

REPORT TO COUNCIL



Date: July 10, 2017

RIM No. 1250-30

To: City Manager

From: Community Planning Department (EW)

Application: Z17-0038 **Owner:** Aurora Exteriors Ltd.

Address: 2375 Abbott St **Applicant:** Urban Options Planning & Permits

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. 17-0038 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 10 District Lot 14 ODYD Plan 6701, located at 2375 Abbott St, 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 within the Permanent Growth Boundary. The proposed rezoning is also consistent with the property's Official Community Plan (OCP) 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 Neighbourhood 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, one-bedroom carriage house in the rear, on the east portion of the property. Access for the proposed carriage house will come from the existing rear lane. Three parking spaces are provided and no variances are anticipated. Proposed building materials include white stucco, cultured stone, black trim and cedar hardieboard accents. The carriage house design includes a low-pitched roof with solar panels and a roof top deck. The applicant's proposed plans are attached for review.

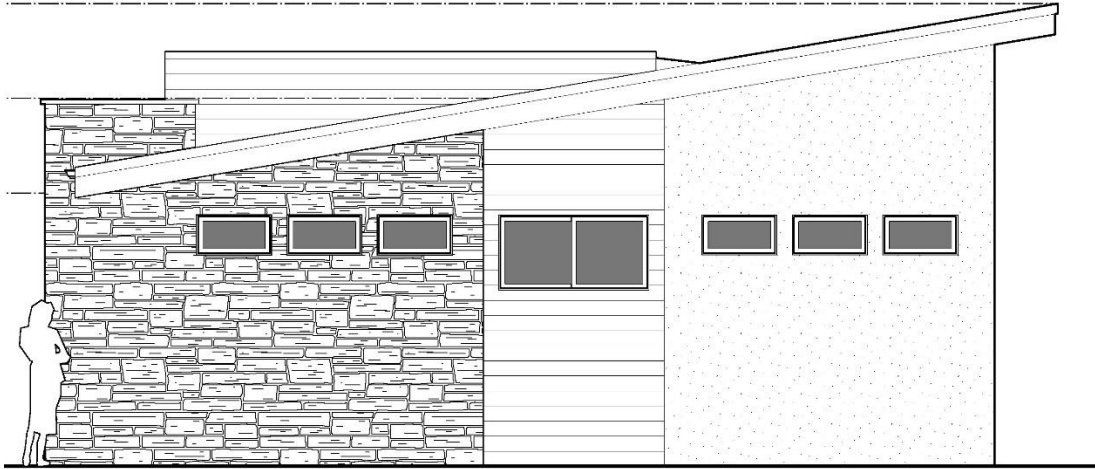


Figure 1. Proposed elevation of carriage house as viewed from the rear lane.

4.2 Site Context

The parcel is located in the South Pandosy - KLO City sector and is within the Permanent Growth Boundary. The subject property is 688 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	Ru1 – Large Lot Housing	Residential

Subject Property Map: 2375 Abbott St



4.3 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RU1C ZONE REQUIREMENTS	PROPOSAL
Existing Lot		
Minimum Lot Area	550m ²	688 m ²
Minimum Lot Width	16.5m	18.59 m
Minimum Lot Depth	30.0m	35.97 m
Development Regulations		
Max. Site Coverage (buildings)	40%	28%
Max. Site Coverage (buildings, driveways, and parking)	50%	35%
Single Storey Carriage House Regulations		
Max. Accessory Site Coverage	20%	13%
Max. Accessory Building Footprint	130m ²	88 m ²
Max. Net Floor Area	100m ²	88 m ²
Max. Net Floor Area to Principal Building	75%	44%
Maximum Height (to mid-point)	4.8 m	3.7 m
Maximum Height (to peak)	5.5 m	4.7 m

Minimum Side Yard (north)	2.0 m	3.3 m
Minimum Side Yard (south)	2.0 m	6.9 m
Minimum Rear Yard	2.0m	2.0 m
Min. Distance to Principal Building	3.0m	3.9 m
Other Regulations		
Minimum Parking Requirements	3 stalls	3 stalls
Minimum Private Open Space	30m ²	36m 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.

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).

6.2 Development Engineering Department

- See 'Attachment A' memorandum dated May 7, 2017.

6.3 Fire Department

- Requirements of section 9.10.19 Smoke Alarms and Carbon Monoxide alarms of the BCBC 2012 are to be met.
- All units shall have a posted address on Abbott St.
- If a fence is ever constructed between the units a clear width of 1100mm is required to be maintained for access.
- Maintain access to the carriage house from Abbott St as laneways are not reliable for emergency access.

7.0 **Application Chronology**

Date of Application Received: March 30, 2017

Date Public Consultation Completed: May 14, 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 May 7, 2017

Attachment "B" – Proposed Carriage House Plans