

REPORT TO COUNCIL



Date: November 23, 2012

To: City Manager

From: Land Use Management, Community Sustainability (BD)

Application: Z12-0066 **Owner:** Peter L. and Charlene J. Jones

Address: 925 Kennedy Street **Applicant:** Axel Hilmer

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. Z12-0066 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 10, Section 29, Township 26, ODYD Plan 16270, located on Kennedy 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 zone amending bylaw be forwarded to a Public Hearing for further consideration.

2.0 Purpose

This application is seeking to rezone the subject property from the RU1- Large Lot Housing zone to the RU1c - Large Lot Housing with Carriage House zone to construct a carriage house.

3.0 Land Use Management

The applicant is seeking to rezone the subject property to allow the construction of a carriage house. The site is located on a corner which would allow the retention of the existing home facing Kennedy Street and site the carriage house to face Tronson Drive. The proposal will create a greater density on the site than previously seen in this neighbourhood, however densification is starting to occur as seen across the street where a carriage house was constructed in 2011. The established street rhythm is retained as the site configuration easily accommodates this housing form to be sensitively integrated.

The subject property is located within the Permanent Growth Boundary. Policies within the Official Community Plan support the sensitive integration into existing neighbourhoods, where

A handwritten signature or initials in the bottom right corner of the page.

services are already in place and densification can easily be accommodated. The subject property is in close proximity to parks, schools, transit and recreational opportunities.

Should the land use be supported by Council, a Development Permit executed at a staff level will be required for the new construction.

4.0 Proposal

4.1 Project Description

The subject property is located on a corner lot with frontage on both Kennedy Street and Tronson Drive making this site a good candidate for infill development. The applicant is proposing a compact one and half storey accessory building which contains two bedrooms on the upper floor and garage and great room living area on the ground floor. The required parking is easily achieved on the site and plenty of outdoor private space is available on this large sized lot.

A colour board and landscape details will be submitted for the processing of the Development Permit.

4.2 Site Context

The subject property is on the corner of Kennedy Street and Tronson Drive in the Glenmore/Clifton/Dilworth sector of Kelowna. The site is in close proximity to Glenmore Elementary school, transit routes, and neighbourhood convenience shopping. The surrounding properties are zoned as follows:

Orientation	Zoning	Land Use
North	RU1 - Large Lot Housing	Residential use
East	P2- Educational & Institutional	Glenmore Elementary school
South	RU1- Large Lot Housing	Single Family Dwelling
West	RU1- Large Lot Housing	Single Family Dwelling

4.3 Subject Property Map : 925 Kennedy Street



4.4 Zoning Analysis Table

The proposed application meets the requirements of RU1c - Large Lot Housing with Carriage House zone as follows:

Zoning Analysis Table		
CRITERIA	PROPOSAL	RU1c ZONE REQUIREMENTS
Subdivision Regulations		
Lot Area	856.5 m ²	550 m ²
Lot Width	21.6 m	17 m
Lot Depth	39.6 m	30.0 m
Development Regulations		
Site Coverage (buildings)	27 %	40%
Site Coverage (buildings/parking)	38 %	50%
Principal Dwelling		
Height	4.8 m	2 ½ storeys / 9.5 m
Front Yard	10 m	6 m to garage or carport
Side Yard (n)	6.74 m	4.5m for flanking street
Side Yard (s)	2.25 m	2.0 m (1 - 1 ½ storey)
Rear yard	16.73 m	7.5m
Proposed Carriage House		
Height	4.5 m	1 ½ storeys / 4.5 m
Separation between buildings	5.45 m	4.5 m
Side Yard (n)	5.49 m	4.5m for flanking street
Side Yard (s)	6.34 m	2.0 m (1 - 1 ½ storey)
Rear yard	1.52 m	1.5 m
Other Requirements		
Floor Area Ratio	Principal dwelling: 141 m ² Secondary suite: 87.3 m ² 62 %	May not exceed the lesser of 90 m ² or 75%
Parking Stalls (#)	2 at principal dwelling 1 within garage of carriage house	2 spaces for the principal dwelling and 1 for the carriage house
Private Open Space	meets requirements	30 m ² of private open space per dwelling

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Development Process

Policy 5.2.3 Complete Suburbs.¹ 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

¹ Official community plan Objective 5.2 Community Sustainability

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.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.

6.0 Technical Comments

6.1 Building & Permitting Department

- 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.
- 4) No building heights are provided on this application, please ensure the height of the structure meets the requirements or a variance is requested. *(provided by applicant)*

6.2 Development Engineering Department

See attached.

6.3 Fire Department

No concerns. Additional address is required for the new home on Tronson Drive.

7.0 Application Chronology

Date of Application Received: October 11, 2012

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 Plan
- Conceptual Elevations
- Floor Plan
- Context/Site Photos
- Technical Comments

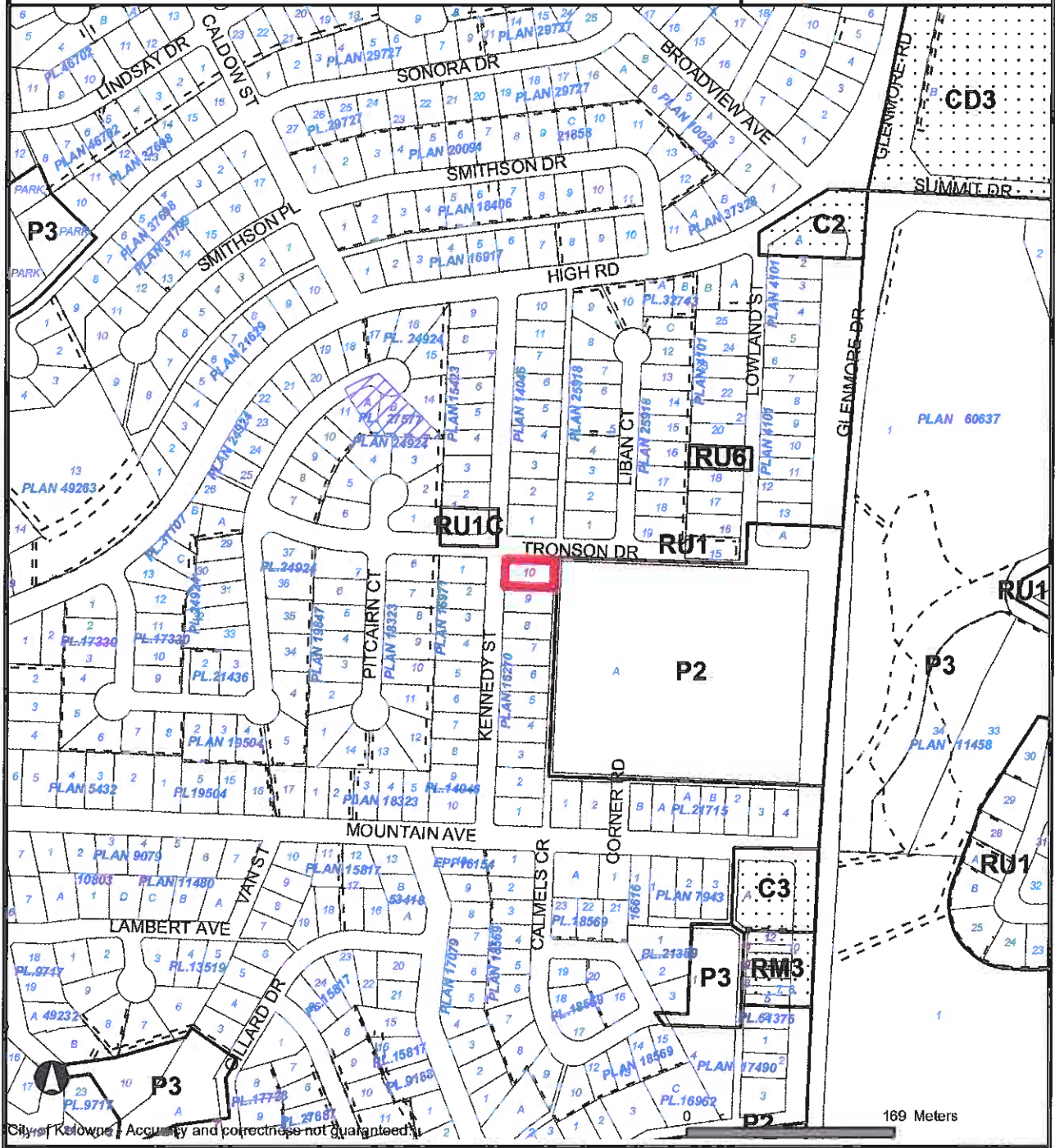
² Official community plan Objective 5.3 Focus development to designated growth areas.

Application

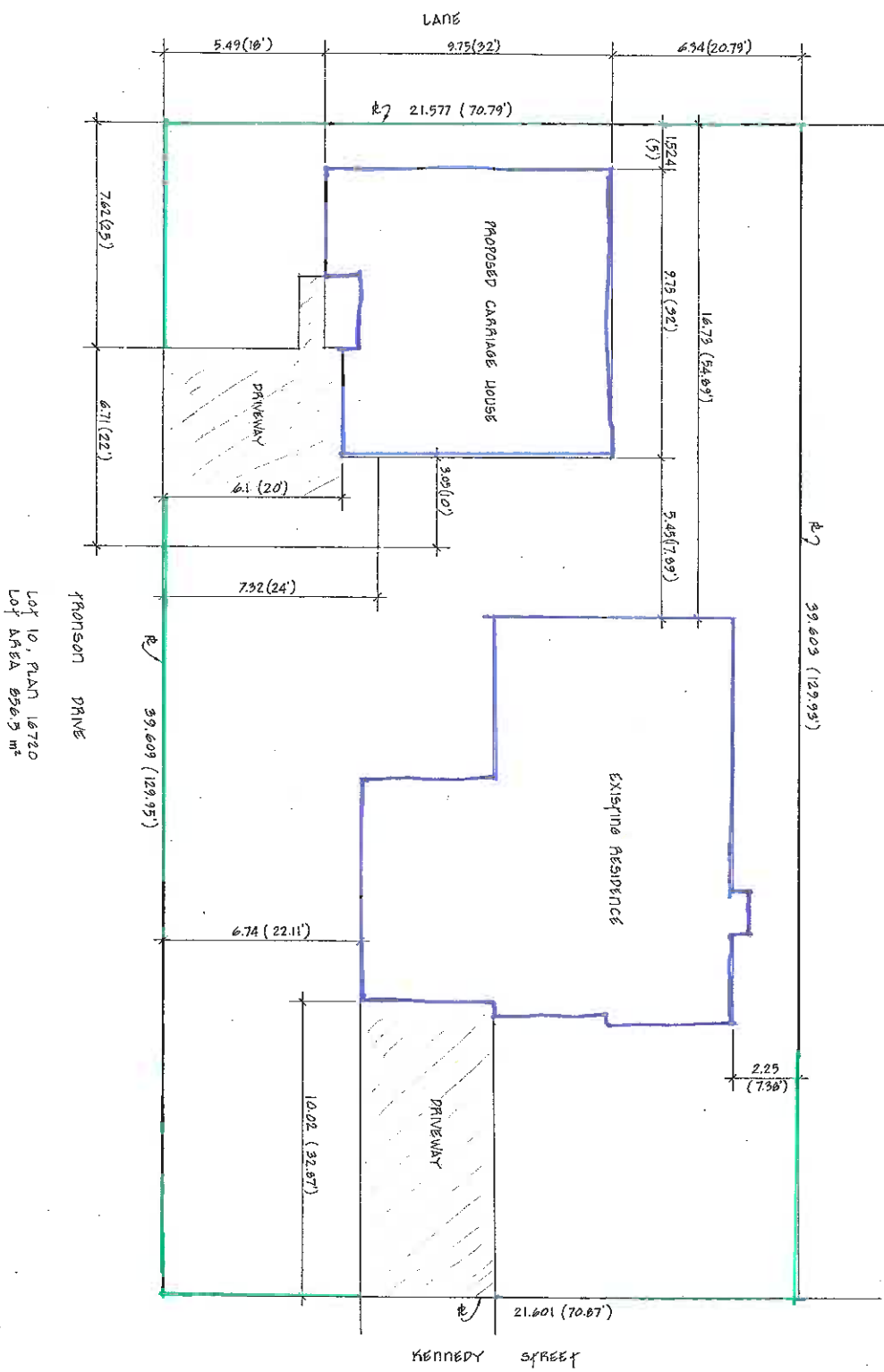
Z12-0066



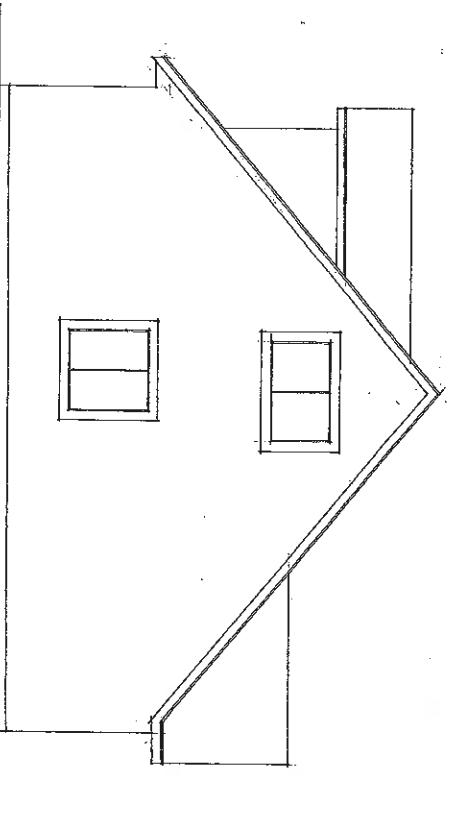
Subject Property



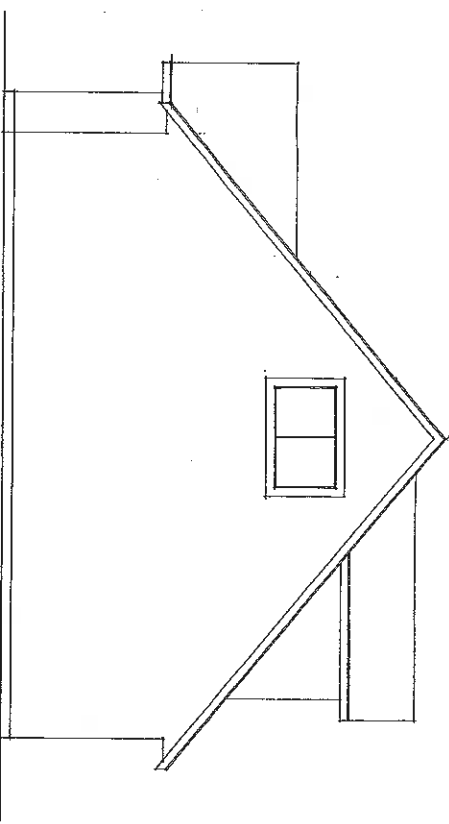
Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only. The City of Kelowna does not guarantee its accuracy. All information should be verified.



Left Elev.

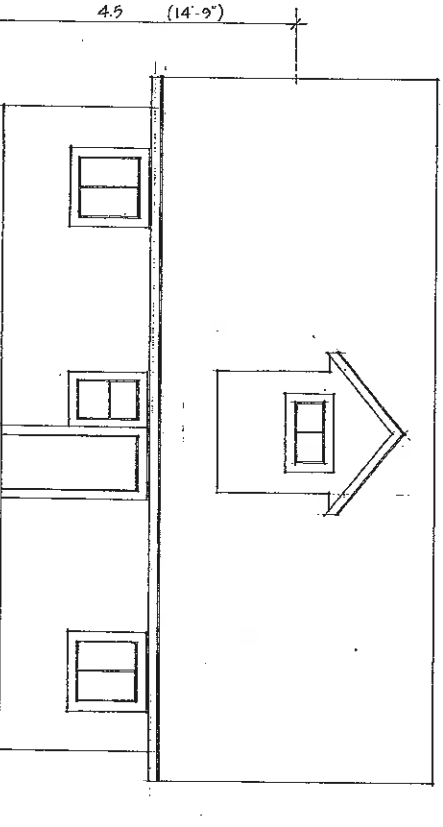


Right Elev.

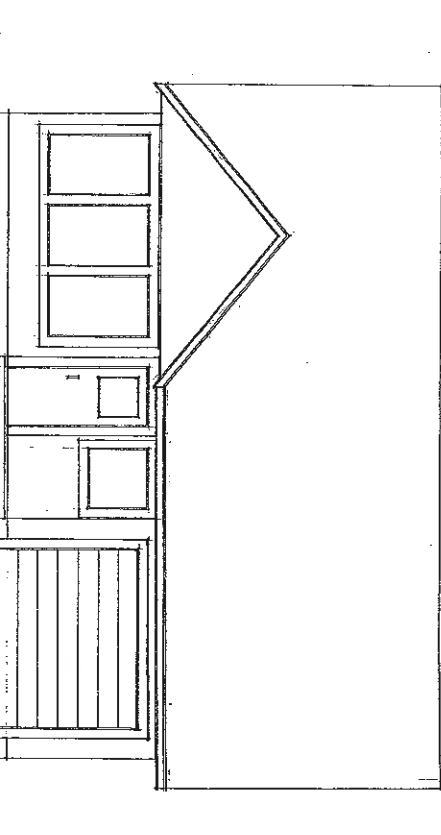


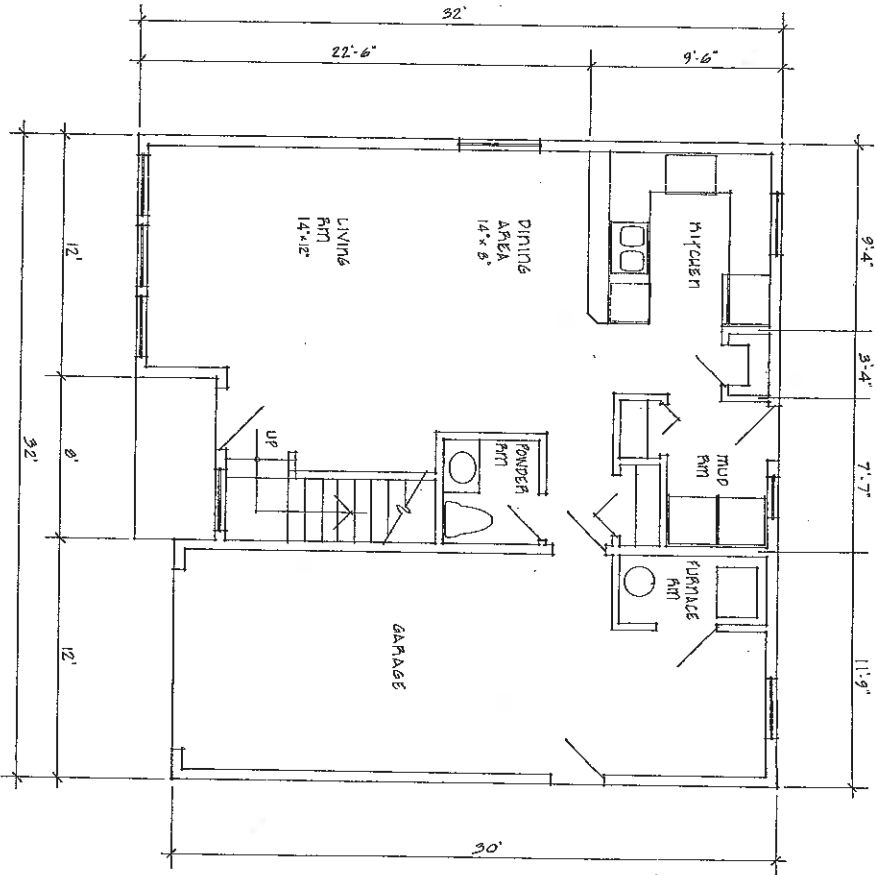
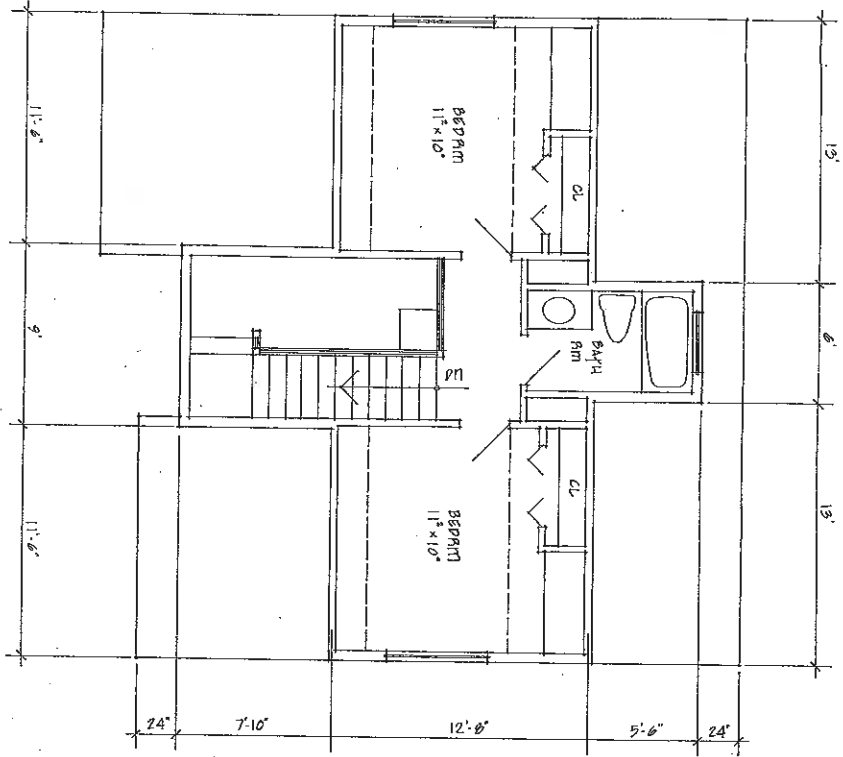
4.5 (14'-9")

Rear Elev.



Front Elevation





Scale :
Date :

NOTE: All dimensions
to be checked on job

Principal Dwelling

925 Kennedy



Front



view from lane into
the subject property



view of subject property
from Tronson Dr.





Neighbouring Carriage house - 914 Kennedy
(with same plan)

✓

CITY OF KELOWNA
MEMORANDUM

Date: October 23, 2012
File No.: Z12-0066

To: Land Use Management Department (BD)

From: Development Engineering Manager

Subject: 925 Kennedy Street, Lot 10 Plan 16270 RU1 to RU1s

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

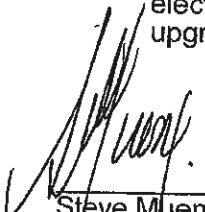
Our records indicate that this property is currently serviced with a 100mm-diameter sanitary sewer service complete with inspection chamber which is adequate for this application.

3. Development Permit and Site Related Issues

The proposed driveway must be located 8 m from the lane and a maximum width entering Tronson Drive is 6 metres. On-site parking modules must meet bylaw requirements.

4. 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.



Steve Muenz, P. Eng.
Development Engineering Manager

ss