

# REPORT TO COUNCIL



**Date:** August 28, 2017

**RIM No.** 1250-30

**To:** City Manager

**From:** Community Planning Department (LK)

**Application:** Z17-0043 **Owner:** David Dombowsky

**Address:** 3511 Landie Road **Applicant:** Harmony Homes

**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

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## 1.0 Recommendation

THAT Rezoning Application No. Z17-0043 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot A District Lot 134 ODYD Plan EPP16841, located at 3511 Landie 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 FURTHER THAT the Rezoning 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 development 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. The subject property is located within the Permanent Growth Boundary in the South Pandosy/ KLO Sector of Kelowna. The parcel is designated as S2RES- Single/ Two Unit Residential in the Official Community Plan (OCP). 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 increase in density is supported by local amenities such as parks, school, transit and recreational opportunities in the immediate area. The

proposed rezoning is also consistent with the property's future land use designation and there are a number of properties in the neighbourhood that are currently zoned as RU1c.

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

#### 4.0 Proposal

##### 4.1 Project Description

The proposal is to rezone the parcel from the RU1 – Large Lot Housing zone to the RU1c – Large Lot Housing with Carriage House zone. The applicant is proposing a single storey, two-bedroom carriage house. The application meets all of the Zoning Bylaw Regulations for the development of a single storey carriage house.

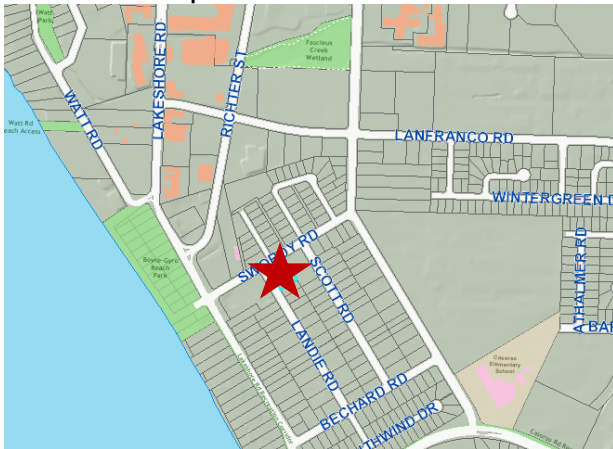
The carriage house will be located at the rear of the parcel. As there is no lane access for the site, the existing front driveway will be shared between the existing single family dwelling and the new carriage house.

##### 4.2 Site Context

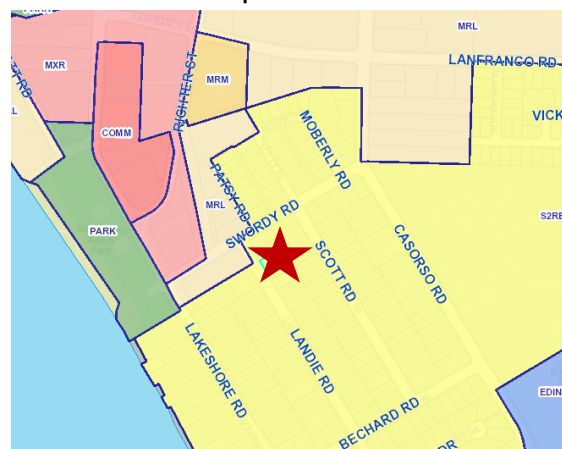
Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1 – Large Lot Housing	Single Family Dwelling
East	RU1 – Large Lot Housing	Single Family Dwelling
South	RU2 – Medium Lot Housing	Single Family Dwelling
West	RM3 – Low Density Multiple Housing	Multiple Dwelling Housing

**Site Context Map:**



**Future Land Use Map:**



## Subject Property Map: 3511 Landie Road



## 4.3 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RU1c ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Lot Area	550 m <sup>2</sup>	716 m <sup>2</sup>
Lot Width	16.5 m	17.43 m
Lot Depth	30 m	41.08 m
Development Regulations		
Max. Site Coverage (Buildings)	40%	39%
Max. Site Coverage (Buildings & driveway & parking)	50%	47.57%
Max. Accessory Site Coverage	20%	12.54%
Max. Accessory Building Footprint	130 m <sup>2</sup>	89.84 m <sup>2</sup>
Max. Net Floor Area	100 m <sup>2</sup>	89.84 m <sup>2</sup>
Max. Net Floor Area to Principal Building	75%	47.3%
Maximum Height (to mid-point)	4.8 m	4.1 m
Maximum Height (to peak)	6.4 m	5.36 m
Side Yard (northwest)	2.0 m	2.0 m
Side Yard (southeast)	2.0 m	5.35 m
Rear Yard	2.0 m	2.91 m
Min. Distance to Principal Building	3.0 m	12.16 m

Other Regulations		
Minimum Parking Requirements	3 stalls	3 stalls
Min. Private Open Space	30 m <sup>2</sup>	+30 m <sup>2</sup>

## 5.0 Current Development Policies

### 5.1 Kelowna Official Community Plan (OCP)

#### Development Process

**Compact Urban Form.**<sup>1</sup> 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.**<sup>2</sup> 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.**<sup>3</sup> 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 Apartments.**<sup>4</sup> 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.
- A third party work order may be required with the Development Engineering Department for an upgraded water line and sewage connection. These requirements are to be resolved prior to issuance of the Building Permit.
- HPO (Home Protection Office) approval or release is required at time of Building Permit application.
- At time of Building Permit application, the spatial calculations are to be provided from the designer.
- Full Plan check for Building Code related issues will be done at time of Building Permit applications. Please indicate how the requirements of Radon mitigation and NAFS are being applied to this complex at time of permit application.

### 6.2 Development Engineering Department

- Refer to Attachment 'A' dated May 25, 2017.

<sup>1</sup> City of Kelowna Official Community Plan, Policy 5.3.2 (Development Process Chapter).

<sup>2</sup> City of Kelowna Official Community Plan, Policy 5.22.6 (Development Process Chapter).

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

<sup>4</sup> 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.
- All units shall have a posted address on Landie Road.

6.4 Fortis BC - Electric

- There are FortisBC Inc (Electric) ("FBC(E)") primary distribution facilities along Landie Road. 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.
- It should be noted that additional land rights issues may arise from the design process but can be dealt with at that time, prior to construction.

7.0 **Application Chronology**

Date of Application Received: May 24, 2017

Date Public Consultation Completed: July 12, 2017

**Report prepared by:** Lydia Korolchuk, Planner

**Reviewed by:** Terry Barton, Urban Planning Manager

**Approved for Inclusion by:** Ryan Smith, Community Planning Department Manager

**Attachments:**

Attachment A: Development engineering Memorandum

Attachment B: Site Plan

Attachment C: Conceptual Elevations