

REPORT TO COUNCIL



Date: June 12, 2017

RIM No. 1250-30

To: City Manager

From: Community Planning Department (TB)

Application: Z17-0008
Owner: Bruno Joseph Guy Cloutier
Christine Marie Cloutier

Address: 1420 Inkcar Road
Applicant: 1017846 BC Ltd

Subject: Rezoning Application

Existing OCP Designation: S2RES – Single/Two Unit Residential

Existing Zone: RU1 – Large Lot Housing

Proposed Zone: RU6 – Two Dwelling Housing

1.0 Recommendation

THAT Rezoning Application No. Z17-0008 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot C, Section 19, Township 26, ODYD, Plan 23622, located at 1420 Inkcar 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 subsequent to the outstanding conditions of approval as set out in Schedule "A" attached to the Report from the Community Planning Department dated June 12, 2017.

2.0 Purpose

To rezone the subject property from RU1 – Large Lot Housing to RU6 – Two Dwelling Housing to facilitate the development of semi-detached housing.

3.0 Community Planning

Community Planning supports the proposed rezoning as the subject property is ample in size and well serviced by urban amenities. It is in close proximity to shopping, transit, commercial, employment and recreation amenities in the Capri-Landmark Urban Centre. The rezoning is supported by the Official

Community Plan (OCP) Future Land Use of S2RES – Single/Two Unit Residential, and Compact Urban Form by increasing density where services already exist.

4.0 Proposal

4.1 Background

The subject property features a single storey bungalow with an oversized single attached garage. The garage will be relocated to the south-east corner of the property to accommodate the conversion to semi-detached dwellings.

4.2 Project Description

The proposed addition to the single family dwelling has been sensitively designed to be 2 stories, modern, and reflect an updated character for the property. Located on the south west side of the property, parking for the new unit is provided in an attached garage. The new unit has direct access to the rear yard for private outdoor space. The existing residence will maintain access to the east rear yard for private outdoor space, and a relocated double garage will provide the required parking for the existing residence. All access to the property will be from an existing shared driveway and no variances are requested.

The proposed rezoning is consistent with the Future Land Use, and with the OCP Policy of Compact Urban Form by utilizing existing infrastructure to gradually increase density in an existing neighbourhood.

4.3 Site Context

The subject property is located in the Capri-Landmark Urban Centre, which is an area well serviced by transit, schools, parks, and with easy access to commercial and employment opportunities. Neighbourhood amenities include the Capri Mall, Landmark Towers, Orchard Plaza, and Parkinson's Recreation Centre.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU6 – Two Dwelling Housing	Residential
East	RU6 – Two Dwelling Housing	Residential
South	RU2 – Medium Lot Housing	Residential
West	RU1 – Large Lot Housing	Residential

Subject Property Map: 1420 Inkcar Road**4.4 Zoning Analysis Table**

Site Details:	Zone Requirement	Proposal
Site Area (m ²)	700 m ²	1781 m ²
Site Width (m)	18.0 m	28.8 m
Site Coverage of Building(s) (%)	40%	18.9%
Site Coverage of buildings, driveways, and parking (%)	50%	36.6%
Development Regulations:	Zone Requirement	Proposal
Total Number & Types of units	2	2
Building Height (storeys/metres)	2.5 storeys / 9.0 m	2 storeys / 6.56 m
Building(s) Setbacks (m):		
Front	6.0 m	6.0 m
Side (east)	2.0 m	2.0 m
Side (west)	2.3 m	4.5 m
Rear	7.5 m	16.5 m
Number of Parking Stalls/Loading Spaces	4 stalls	4 stalls

Private Open Space Area	30.0 m ² per dwelling	30.0 m ² per dwelling
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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.

Single / Two Unit Residential.² Single detached homes for occupancy by one family, single detached homes with a secondary suite or carriage house, semi-detached buildings used for two dwelling units, modular homes, and those complementary uses (i.e. minor care centres, minor public services / utilities, and neighbourhood parks), which are integral components of urban neighbourhoods.

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.
- The drawings submitted for Building Permit application is to indicate the method of fire separation between the new dwelling addition and the main dwelling.
- 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.
- Full Plan check for Building Code related issues will be done at time of Building Permit applications.

6.2 Development Engineering Department

Please see attached Schedule "A" as attached to the Report from Community Planning.

¹ City of Kelowna Official Community Plan, Policy 5.2.3 (Development Process Chapter).

² City of Kelowna Official Community Plan, Chapter 4 (Future Land Use)

7.0 Application Chronology

Date of Application Received: January 23, 2017
Date Public Consultation Completed: February 24, 2017

Report prepared by: Trisa Brandt, Planner I

Reviewed by: Terry Barton, Urban Planning Manager

Approved for Inclusion: Ryan Smith, Community Planning Department Manager

Attachments:

Schedule "A": Memorandum from Development Engineering Department
Site Plan
Proposed Floor Plans
Proposed Elevations and Renderings