

REPORT TO COUNCIL



Date: January 18, 2016

RIM No. 1250-30

To: City Manager

From: Community Planning Department (LK)

Application: Z15-0055 **Owner:** Lance Johnson & Tracey Skulmoski

Address: 160 Gibbs Road W **Applicant:** Novation Design Studio

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

1.0 Recommendation

THAT Rezoning Application No. Z15-0055 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 4 Section 26 Township 26 ODYD Plan 12452, Located at 160 Gibbs Road W, Kelowna, BC from RU1 - Large Lot Housing zone to 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 in conjunction with Council's consideration of a Development Permit and Development Variance Permit for the subject property.

2.0 Purpose

To rezone the subject property to facilitate the conversion of an accessory building to a carriage house on the subject parcel.

3.0 Community Planning

Community Planning Staff supports the proposed rezoning application to allow the conversion of an accessory building to a carriage house on the subject property. The S2RES - Single / Two Unit Residential land use designation permits the proposed RU1c - Large Lot Housing with Carriage House zone. Currently the adjacent parcels contain a mix of single family and multi-residential dwellings. The proposed carriage house use is consistent with the Official Community Plan (OCP) Future Land Use designation policy for Sensitive Infill.

Council Policy No. 367 with respect to public consultation was undertaken by the applicant. All adjacent neighbours within a 50m radius were provided with a circulation package in regards to the development.

4.0 Proposal

4.1 Background

The existing 1 ½ storey single detached dwelling with a single vehicle carport on the south side was constructed in the early 1960's. In 2013 a building permit was approved for the construction of the accessory building/ workshop in the rear yard with the future intention of converting it to a Carriage House.

4.2 Project Description

The subject parcel is located within the Permanent Growth Boundary on the west side of Gibbs Road. At the time of construction, the accessory building met all of the Zoning Bylaw regulations. In rezoning the parcel to allow for the conversion of the accessory building to a Carriage House, one variance is triggered. The required rear yard setback of 2.0 m would need a variance to be reduced to the 1.5 m proposed.



If rezoning is approved, the existing oversize workshop door will be removed and replaced with windows. The building will be finished to match the existing primary dwelling. Private open space for the Carriage House is provided beside it, to the north. The existing driveway will be extended to the carriage house to provide sufficient parking. The primary dwelling will have two parking spaces with one being in the existing attached carport and the second is provided in tandem.

The existing fence and hedges provide privacy for the adjacent parcels and the subject one. The two windows on the rear elevation will be screened by the fence and hedge. This will provide

4.3 Site Context

The subject property is located on the west side of Gibbs Road W in the Rutland area of Kelowna.

Adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1 - Large Lot Housing	Single Family Dwelling
East	RU1 - Large Lot Housing	Single Family Dwelling
South	RU1 - Large Lot Housing RM3 - Low Density Multiple Housing	Single Family Dwelling Multi-Family Row housing
West	RU6 - Two Dwelling Housing	Semi-Detached Dwelling

Subject Property Map: 160 Gibbs Road W



4.4 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RU1c ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Min. Lot Area	550 m ²	856 m ²
Min. Lot Width	16.5 m	22 m
Min. Lot Depth	30 m	38.79 m
Development Regulations		
Site Coverage	40%	21.8%
Site Coverage: accessory buildings or structures and carriage house (one storey)	20%	10%
Floor area of carriage house (footprint)	100 m ²	85.8 m ²
Max. area of carriage house (total building area)	130 m ²	85.8 m ²
Max. net floor area of carriage house to total net floor area of principal building	75%	40%
Height (mid point of roof)	4.8 m	4.2 m
Setback from Principal Dwelling	3.0 m	12.4 m
Carriage House Regulations		
Max. Height	4.8 m	4.2 m
Min. Side Yard (north)	2.0 m	9.1 m
Min. Side Yard (south)	2.0 m	2.9 m
Min. Rear Yard (without a lane)	2.0 m	1.5 m ●

Height (carriage house shall not be higher than existing primary dwelling unit)	1 1/2 storey ex. House	1 storey Carriage house
Other Regulations		
Min. Parking Requirements	3 stalls	+3 stalls provided
Min. Private Open Space	30 m ²	+30 m ²
● Indicates a requested variance to the rear setback to a carriage house for a laneless parcel.		

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Development Process

Compact Urban Form.¹ 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

- Development Cost Charges (DCC's) are required to be paid prior to issuance of any Building Permits.
- Operable bedroom windows required as per the 2012 edition of the British Columbia Building Code (BCBC 12).
- 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 are being applied to this structure at time of permit application

6.2 Development Engineering Department

- See Attachment 'A'.

6.3 Fire Department

- Requirements of section 9.10.19 Smoke Alarms and Carbon Monoxide alarms of the BCBC 2012 are to be met.
- All units shall have a posted address on Gibbs Rd W. for emergency response
- Should a gate or fence be installed between main house and carriage house the gate is to open without special knowledge (locking device) and have a clear width of 1100mm.

7.0 Application Chronology

Date of Application Received: October 15, 2015
Date Public Consultation Completed: November 15, 2015

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

Report prepared by:

Lydia Korolchuk, Planner

Reviewed by:



Terry Barton, Urban Planning Manager

Approved for Inclusion:



Ryan Smith, Community Planning Department Manager

Attachments:

Subject Property Map

Site Plan & Landscape Plan

Conceptual Elevations

Attachment A: Development Engineering Memorandum dated November 25, 2015