

# REPORT TO COUNCIL



**Date:** November 6, 2017

**RIM No.** 1250-30

**To:** City Manager

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

**Application:** Z17-0073

**Owners:** Jason Hymers  
Rhonda Hymers

**Address:** 343 Christleton Avenue

**Applicant:** Birte Decloux (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  
RU2c – Medium Lot Housing with Carriage House

---

## 1.0 Recommendation

THAT Rezoning application No. Z17-0073 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of portions of Lot 2 District Lot 14 ODYD Plan 6701 located at 343 Christleton Avenue, Kelowna, BC from the RU1 – Large Lot Housing zone to the RU1c – Large Lot Housing with Carriage House zone and the RU2c - Medium Lot Housing with Carriage House zone be considered by Council as per Map B;

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 requirements of the Development Engineering Department being completed to their satisfaction;

AND FURTHER THAT final adoption of the Rezoning Bylaw be considered subsequent to the issuance of a Preliminary Layout Review Letter by the Approving Officer.

## 2.0 Purpose

To rezone the subject parcel to facilitate a two-lot residential subdivision.

## 3.0 Community Planning

Staff supports the proposal to rezone the subject parcel from the RU1 zone to the RU1c and RU2c zones. The owners would like to subdivide the lot to develop a single dwelling house and carriage house on each

parcel. The lot is not wide enough for two RU1c lots, but it does meet and exceed the minimum lot widths for one RU1c lot and one RU2c lot.

The Future Land Use of the parcel is S2RES – Single / Two Unit Residential, and the RU1c and RU2c zones are appropriate for this designation. Apart from the hospital and the Health District located to the north of this site, the future land use of the entire surrounding area is S2RES. The rezoning proposal is also consistent with OCP policies that support compact urban form, sensitive infill, and carriage house development.

In fulfilment of Council Policy No. 367, the applicant completed public notification and consultation with property owners within 50 metres of the subject property.

#### **4.0 Proposal**

##### **4.1 Background**

The subject parcel is double-fronting, located between Christleton Avenue and Robin Way. The lot is amongst the largest in its neighbourhood and currently contains a single dwelling house. The existing house was previously listed on the Heritage Register but was removed in 2015 and is in a poor state of repair. It will be demolished prior to any future construction.

##### **4.2 Project Description**

The intent of this application is to rezone the parcel in order to divide the lot into two parcels without the need for lot width variances. The westernmost lot would be zoned RU1c and the easternmost lot would be zoned RU2c. Each new parcel would contain a single dwelling house and a carriage house, and each of the four dwelling units would face a street. No development permits are required for the dwelling units, and no variances are anticipated at this time.

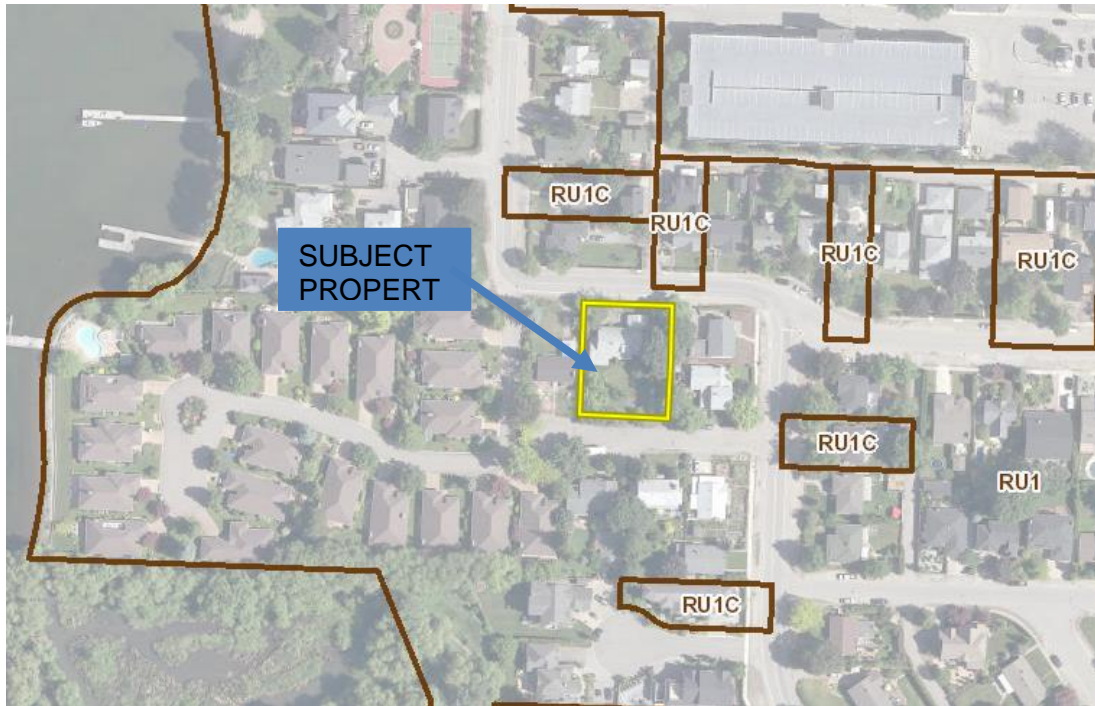
##### **4.3 Site Context**

The subject property is located at the intersection of Christleton Avenue and Abbott Street. The area is characterized primarily by single family dwellings, with the Kelowna General Hospital campus is located to the northeast. The property is within walking distance to Pandosy Street and its many amenities.

Specifically, adjacent land uses are as follows:

| <b>Orientation</b> | <b>Zoning</b>   | <b>Future Land Use</b>  |
|--------------------|---|---|
| North              | RU1 – Large Lot Housing<br>RU1c – Large Lot Housing with Carriage House | S2RES – Single / Two Unit Residential<br>HLTH – Health District |
| East               | RU1 – Large Lot Housing<br>RU1c – Large Lot Housing with Carriage House | S2RES – Single / Two Unit Residential<br>HLTH – Health District |
| South              | RU1 – Large Lot Housing<br>RU1c – Large Lot Housing with Carriage House | S2RES – Single / Two Unit Residential                           |
| West               | RU1 – Large Lot Housing   | S2RES – Single / Two Unit Residential                           |

**Map 1:** Surrounding Area and Existing Zones



**Map 2:** Subject Property



## 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.

**Carriage Houses & Accessory Apartments.**<sup>3</sup> Support carriage houses and accessory apartments through appropriate zoning regulations.

## 6.0 Technical Comments

### 6.1 Building & Permitting Department

No comments.

### 6.2 Development Engineering Department

See attached memo dated August 4, 2017.

### 6.3 Fortis BC (Electric)

There are FortisBC Inc (Electric) ("FBC(E)") primary distribution facilities along Christleton Avenue. The applicant is responsible for costs associated with changes to the subject property, as well as the provision of appropriate land rights where required.

## 7.0 Application Chronology

Date of Application Received: June 22, 2017  
Date Public Consultation Completed: August 15, 2017

**Report prepared by:** Lindsey Ganczar, Community Planning Supervisor

**Approved for Inclusion:** Terry Barton, Urban Planning Manager

#### Attachments:

1. Proposed Site Plan
2. Map 'B'
3. Development Engineering Memo

---

<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 5.2.6 (Development Process Chapter).

<sup>3</sup> City of Kelowna Official Community Plan, Policy 5.2.12 (Development Process Chapter).