

REPORT TO COUNCIL



Date: August 28, 2017

RIM No. 1250-30

To: City Manager

From: Community Planning Department (LK)

Application: Z15-0013 **Owner:** Ronald Egert

Address: 4653 Raymer Road **Applicant:** Oasis Design

Subject: Rezoning Application

Existing OCP Designation: S2RES – Single/Two Unit Residential

Existing Zone: RU1 – Large Lot Zoning

Proposed Zone: RU4 – Low Density Cluster Housing

1.0 Recommendation

THAT Rezoning Application No. Z15-0013 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 2 District Lot 580A SDYD Plan 15364, located at 4653 Raymer Road, Kelowna, BC from the RU1 – Large Lot Housing zone to the RU4 – Low Density Cluster Housing zone, be considered by Council;

AND THAT the Rezoning Bylaw be forwarded to a Public Hearing for further consideration;

AND THAT the Annexed Easement 127688E Over Part Lot 1 Plan 15364 Described in 127688E located at 4643 Raymer Road, Kelowna, BC, be discharged prior to Building Permit Occupancy approval.

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the applicant registering on title a 4.5 m SRW in favor of the City of Kelowna as described in Schedule "A";

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 September 28, 2016;

AND FURTHER THAT final adoption of the Rezoning Bylaw be considered subsequent to the completion of a Natural Environment Development Permit for the subject property.

2.0 Purpose

To rezone the subject property to facilitate the development of five single detached dwellings on the subject property.

3.0 Community Planning

Community Planning Staff supports the proposed 5-unit low density cluster housing project on the subject 0.95-acre lot. The application is consistent with the Official Community Plan (OCP) Future Land Use Designation of S2RES – Single Two Unit Residential. It meets all of the Zoning Bylaw Regulations for RU₄ – Low Density Cluster Housing.

The parcel is located in the North Mission – Crawford area and is accessed off of Gordon Drive. The parcel is mid-block between Hubbard Road and Hammer Avenue. Adding density at this location will be supported by nearby parks, schools, transit and bike routes. The proposed project will help contribute to fulfilling the City's policy of 'Complete Communities' by increasing the residential density of the property and neighbourhood. This project is also consistent with several other OCP Urban infill policies including 'Compact Urban Form' and 'Sensitive Infill'.

Council Policy No. 367 with respect to public consultation was undertaken by the applicant and all neighbors within a 50 m radius of the subject property.

4.0 Proposal

4.1 Project Description

The RU₄ – Low Density Cluster Housing zone is utilized to preserve natural or environmentally sensitive features. This site is unique as it is adjacent to a formerly designated creek (North Fork Bellevue Creek) along the south side of the property. A 4.5 m Statutory Right of Way (SROW) will be provided along the Raymer Road frontage and along the south side of the parcel to allow City work crews access for maintenance purposes when required as it remains part of the City's drainage system.

As redevelopment within this area has been very limited to date, the dwellings have been designed well below the maximum height allowed within the zoning regulations. Each two-storey building has a low sloped roof to transition with the surrounding neighbourhood which mainly consists of one or 1 ½ storey dwellings. The site density is increasing from one unit to five but will remain below the maximum allowed within the zoning regulations for a parcel of this size. The parcel size would allow a maximum of six units on the parcel.

The proposed development consists of five single family dwellings with double attached garages. All units are three bedrooms, with an unfinished basement that could be developed with an additional bedroom if required. All on-site parking requirements are met with additional visitor parking spaces provided along the north side of the common drive aisle. Private amenity space in the form of decks along with a large accessible common green space extends along the south side of the parcel. The green space to the south of the dwellings and the large building setback on the north side of the parcel ensures privacy is provided for the adjacent neighbours.



The Zoning Bylaw requires 10 parking stalls (two per dwelling) be provided. Designated visitor stalls are not required for the development of single family dwellings. The development is providing an additional eight visitor parking stalls along the north side of the parcel to ensure that visitors to the site are able to park off-street.

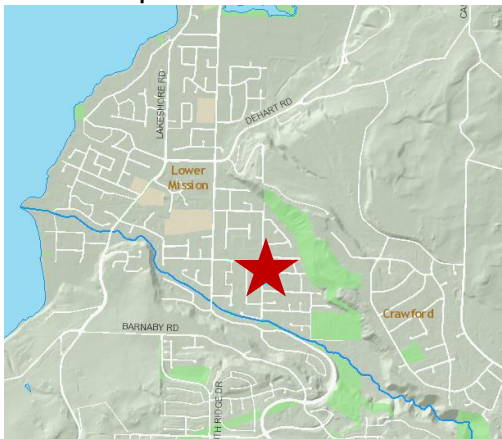
4.2 Site Context

The subject property is located mid-block between Hubbard Road and Hammer Avenue on Raymer Road. The site is designated S2RES – Single/ Two Unit Residential and is within the Permanent Growth Boundary.

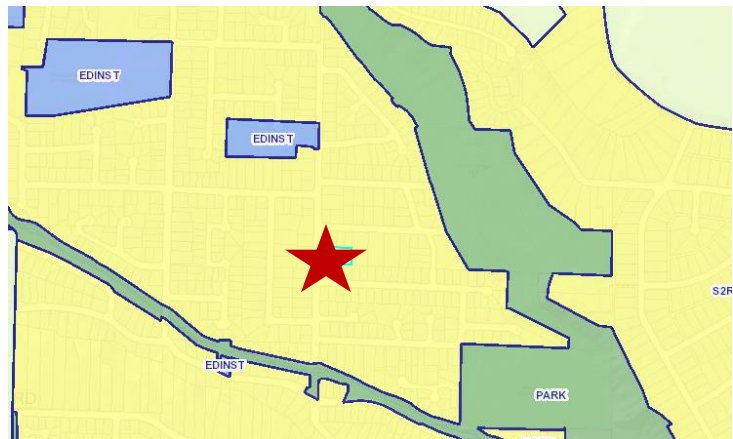
Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1 – Large Lot Housing, RU1c – Large Lot Housing with Carriage House	Single Dwelling House, Carriage House
East	RU1 – Large Lot Housing	Single Dwelling House
South	RU1 – Large Lot Housing	Single Dwelling House
West	RU1 – Large Lot Housing	Single Dwelling House

Context Map



Future Land Use



Subject Property Map:



4.3 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RU ₄ ZONE REQUIREMENTS	PROPOSAL
Development Regulations		
Maximum Density	17 dwellings/ ha.	13 dwellings/ ha.
Site Coverage (Buildings)	35%	23.5%
Site Coverage (Buildings, driveways & parking areas)	45%	43.27%
Height	9.5 m or 2 ½ storeys	7.7 m & 2 storeys
Front Yard	4.5 m	5.51 m
Side Yard (south)	3.0 m	12.32 m
Side Yard (north)	3.0 m	11.71 m
Rear Yard	6.0 m	6.10 m
Other Regulations		
Minimum Parking Requirements	10 stalls	18 stalls

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Development Process

Complete Communities.¹ Support the development of complete communities with a minimum intensity of approximately 35-40 people and/or jobs per hectare to support basic transit service – a bus every 30 minutes. (approx. 114 people / hectare proposed).

Compact Urban Form.² 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.³ Encourage new development or redevelopment in existing residential areas to be sensitive to or reflect the character of the neighbourhood with respect to building design, height and siting.

Healthy Communities.⁴ 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.

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 Permit(s)
- A Geotechnical report is required to address the sub soil conditions, water table, site drainage and minimum flood level at time of building permit application.
- 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 structure.

6.2 Development Engineering Department

- Refer to Attachment "A" dated September 28, 2016.

6.3 Fire Department

- Construction fire safety plan is required to be submitted and reviewed prior to construction and updated as required.

¹ City of Kelowna Official Community Plan, Policy 5.2.4 (Development Process Chapter).

² City of Kelowna Official Community Plan, Policy 5.3.2 (Development Process Chapter).

³ City of Kelowna Official Community Plan, Policy 5.22.6 (Development Process Chapter).

⁴ City of Kelowna Official Community Plan, Policy 5.22.7 (Development Process Chapter).

- Engineered Fire Flow calculations are required to determine Fire Hydrant requirements as per the City of Kelowna Subdivision Bylaw #7900. New hydrants on this property shall be operational prior to the start of construction and shall be deemed a private hydrant
- All buildings shall be addressed off of the street it is accessed from. One main address and unit numbers for the strata.
- Approved Fire Department steel lock box acceptable to the fire dept. is required by the fire dept. entrance and shall be flush mounted should there be a gate.
- All requirements of the City of Kelowna Fire and Life Safety Bylaw 10760 shall be met.

7.0 Application Chronology

Date of Application Received: March 6, 2015

Date Public Consultation Completed: July 26, 2017

Report prepared by: Lydia Korolchuk, Planner

Reviewed by: Terry Barton, Urban Planning Manager

Approved for Inclusion: Ryan Smith, Community Planning Department Manager

Attachments:

Attachment A: Development Engineering Memorandum

Attachment B: Site Plan & Floor Plans

Attachment C: Conceptual Elevations & Renderings