

REPORT TO COUNCIL



Date: May 8, 2017

RIM No. 1250-30

To: City Manager

From: Community Planning Department (LK)

Application: Z16-0064 **Owner:** Clinton Senko
Barry Senko

Address: 280 Nickel Road **Applicant:** Clinton Senko

Subject: Rezoning Application

Existing OCP Designation: MRL – Multiple Unit Residential (Low Density)

Existing Zone: RU1 – Large Lot Housing

Proposed Zone: RM1 – Four Dwelling Housing

1.0 Recommendation

THAT Rezoning Application No. Z16-0064 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 4 Section 27 Township 26 ODYD Plan 8839, located at 280 Nickel Road, Kelowna, BC from the RU1 – Large Lot Housing zone to the RM1 – Four Dwelling Housing 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 December 12, 2016.

2.0 Purpose

To rezone the subject property to facilitate the development of two dwelling housing on the subject property.

3.0 Community Planning

Community Planning Staff recommends support for the proposed rezoning to facilitate the development of a semi-detached dwelling on the subject property.

The proposed rezoning is consistent with the Official Community Plan (OCP) Future Land Use designation of MRL – Multiple Unit Residential (Low Density). The MRL designation extends to a number of properties

to the North, West and South. While the RM1 zoning allows up to 4 units, the applicant will only be constructing a semi-detached dwelling (2 units). This will provide the applicant flexibility in the future to add an additional unit or two. The semi-detached building form will be consistent with many of the buildings on the street and in the surrounding neighbourhood.

The properties proximity to retail services, employment opportunities, recreation and transportation options make it an appropriate location for the addition of residential density. The proposed project will help contribute to fulfilling the City’s policies of ‘Compact Urban Form’ and ‘Sensitive Infill’.

In fulfillment of Council Policy No. 367, the applicant completed public notification and consultation with property owners within 50 m of the subject property.

4.0 Proposal

4.1 Project Description

The proposed development is a two-storey semi-detached dwelling with front attached single car garages, with the second parking space provided on the shared driveway. This layout reduces the need for two separate driveways and provides additional green space along the road frontage. Each dwelling has a covered entry that is visible from the street. The proposal meets all of the zoning bylaw requirements for height, setbacks and site coverage including the provision in the RM1 zone for two-unit housing.

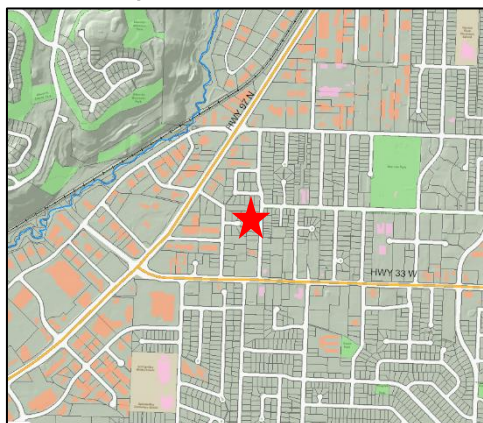
4.2 Site Context

The subject property is located between the Midtown and Rutland Urban Centres on Nickel Road with Houghton Road to the North and Hwy 33 to the South. The parcel is designated MRL – Multiple Unit Residential (Low Density) within the Official Community Plan (OCP) and is within the Permanent Growth Boundary. The surrounding area is characterized by a mix of single dwelling housing, with commercial located along Hwy 97 to the West.

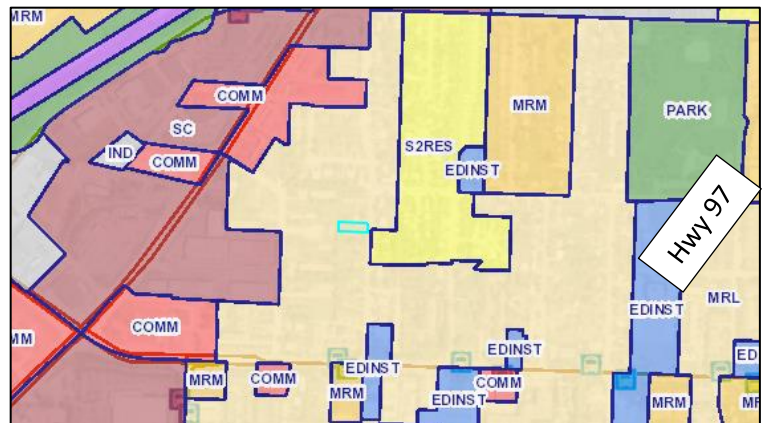
Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1 – Large Lot Housing	Single Family Dwelling
East	RU6 – Large Lot Housing	Semi-Detached Dwelling
South	RU1 – Large Lot Housing	Single Family Dwelling
West	RM3 – Low Density Multiple Housing	Row Housing

Context Map:



Future Land Use



Hwy 33 W

Subject Property Map: 280 Nickel Road



4.3 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RM1 ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Lot Area	700 m ²	1045 m ²
Lot Width	20 m	18.29 m*
Lot Depth	30 m	57.15 m
Development Regulations		
Floor Area Ratio (max.)	0.6	0.17
Maximum Site Coverage (buildings)	40%	19%
Maximum Site Coverage (buildings, driveways and parking)	50%	29%
Height	9.0 m or 2 ½ storeys	8.47 m & 2 storeys
Front Yard	6.0 m	9.2 m
Side Yard (south)	2.5 m	2.51 m
Side Yard (north)	2.5 m	2.51 m
Rear Yard	7.5 m	30.55 m
Other Regulations		
Minimum Parking Requirements	4 spaces	4 spaces
Private Open Space	25 m ² /dwelling	Meets requirement
* No subdivision is being proposed; therefore, the lot does not need to conform to the minimum lot dimensions of the RM4 subdivision regulations.		

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.

Healthy Communities.³ 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 Permits.
- Demolition permit required for the shed or existing structures
- The drawings submitted for Building Permit application is to indicate the method of fire separation between the units.
- 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. Please provide size of ducts and fire separation details at time of Building Permit Applications.
- Full Plan check for Building Code related issues will be done at time of Building Permit applications.

6.2 Development Engineering Department

- Refer to Attachment A dated December 12, 2016.

6.3 Fire Department

- Ensure both dwellings have an address on Nickel
- Requirements of section 9.10.19 Smoke Alarms and Carbon Monoxide alarms of the BCBC 2012 are to be met.

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).

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

7.0 Application Chronology

Date of Application Received: September 26, 2016

Date Public Consultation Completed: February 25, 2017

Report prepared by: Lydia Korolchuk, Planner

Reviewed by: Terry Barton, Urban Planning Manager

Approved for Inclusion: Ryan Smith, Community Planning Department Manager

Attachments:

Attachment 'A' – Development Engineering Memorandum

Site plan & Floor Plans

Conceptual Elevations & Renderings