rezoning application propose the construction of a single storey carriage house in the northeast corner of the property (Attachment 'A'). The proposal complies with the zoning regulations and is mindful of neighbouring properties by maximizing windows on the interior elevations and minimizing windows on the north elevation.



*Figure 1. Elevation of proposed carriage house.*

##### 4.2 Site Context

Adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	Ru1 – Large Lot Housing	Residential
East	Ru1 – Large Lot Housing	Residential
South	Ru1 – Large Lot Housing	Residential
West	Ru1 – Large Lot Housing	Residential

**Subject Property Map: 3523 Landie Rd****4.3 Zoning Analysis Table**

Zoning Analysis Table		
CRITERIA	RU <sub>1</sub> ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Minimum Lot Area	1174 m <sup>2</sup>	550 m <sup>2</sup>
Minimum Lot Width	28.02 m	16.5 m
Minimum Lot Depth	41.15 m	30.0 m
Development Regulations		
Max. Site Coverage (buildings)	40%	17%
Max. Site Coverage (buildings, driveways, and parking)	50%	22%
Single Storey Carriage House Regulations		
Max. Accessory Site Coverage	14%	7%
Max. Accessory Building Footprint	130 m <sup>2</sup>	87 m <sup>2</sup>
Max. Net Floor Area	100 m <sup>2</sup>	87 m <sup>2</sup>
Max. Net Floor Area to Principal Building	75%	43%
Maximum Height (to mid-point)	4.8 m	4.2 m
Maximum Height (to peak)	5.5 m	5.0 m
Minimum Side Yard (north)	2.0 m	2.0 m
Minimum Side Yard (south)	2.0 m	16.2 m

Minimum Rear Yard	2.0 m	2.0 m
Min. Distance to Principal Building	3.0 m	10.9 m
Other Regulations		
Minimum Parking Requirements	3 stalls	3 stalls
Minimum Private Open Space	30 m <sup>2</sup>	> 30m <sup>2</sup>

## 5.0 Current Development Policies

### 5.1 Kelowna Official Community Plan (OCP)

#### Development Process

**Compact Urban Form.**<sup>1</sup> 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.**<sup>2</sup> 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.

## 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).
- Full Plan check for Building Code related issues will be done at time of Building Permit applications.

### 6.2 Development Engineering Department

- See Schedule 'A' memorandum dated December 23, 2016.

### 6.3 FortisBC - Electric

- There are FortisBC Inc (Electric) ("FBC(E)") primary distribution facilities along Landie 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. Otherwise, FBC(E) has no concerns with this circulation.

### 6.4 Fire Department

- No issues with zoning

<sup>1</sup> City of Kelowna Official Community Plan, Policy 5.3.2 (Development Process Chapter).

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

- 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 Landie Rd. for emergency response - emergency response

#### **7.0 Application Chronology**

Date of Application Received: December 2, 2016

Date Public Consultation Completed: January 13, 2017

**Report prepared by:** Emily Williamson, 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 December 23, 2016

Attachment 'A' Conceptual Elevations