

REPORT TO COUNCIL



Date: June 26, 2017

RIM No. 1250-30

To: City Manager

From: Community Planning Department (EW)

Application: Z17-0031 **Owners:** Lindsay Smith Gibson & Meghan Tenille Wise

Address: 454 Glenwood Ave **Applicant:** Lindsay Gibson

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. 17-0031 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Parcel A (DD 143142F and Plan B6681) of Lot 3 District Lot 14 ODYD Plan 3910, located at 454 Glenwood Ave, 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.

2.0 Purpose

To rezone 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. Rezoning the subject property to add the 'c' designation meets several City policy objectives including fostering a mix of housing forms and concentrating growth with the Permanent Growth Boundary. The proposed rezoning is also consistent with the property's future land use designation and there are a number of properties in the neighbourhood currently zoned RU1c.

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

4.0 Proposal

4.1 Project Description

The applicant is proposing a single storey, two-bedroom carriage house in the northwest corner of the lot. The property has no rear lane and access to the proposed carriage house will be through the existing driveway along the west side of the property. Three parking spaces are provided and no variances are anticipated. As the property is within the Abbott Street Heritage Conservation Area, an issued Heritage Alteration Permit will be required prior to Building Permit. The applicant’s development proposal and the proposed plans are attached for review.



Figure 1. Conceptual Rendering of Proposed Single Storey Carriage House.

4.2 Site Context

The parcel is located in the Central City sector, within the Permanent Growth Boundary and the Abbott Street Heritage Conservation Area. The subject property is 809 m².

Specifically, 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	RU6B – Two Dwelling Housing with Boarding/ Lodging House	Residential

Subject Property Map: 454 Glenwood Ave



4.3 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RU1C ZONE REQUIREMENTS	PROPOSAL
Existing Lot		
Minimum Lot Area	550m ²	809m ²
Minimum Lot Width	16.5m	16.76m
Minimum Lot Depth	30.0m	47.95m
Development Regulations		
Max. Site Coverage (buildings)	40%	21.6%
Max. Site Coverage (buildings, driveways, and parking)	50%	40%
Single Storey Carriage House Regulations		
Max. Accessory Site Coverage	20%	9.2%
Max. Accessory Building Footprint	130m ²	74.3m ²
Max. Net Floor Area	100m ²	74.3m ²
Max. Net Floor Area to Principal Building	75%	37.3%
Maximum Height (to mid-point)	4.8 m	3.73m
Maximum Height (to peak)	5.09 m	4.06m
Minimum Side Yard (east)	2.0 m	7.01m
Minimum Side Yard (west)	2.0 m	2.13m
Minimum Rear Yard	2.0m	2.44m

Min. Distance to Principal Building	3.0m	11.64m
Other Regulations		
Minimum Parking Requirements	3 stalls	3 stalls
Minimum Private Open Space	30m ²	> 30m 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 neighborhood 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.

Carriage Houses & Accessory Apartments⁴. Support carriage houses and accessory apartments through appropriate zoning regulations.

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 'Attachment A'; memorandum dated April 27, 2017.

¹ City of Kelowna Official Community Plan, Policy 5.3.2 (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).

⁴ City of Kelowna Official Community Plan, Policy 5.22.12 (Development Process Chapter).

6.3 Fire Department

- Requirements of section 9.10.19 Smoke Alarms and Carbon Monoxide alarms of the BCBC 2012 are to be met.
- Both dwellings shall have a posted address on Glenwood Ave.
- Maintain access to both units from Glenwood Ave.

6.4 FortisBC – Electric

- There are no FortisBC Inc (Electric) primary distribution facilities adjacent to the subject property. The current structure appears to be serviced via secondary underground. Based on the preceding, the cost to extend service to the proposed carriage house will likely be significant. 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, FortisBC - Electric has no concerns with this circulation.

7.0 **Application Chronology**

Date of Application Received: March 17, 2017
Date Public Consultation Completed: May 10, 2017

Report prepared by: Emily Williamson, Planner
Reviewed by: Terry Barton, Urban Planning Manager
Approved for Inclusion: Ryan Smith, Community Planning Department Manager

Attachments:

Attachment "A" – Development Engineering Memorandum dated March 9, 2017
Attachment "B" – Applicant's Development Proposal
Attachment "C" – Proposed Carriage House Plans