

REPORT TO COUNCIL



Date: February 1, 2015

RIM No. 1250-30

To: City Manager

From: Community Planning Department (TB)

Application: Z15-0035

Owner: John Tyler Keith

Nicolette Ann Keith

Address: 665 Harmony Court

Applicant: Peter J Chataway

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. Z15-0035 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 7, District Lot 357, Similkameen Division Yale District, Plan 27103 located at 665 Harmony Court, 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 THAT final adoption of the Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out in Schedule "A" attached to the Report from the Community Planning Department dated July 10, 2015;

2.0 Purpose

To rezone the subject property to facilitate the development of a carriage house.

3.0 Community Planning

Community Planning Staff supports the proposed rezoning application to allow the development of 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 single family residential homes. The proposed carriage house use is consistent with the Official Community Plan (OCP) Future Land Use designation and OCP policy for Sensitive Infill.

Council Policy No. 367 with respect to public consultation was undertaken by the applicant. All adjacent neighbours except for 1 within a 50m radius were provided with a circulation package in regards to the development. There has been no response.

4.0 Proposal

4.1 Background

The original 2 storey single detached dwelling was constructed in 1979. It is currently under renovation to extend the second story above the garage. The footing and foundation for the carriage house was completed in 2015 in anticipation of approval of RU1c zoning and development permit. Should Council choose to support the rezoning request, Staff will continue to work with the applicant to issue the Development Permit in accordance with the Intensive Residential - Carriage House / Two Dwelling Housing guidelines.

4.2 Project Description

The subject parcel is located within the urban core on the south side of Harmony Court. The footing and foundation for the proposed carriage house has already been completed, and meets the zoning bylaw with no variances. The carriage house offers a one car garage and workshop on the lower level, with a one bedroom suite on the upper level.

Private open space for the carriage house is provided on the west side of the carriage house outside a covered entry to the workshop, and there is a balcony off the master bedroom that faces the interior of the lot to maintain privacy of adjacent parcels.

Two windows on the upper story of the carriage home face a second story balcony on the neighboring property to the south. The windows are for the bathroom and kitchen and should have a minimal impact on privacy.

Parking for the single family dwelling is provided in the existing double garage, and private open space is maintained in front of that dwelling.

4.3 Site Context

The subject property is located in North Mission, west of Gordon Drive and south of Okanagan Mission Secondary School.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1 - Large Lot Housing	Residential
East	RU1 - Large Lot Housing	Residential
South	RU1 - Large Lot Housing	Residential
West	RU1 - Large Lot Housing	Residential

Subject Property Map: 665 Harmony Ct



4.4 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RU1c ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Lot Area	550 m ²	1080 m ²
Lot Width	16.5 m	16.3 m
Lot Depth	30 m	40.4 m
Development Regulations		
Site Coverage (buildings)	40%	23.4%
Maximum Total Site Coverage (buildings, driveways, & parking)	50%	35.8
Site Coverage: accessory buildings or structures and carriage house	14%	7.6
Floor area of carriage house (footprint)	90 m ²	82.5 m ²
Max. area of carriage house (total habitable area)	90 m ²	74.2 m ²
Max. net floor area of carriage house to total net floor area of principal building	75%	48.0%
Setback from Principal Dwelling	3 m	4.0 m
Carriage House Regulations		

Max. Height	4.8 m	4.8 m
Min. Side Yard (east)	2.0 m	2.03 m
Min. Side Yard (west)	2.0 m	19.0 m
Min. Rear Yard (without a lane)	2.0 m	2.03 m
Height (carriage house shall not be higher than existing primary dwelling unit)	2 storey house	1 ½ storey carriage house
Other Regulations		
Min. Parking Requirements	3 stalls	3 stalls
Min. Private Open Space	30m ²	>30m ²

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.

Sensitive Infill.² 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

- 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.

6.2 Development Engineering Department

- See attached memorandum, dated July 10, 2015

6.3 Fire Department

- Requirements of section 9.10.19 Smoke Alarms of the BCBC 2012 are to be met.
- A separate address shall be posted Harmony Ct
- Should a gate or fence be installed between the existing house and the carriage house the gate is to open without special knowledge (locking device).
- Do not release BP until all life safety concerns are completed.

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

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

6.4 FortisBC Electric

- There are primary distribution facilities along Harmony Court. The applicant is responsible for costs associated with any change to the subject property's existing service, if any, as well as the provision of appropriate land rights where required.
- Otherwise, FortisBC Inc. (Electric) has no concerns with this circulation.
- In order to initiate the design process, the customer must call 1-866-4FORTIS (1-866-436-7847). It should be noted that additional land rights issues may arise from the design process but can be dealt with at that time, prior to construction.

7.0 Application Chronology

Date of Application Received: June 22, 2015
Date Public Consultation Completed: November 30, 2015

Report prepared by:

Trisa Brandt, Planner I

Reviewed by:

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Terry Barton, Urban Planning Manager

Approved by:

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Ryan Smith, Community Planning Department Manager

Attachments:

Site Plan
Conceptual Elevations
Landscape Plan
Context/Site Photos
Schedule A: Development Engineering Memorandum