

REPORT TO COUNCIL



Date: October 24, 2012

To: City Manager

From: Land Use Management, Community Sustainability (BD)

Application: Z12-0061

Owner: Sharon Lynn Walker

Address: 424 Park Avenue

Applicant: Sharon Lynn Walker

Subject: Rezoning Application

Existing OCP Designation: 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. Z12-0061 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 1, District Lot 14, ODYD Plan 3878, located on Park Avenue, 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 zone amending bylaw be forwarded to a Public Hearing for further consideration;

AND FURTHER THAT final adoption of the Zone Amending Bylaw be considered in conjunction with Council's consideration of a Heritage Alteration Permit on the subject property.

2.0 Purpose

The applicant is seeking to rezone the subject property to the RU1c - Large Lot Housing with Carriage House zone to facilitate the construction of a carriage house. A Heritage Alteration Permit to consider a variance for the proposed location and the form and character of the proposed carriage house will be forwarded to Council should the rezoning be successful.

3.0 Land Use Management

The development proposal is situated on the edge of the Abbott Street Conservation area and is considered a sensitive fit into the neighbourhood context. The request to rezone the site and add a carriage house is not unusual for the area and is supported by policies in the Official Community Plan. It meets the regulations of the Zoning Bylaw, with the exception of the location of the proposed carriage house

The proposal allows for more efficient use of the subject property and helps to diversify the housing supply in the area. It is located within the Permanent Growth Boundary and amenities such as parks, schools, transit and recreational opportunities are within the immediate area.

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4.0 Proposal

4.1 Background

This application seeks to rezone the subject property to allow for a 69m² (743 sq. ft.) carriage house. It is planned to have two bedrooms and a generous kitchen living area that faces interior of the site. A patio is planned for the west rear section of the dwelling which meets the requirements for private open space and has been designed to match the existing principal dwelling in style, exterior detailing, and colour palette.

The subject property is large enough to accommodate the carriage house, parking and private outdoor space required. The lot is an irregular diamond shape which dictates the placement of the carriage house. The historic layout of this neighbourhood has created lots in various sizes thereby creating an irregular streetscape pattern when considering the various sideyards. It is anticipated that the proposed carriage house will fit within the established street rhythm.

Should Council consider this rezoning application favorably, a Heritage Alteration Permit (HAP) will accompany fourth reading. The HAP will address the form and character of the proposal and a variance to permit the carriage house next to the principal dwelling instead of being located between the principal dwelling and the rear lot line.

4.2 Site Context

The subject property is located on the north side of Park Avenue in the Abbott Street Conservation Area near the Pandosy Village and in close proximity to Downtown Kelowna. The property is not on the Heritage register. Surrounding land uses are:

| Direction | Zoning Designation | Land Use |
|--------------------|--|-------------|
| North & North east | RM5 - Medium Density Multiple Housing | Residential |
| North west | RU1c - Large Lot Housing with carriage house | Residential |
| South | RU1 - Large Lot Housing | Residential |

4.3 Subject Property Map: 424 Park Avenue



4.4 Zoning Analysis

The proposed application meets the requirements of RU1c- Large Lot Housing with carriage house zone follows:

| Zoning Bylaw No. 8000 | | |
|--|--|---|
| CRITERIA | PROPOSAL | RU1c ZONE REQUIREMENTS |
| Subdivision Regulations | | |
| Lot Area | 808 m ² | 550 m ² |
| Lot Width | 38.46 m | 15 m |
| Lot Depth | 36.98 m | 30.0 m |
| Site Coverage (buildings) | 28 % | 40% |
| Site Coverage (buildings/parking) | 43 % | 50% |
| Height (existing house) | 1 storey | 2 ½ storeys |
| Carriage House Development | | |
| Height | 4.1 m | 1 ½ storeys / 4.5 m |
| Front Yard | 4.5 m | 4.5 m |
| Side Yard (e) | 26.78 m | 2.0 m (1 - 1 ½ storey) |
| Side Yard (w) | 2.0 m | 2.0 m (1 - 1 ½ storey) |
| Rear yard | 7.5 m | 7.5m |
| Distance between dwellings | 4.5 m | 4.5m |
| Floor Area of principal dwelling ratio | Principal dwelling: 141 m ² Carriage House: 69 m ² 50% | Lesser of 90m ² or 75% of the for principal dwelling |
| Other Requirements | | |
| Parking Stalls (#) | 3 spaces | 3 spaces |

5.0 Current Development Policies

Heritage Conservation Area Development Guidelines

The subject property falls within the second civic phase which spans from the end of the Great War, 1918, and continues through to the Great Depression, about 1932. This period is noted for traditional styles continuing to be favoured by builders and home buyers of the period.

The Late Arts & Crafts characteristics are identified as follows in the City's Heritage Conservation Area Development Guidelines:

- Stick-built feel to the architecture
- Medium gable and hip roof form

- Decorated soffit & brackets
- Open front verandah
- Up to 1 ½ storeys
- Horizontal wood siding & corner-boards
- Upper storey belting (cladding may vary)
- Ornamental crafted wood
- Vertical double-hung window openings
- Single & multi-sash window assembly
- Wide window & door surrounds
- Multiple pane windows
- Asymmetrical front facade
- Side or rear yard parking



Kelowna 2030 Official Community Plan (OCP)

Heritage Policies¹

Objective 9.2 Identify and conserve heritage resources.

Heritage Conservation Area - Objectives: ²

- Encourage new development, additions and renovations to existing development which are compatible with the form and character of the existing context;
- Ensure that change to buildings and streetscapes will be undertaken in ways which offer continuity of the 'sense-of-place' for neighbours, the broader community; and
- Provide historical interest for visitors through context sensitive development.

Development Process

Policy 5.2.3 **Complete Suburbs.**³ Support a mix of uses within Kelowna's suburbs (see Map 5.1 - Urban Core Area), in accordance with "Smart Growth" principles to ensure complete communities. Uses that should be present in all areas of the City (consistent with Map 4.1 - Future Land Use Map), at appropriate locations, include: commercial, institutional, and all types of residential uses (including affordable and special needs housing) at densities appropriate to their context.

Policy 5.3.2 **Compact Urban Form.**⁴ 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.

2. Address Housing Needs of All Residents. ⁵

Address housing needs of all residents by working towards an adequate supply of a variety of housing.

¹ City of Kelowna, Official Community Plan, Chapter 9; Objective 9.2 Policy .4

² City of Kelowna, Official Community Plan, Chapter 16

³ Official community plan Objective 5.2 Community Sustainability

⁴ Official community plan Objective 5.3 Focus development to designated growth areas.

⁵ Official community plan Goals for a Sustainable Future

5.0 Technical Comments

5.1 Building and Permitting Branch

- 1) Development Cost Charges (DCC's) are required to be paid prior to issuance of any Building Permits.
- 2) Operable bedroom windows required as per the 2006 edition of the British Columbia Building Code (BCBC 06).
- 3) Full Plan check for Building Code related issues will be done at time of Building Permit applications.

5.2 Development Engineering Department

Development Engineering has the following requirements associated with this rezoning application.

1. Domestic Water and Fire Protection: This property is currently serviced with a 19mm-diameter copper water service. The service will be adequate for this application. One metered water service will supply both the main residence and the suite.
2. Sanitary Sewer: Our records indicate that this property is currently serviced with a 100mm-diameter sanitary sewer service complete with inspection chamber (IC). No service upgrades are required for this application.
3. Electric Power and Telecommunication Services: It is the applicant's responsibility to make a servicing application with the respective electric power, telephone and cable transmission companies to arrange for service upgrades to these services which would be at the applicant's cost.

5.3 Fire Department

An unobstructed and easily distinguishable firefighter access from the street to the secondary detached suite main entrance is required. The addresses for both residences are to be visible from Park Ave.

6.0 Application Chronology

Date of Application Received: September 10, 2012

Community Heritage Commission

The above noted application was reviewed by the Community Heritage Commission at the meeting on October 4, 2012 and the following recommendations were passed:

THAT the Community Heritage Commission supports Rezoning Application No. Z12-0061 and Heritage Alteration Permit Application No. HAP12-0011 for 424 Park Avenue, for a rezoning of the subject property to the RU1c-Large Lot housing with carriage house to allow the construction of a carriage house.

Report prepared by:


Birte Decloux, Land Use Planner

Reviewed by:



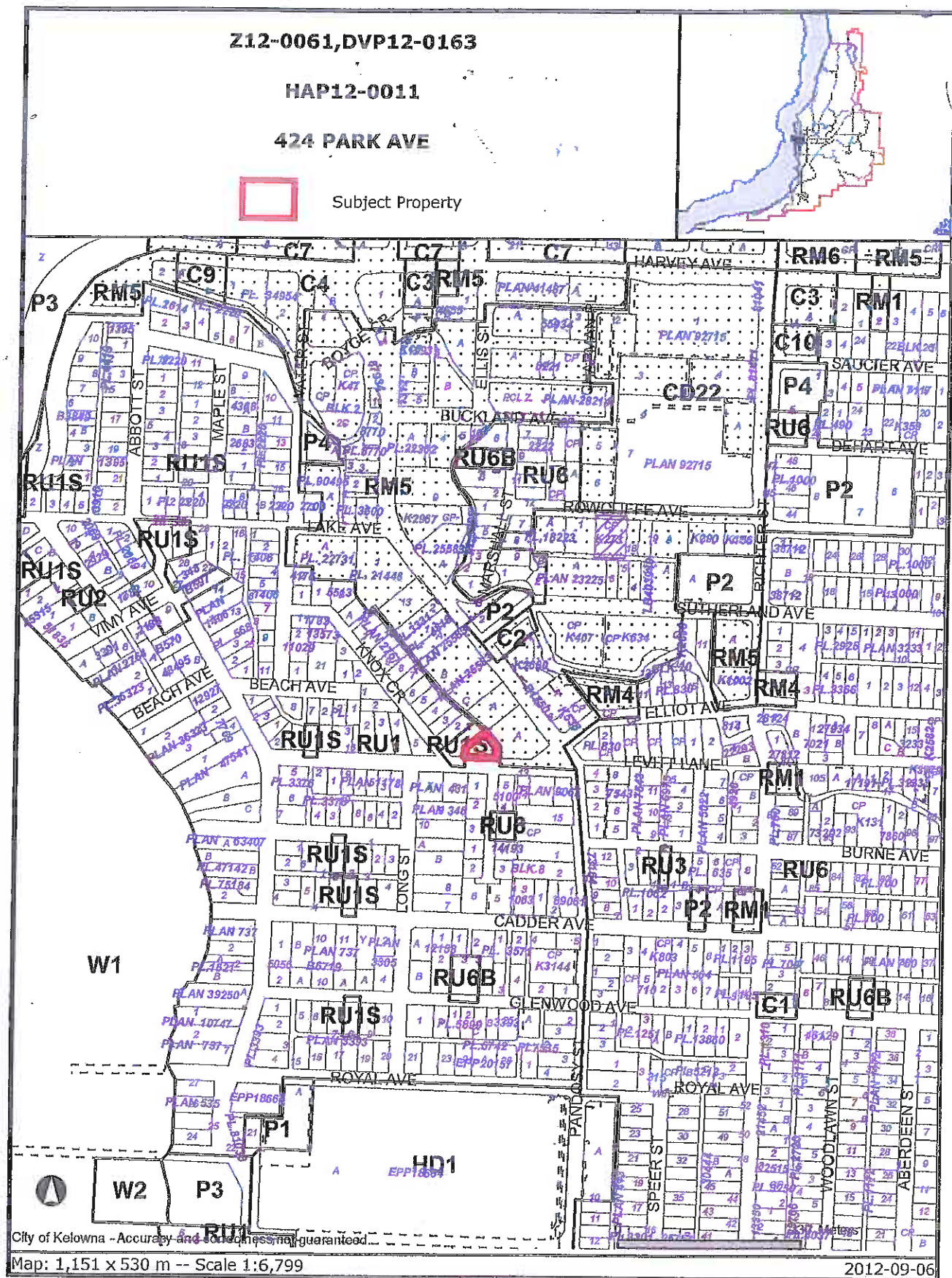

Danielle Noble Manager, Urban Land Use

Approved for Inclusion:

Shelley Gambacort, Director, Land Use Management

Attachments:

Site/Landscape Plan
Conceptual Elevations
Context/Site Photos



Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only.
The City of Kelowna does not guarantee its accuracy. All information should be verified.

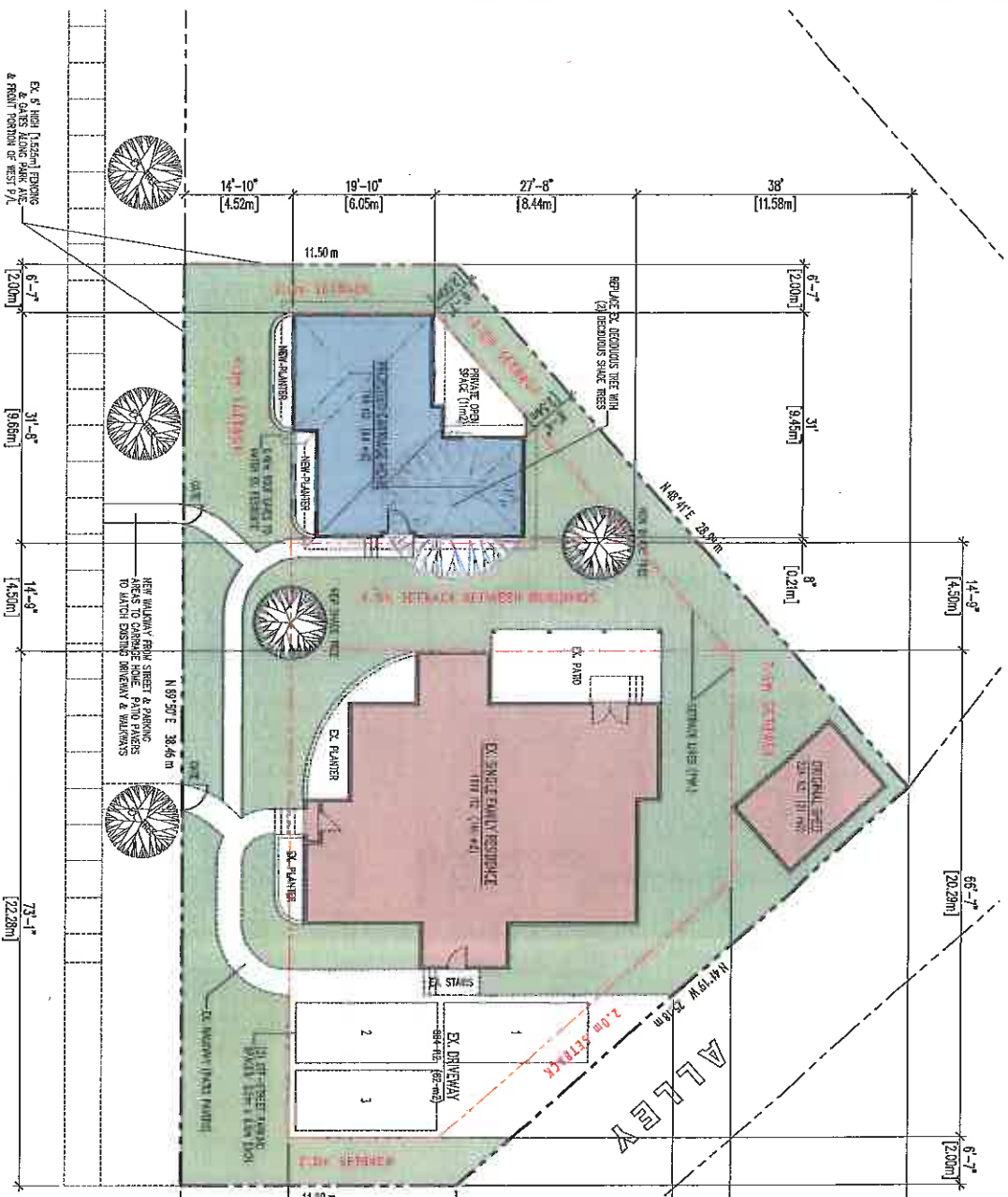
Proposed Carriage Home 424 Park Ave

PROPERTY DETAILS:
 OWNER: SHARON WALKER
 PROJECT: PROPOSED CARRIAGE HOME
 ADDRESS: 424 PARK AVE - NELDORA, NC
 PERMIT NUMBER: 10711 PERMIT LOT 4
 TOTAL AREA: 0.121 ACRES (8,355 SQ. FT.)

ZONING:
 R-100
 SINGLE-FAMILY RESIDENTIAL
 WITH LARGER LOTS THAN SUBDIVISIONS

SITE COVERAGE:

| | |
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| 1. EX. DRIVEWAY | 1,581.12 SQ. FT. |
| 2. EX. STAIRS | 1,581.12 SQ. FT. |
| 3. EX. PATIO | 1,581.12 SQ. FT. |
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| 5. EX. DRIVEWAY | 1,581.12 SQ. FT. |
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| 99. EX. PATIO | 1,581.12 SQ. FT. |
| 100. EX. STAIRS | 1,581.12 SQ. FT. |



SITE PLAN
 SCALE: 1/8"=1'-0"

PARK AVENUE

PLANCITY
 PROJECT: PROPOSED CARRIAGE HOME
 ADDRESS: 424 PARK AVE - NELDORA, NC
 OWNER: SHARON WALKER

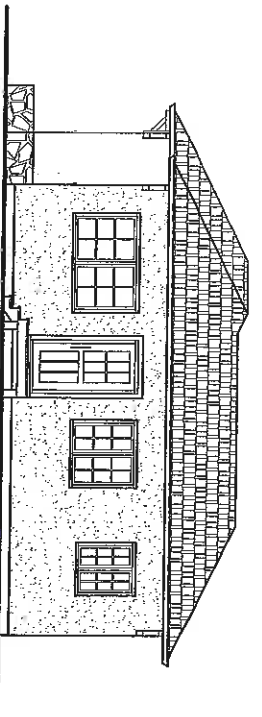
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| DATE: SEPTEMBER 03, 2012 | CREATED: P. WOODRUM, ASST | APPROVED: | SCALE: 1/8"=1'-0" | SHEET NUMBER: 1 OF 3 |
| DRAWING TITLE: SITE PLAN + ZONING DETAILS | | | | |

SCHEDULE A/C
 This forms part of development
 Permit # _____

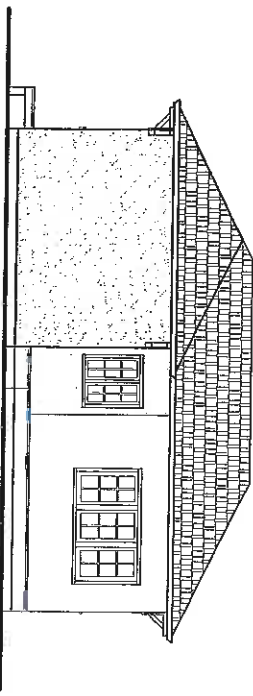
ISSUED FOR DP APPLICATION: SEPTEMBER 03, 2012

PROPOSED CARRIAGE HOME

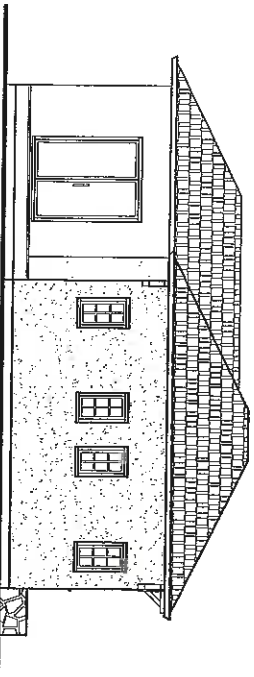
EXISTING RESIDENCE



WEST ELEVATION
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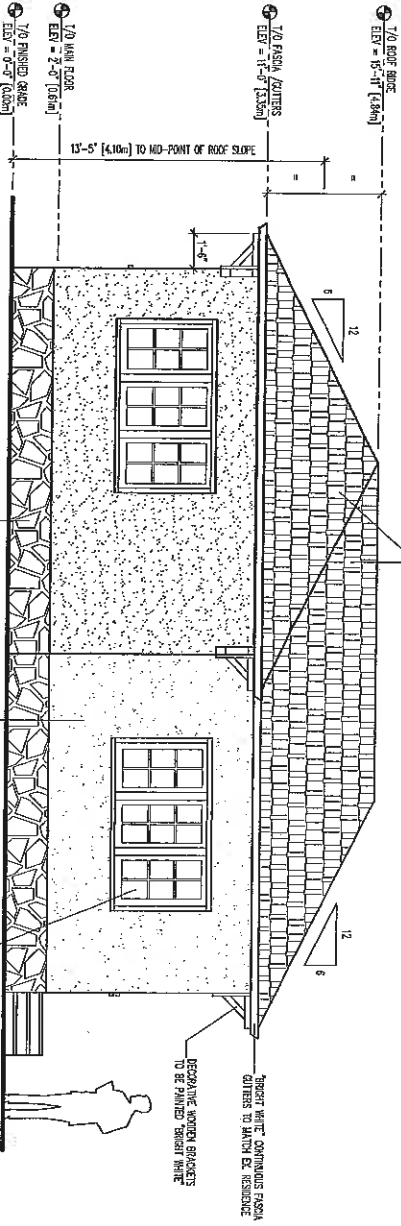
NORTH ELEVATION
SCALE 1/8"=1'-0"



EAST ELEVATION
SCALE 1/8"=1'-0"

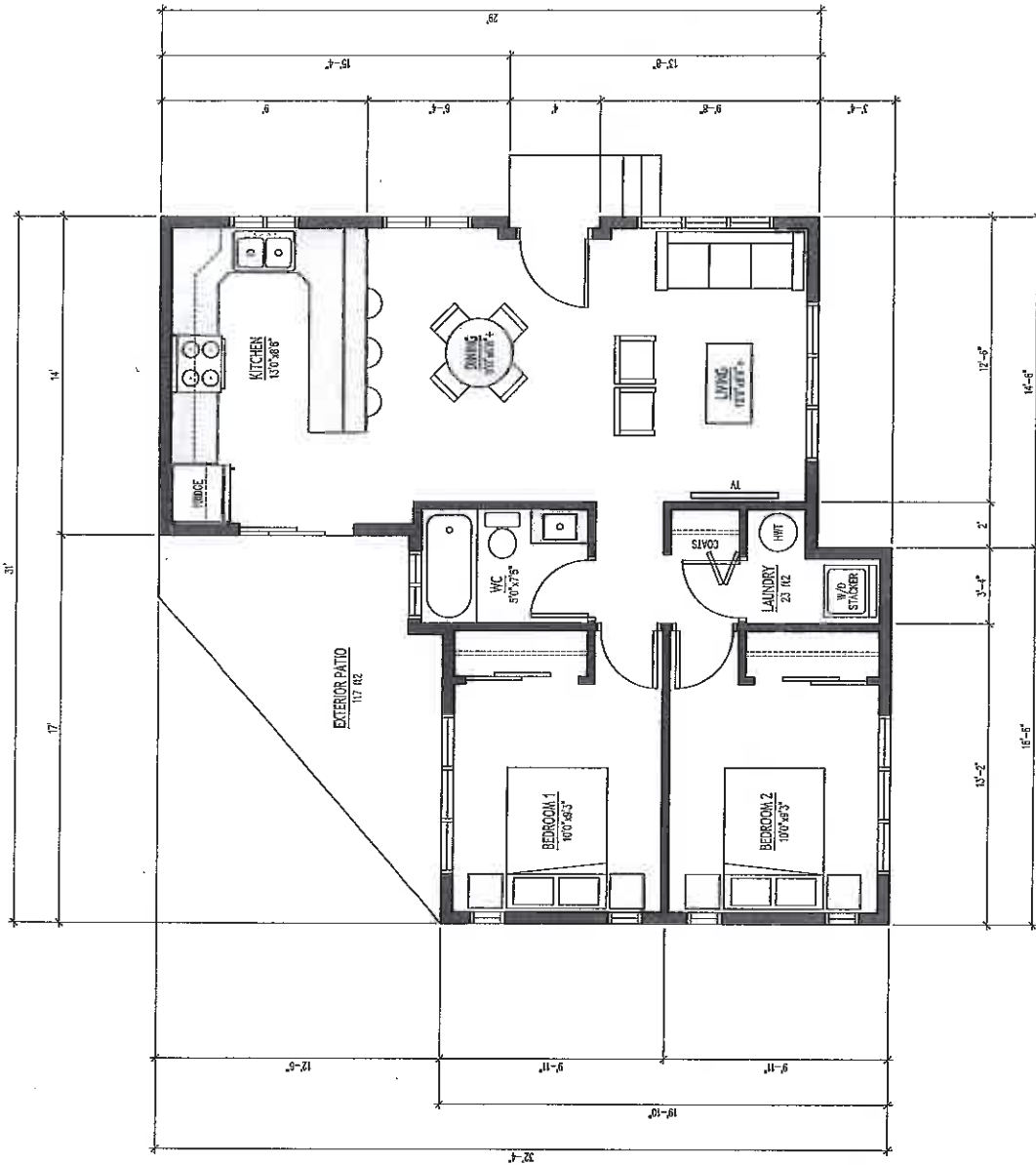


PERSPECTIVE
SCHEMATIC SCALE N/A



SOUTH ELEVATION
SCALE 3/8"=1'-0"

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| <p>PLANCITY P.L.L.C. 1. 208 801 044 1. 208 801 046 www.plancity.ca</p> | <p>DATE: SEPTEMBER 03, 2012 PROJECT: PROPOSED CARRIAGE HOME OWNER: SHARON WALKER</p> | <p>CREATED: P. MOJANSKI, ASST APPROVED: SCALE: AS NOTED SHEET NUMBER: 3 OF 3</p> |
|---|--|--|




MAIN FLOOR
 SCALE: 3/16" = 1'-0"

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|--|--|--|--|
| PLANCITY 174 LITTLE AVE. - KENNESAW, GA 30144 L. 202.889.8444 F. 202.889.8446 www.plancityga.com | DATE: SEPTEMBER 03, 2012 PROJECT: PROPOSED CARRIAGE HOME 424 PARK AVE. - KENNESAW, GA OWNER: SHARON WALKER | DRAWING TITLE: MAIN FLOOR PLAN GROSS AREA = 746.02 [69 m ²] | SCALE: 3/16" = 1'-0" SHEET NUMBER: 2 OF 3 |
| | CREATED: P. WODJANSKI, ASOT APPROVED: | | |

