REPORT TO COUNCIL

Date:	October 5, 2015		
RIM No.	1250-30		
To:	City Manager		
From:	Community Planning Department (LB)		
Application:	Z15-0040	**Owner:**	Frank John Filice and Dawn Marie Filice
Address:	3473 Scott Road	**Applicant:**	Novation Design Studio
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. Z15-0040 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 21, District Lot 134, ODYD, Plan 3886, located at 3473 Scott Road, 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 FURTHER THAT final adoption of the Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out in Attachment "A" attached to the Report from the Community Planning Department dated October 5, 2015.

2.0 Purpose

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

3.0 Community Planning

Community Planning Staff supports the request to rezone the subject property from the RU1 – Large Lot Housing zone to the RU1c – Large Lot Housing with Carriage House zone to facilitate the development of a carriage house. The existing house has been demolished and a new house and carriage house are to be built on the property. The property is within the South Pandosy Urban Centre and the application is consistent with policies that encourage additional density while maintaining the residential character of the neighbourhood.

It should be noted that the applicant has also submitted a similar Rezoning Application for the adjacent property to the north at 3461 Scott Road.

In accordance with Council Policy No. 367, the applicant completed neighbourhood consultation by contacting neighbouring properties within 50 m. No concerns were identified through this process. At the time of writing, Staff has not been contacted with any questions or concerns.

4.0 Proposal

4.1 Project Description

The applicant intends to redevelop the property with a new single detached house and carriage house. The existing house was demolished in April 2015. In conjunction with the Rezoning application, the applicant submitted a Development Permit application for the form and character of the proposed carriage house. Should Council choose to support the rezoning request, Staff will continue to work with the applicant to issue the Development Permit in accordance with the Intensive Residential – Carriage House / Two Dwelling Housing guidelines.

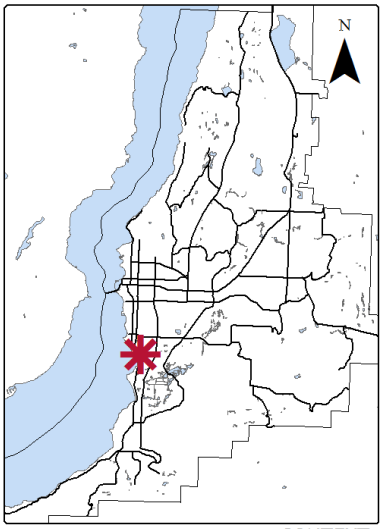
4.2 Site Context

The subject property is located on the east side of Scott Road, north of Swordy Road in the South Pandosy Urban Centre and the South Pandosy – KLO Sector. The Official Community Plan Future Land Use designation is S2RES – Single / Two Unit Residential and the property is within the Permanent Growth Boundary. The surrounding area is characterized by single dwelling housing with low density multi-unit residential development farther out and Gyro Beach at the west end of Swordy Road at Pandosy Street.

Adjacent land uses are as follows:

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: 3473 Scott Road



CONTEXT



SUBJECT PROPERTY

4.3 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	**RU1c ZONE REQUIREMENTS**	**PROPOSAL**
Existing Lot		
Minimum Lot Area	550 m^2	557.5 m^2
Minimum Lot Width	15.0 m	18.3 m
Minimum Lot Depth	30.0 m	30.5 m
Development Regulations		
Maximum Site Coverage (buildings)	40%	37%
Maximum Site Coverage (buildings, driveways & parking)	50%	45%
Single Storey Carriage House Development Regulations		
Maximum Accessory Site Coverage	20%	16%
Maximum Accessory Building Footprint	130 m^2 (carriage house + accessory buildings)	87.3 m^2
Maximum Net Floor Area	100 m^2	87.3 m^2
Maximum Net Floor Area to Principal Dwelling	75%	44%
Maximum Height	4.8 m	4.3 m
Minimum Side Yard (south)	2.0 m	4.4 m
Minimum Side Yard (north)	2.0 m	4.4 m
Minimum Rear Yard	0.9 m	1.5 m
Minimum Distance to Principal Dwelling	3.0 m	4.3 m
Other Regulations		
Minimum Parking Requirements	3 stalls	3 stalls
Minimum Private Open Space	30 m^2 per dwelling	Meets requirements

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.

[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 (DCCs) 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 memorandum, dated September 2, 2015.

6.3 Fire Department

- Requirements of Section 9.19.19 Smoke Alarms and Carbon Monoxide Alarms of the BC Building Code 2012 are to be met.
- All units shall have a posted address on Scott Road.
- Should a gate or fence be installed between the main house and the carriage house the gate it to open without special knowledge and have a clear width of 1,100 m.
- Emergency access is not from the lane to the east, but from Scott Road.

6.4 FortisBC - Electric

- There are primary distribution facilities along Scott Road. The existing house appears to be serviced via a secondary line that crosses the corner of the adjacent property to the north. The applicant is responsible for costs with changes to the subject property's existing service, if any, as well as the provision of appropriate land rights where required.

7.0 Application Chronology

Date of Application Received: July 28, 2015
Date Public Consultation Completed: July 28, 2015

Report prepared by:

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Laura Bentley, Planner

Reviewed by: ☐ Lindsey Ganczar, Planning Supervisor

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

Attachments:

Subject Property Map
Attachment A: City of Kelowna Memorandum
Conceptual Site Plan and Drawings