

# REPORT TO COUNCIL



**Date:** October 16, 2017

**RIM No.** 1250-30

**To:** City Manager

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

**Application:** Z17-0045  
**Owner:** Gregory James Bauer  
Linda Gay Bauer

**Address:** 1869 Maple Street  
**Applicant:** Gregory James Bauer

**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. Z15-0000 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 1, District Lot 14, ODYD, Plan 2683 located at 1869 Maple Street, 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 FURTHER THAT final adoption of the Rezoning Bylaw be considered subsequent to issuance of a Heritage Alteration Permit by the Director of Community Planning.

## **2.0 Purpose**

To rezone the subject property from RU1 – Large Lot Housing to RU1c – Large Lot Housing with Carriage House.

## **3.0 Community Planning**

Community Planning supports the proposed rezoning from RU1 – Large Lot Housing to RU1c – Large Lot Housing with Carriage House as it is in line with the Official Community Plan (OCP) Future Land Use Designation of S2RES – Single/Two Unit Residential for the subject property. It is also consistent with OCP Urban Land Use Policies of Compact Urban Growth and Sensitive Infill.

The property is located in the Heritage Conservation Area in a neighbourhood that is well serviced and in close proximity to parks, commercial nodes, transit, and employment opportunities. This modest increase in density is appropriate for the neighbourhood and the design is sensitive to the guidelines for the Heritage Conservation Area. Should Council approve the rezoning, staff will work with the applicant to issue a Heritage Alteration Permit for the form and character.

**4.0 Proposal**

**4.1 Background**

The subject property is located on the Heritage Register, which is a municipal register that recognizes homes for having heritage value, but is not protected by a Heritage Designation Bylaw. The home is known as the MacLean House and was constructed in 1942 for Roy MacLean who was the publishing and managing editor of the Kelowna Courier from 1938 to 1974.

**4.2 Project Description**

The proposed rezoning from RU1 to RU1c would facilitate the development of a carriage house on the subject property. The proposed carriage house meets all of the zoning regulations, is accessed from the lane, and does not require any variances. The property is located in the Heritage Conservation Area and has an OCP Future Land use of S2RES – Single/Two Unit Residential. The subject property is suitable for an increase in density as it is located near an urban centre with access to parks, commercial nodes, transit, and employment opportunities.

The proposed rezoning meets the OCP Urban Land Use Policies for Compact Urban Growth and Sensitive Infill. These policies state that growth should occur in areas that are already serviced and have access to employment and transit, and that growth should be designed to be sensitive to the existing character of the neighbourhood. The RU1c density is appropriate in this neighbourhood as it respects the existing heritage character while modestly increasing density near an urban centre. Should Council support this rezoning, Staff will work with the applicant to issue a Heritage Alteration Permit for the form and character of the carriage house.

**4.3 Site Context**

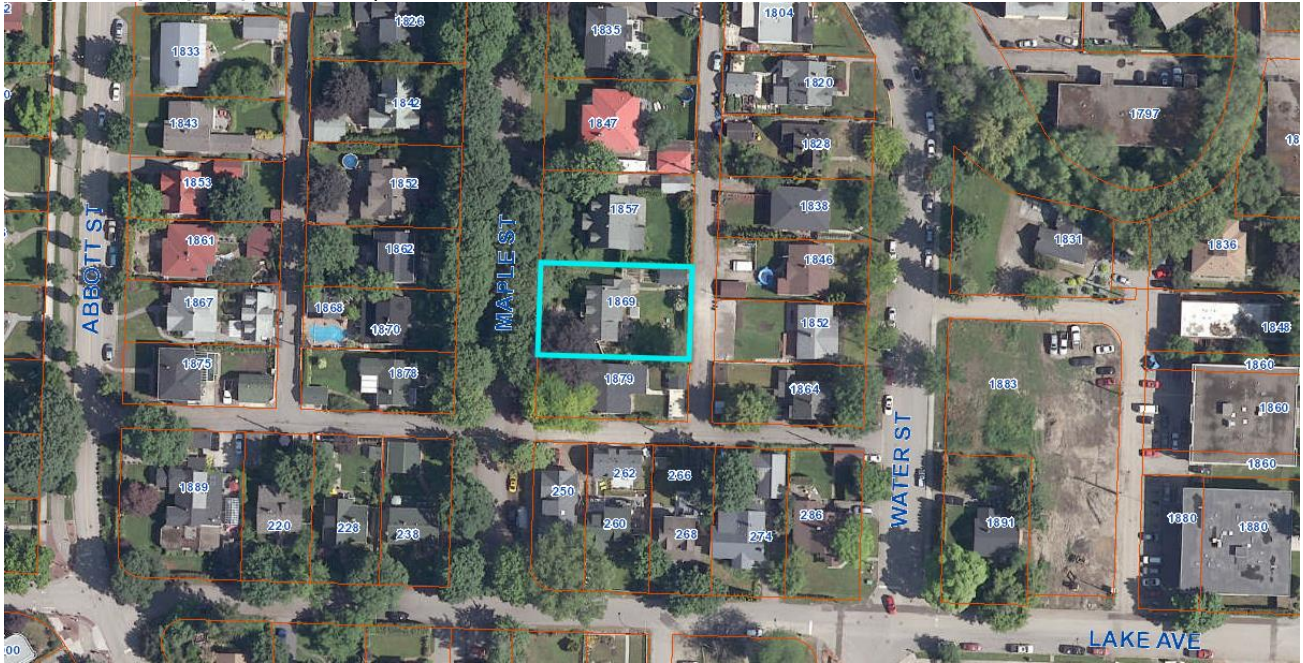
The subject property is located on the east side of Maple Street in the Heritage Conservation Area. This area is seeing a modest increase in density as there are 7 other RU1c properties in the immediate area. The neighbourhood is within walking distance to Lake Avenue Beach Access, City Park, and the Downtown Core. Alternate transportation methods are easily accessible with a BC Transit stop on Pandosy, and the Abbott Street Recreation Corridor to the west.

Additional density was recently approved by Council at nearby 1883 Water Street which has been rezoned RM5 – Medium Density Multiple Housing.

Specifically, adjacent land uses are as follows:

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

**Subject Property Map: 186g Maple Street**



**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 neighbourhood with respect to building design, height and siting.

**6.0 Technical Comments**

**6.1 Building & Permitting Department**

No concerns related to land use change.

**6.2 Development Engineering Department**

All requirements have been met.

**6.3 Bylaw Services**

<sup>1</sup> City of Kelowna Official Community Plan, Policy 5.2.3 (Development Process Chapter).

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

Currently there are no open/active Bylaw enforcement files pertaining to 1869 Maple St.

6.4 Fire Department

No concerns related to land use change.

7.0 **Application Chronology**

Date of Application Received: May 17, 2017

Date Public Consultation Completed: May 16, 2017

Heritage Advisory Committee: Not Applicable

The above noted application was not reviewed by the Heritage Advisory Committee as development of a carriage house is defined as a minor application in the Heritage Advisory Committee Terms of Reference.

**Report prepared by:** Trisa Brandt, Planner

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

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

**Attachments:**

Site Plan