REPORT TO COUNCIL

Date:	August 28, 2017		
RIM No.	1250-30		
To:	City Manager		
From:	Community Planning Department (LK)		
Application:	Z17-0033	**Owner:**	Benjamin & Perfecta Page-et
Address:	840 Mayfair Road	**Applicant:**	Benjamin Page-et
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. Z17-0033 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 5 District Lot 143 ODYD Plan 24833, located at 840 Mayfair 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 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 Attachment "A" attached to the Report from the Community Planning Department dated May 10, 2017.

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 development of a carriage house on the subject property. Rezoning the subject property to add the 'c' designation meets several of City of Kelowna 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 future land use designation and there are a number of properties in the neighbourhood currently zoned both RU1c – Large Lot Housing with Carriage House and RU6 – Two Dwelling Housing.

4.0 Proposal

4.1 Project Description

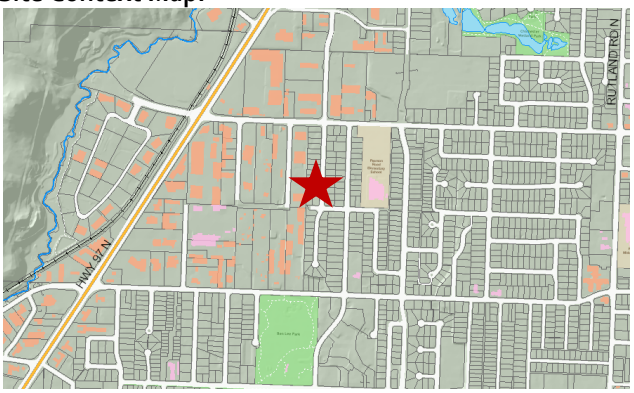
The applicant is proposing a single storey, three-bedroom carriage house in the northwest corner of the lot. The property does not have a rear lane, therefore all parking for the existing dwelling and the proposed carriage house will be from the existing front driveway. Three parking spaces are provided and no variances are anticipated, this will allow the project to proceed directly to a Building Permit.

4.2 Site Context

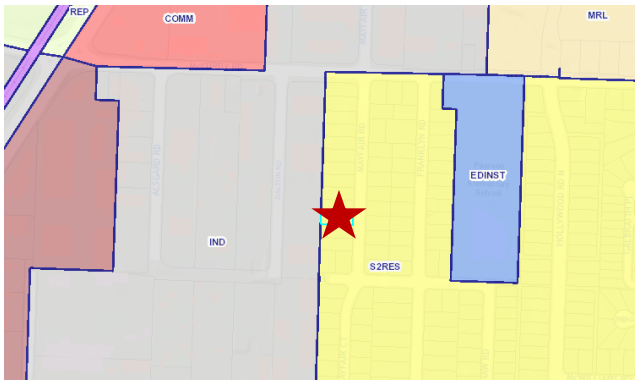
Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU6 – Two Dwelling Housing RU1c – Large Lot Housing with Carriage House	Single Family Homes, Carriage Houses
East	RU6 – Two Dwelling Housing RU1 – Large Lot Housing	Single Family Homes, Carriage Houses
South	RU1 – Large Lot Housing RU6 – Two Dwelling Housing	Single Family Homes, Carriage Houses
West	A1 -Agriculture 1	Warehouse/Storage

Site Context Map:



Future Land Use Map:



Subject Property Map: 840 Mayfair Road



4.3 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	**RU1c ZONE REQUIREMENTS**	**PROPOSAL**
Existing Lot/Subdivision Regulations		
Lot Area	550 m^2	971 m^2
Lot Width	16.5 m	19.81 m
Lot Depth	30 m	50 m
Development Regulations		
Max. Site Coverage (Buildings)	40%	18.07%
Max. Site Coverage (Buildings & driveway & parking)	50%	21.13%
Max. Accessory Site Coverage	20%	9.19%
Max. Accessory Building Footprint	130 m^2	89.19 m^2
Max. Net Floor Area	100 m^2	89.19 m^2
Max. Net Floor Area to Principal Building	75%	51.27%
Maximum Height (Flat Roof)	4.8 m	3.66 m
Side Yard (north)	2.0 m	10.13 m
Side Yard (south)	2.0 m	2.36 m
Rear Yard	2.0 m	2.0 m
Min. Distance to Principal Building	3.0 m	16.07 m
Other Regulations		
Minimum Parking Requirements	3 stalls	3 stalls
Min. Private Open Space	30 m^2	+30 m^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 Apartments.[4] 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

- Refer to Attachment "A".

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 Mayfair Rd.
- If a fence is ever constructed between the units a clear width of 1100mm is required to be maintained for access

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

6.4 BMID - Irrigation District

- Refer to Water letter sent from BMID dated May 12, 2017. Please contact BMID to ensure fees and requirements are addressed

6.5 FortisBC - Electric

- There are FortisBC Inc (Electric) ("FBC(E)") primary distribution facilities along Mayfair 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.

- For more information, please refer to FBC(E)'s overhead and underground design requirements:

  FortisBC Overhead Design Requirements
  http://fortisbc.com/ServiceMeterGuide

  FortisBC Underground Design Specification
  http://www.fortisbc.com/InstallGuide

- Otherwise, FBC(E) has no concerns with this circulation. In order to initiate the design process, the customer must call 1-866-4FORTIS (1-866-436-7847).
- Please have the following information available in order for FBC(E) to set up the file when you call.
  Electrician's Name and Phone number
  FortisBC Total Connected Load Form
  Other technical information relative to electrical servicing
- 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: April 3, 2017
Date Public Consultation Completed: April 18, 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 & BMID Letter
Attachment B: Site Plan
Attachment C: Conceptual Elevations