

REPORT TO COUNCIL



Date: April 9, 2018

RIM No. 1250-30

To: City Manager

From: Community Planning Department (AF)

Application: Z18-0012

Owner: Cheryl Norlene Nanci
Enzo James Nanci

Address: 3596 Casorso Road

Applicant: 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

1.0 Recommendation

THAT Rezoning Application No. Z18-0012 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 18, District Lot 134, ODYD, Plan 20399 located at 3596 Casorso Road, 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.

2.0 Purpose

To consider a development application to rezone to RU1c – Large Lot Housing with Carriage House to facilitate the development of a carriage house.

3.0 Community Planning

Community Planning supports the proposed rezoning from RU1 – Large Lot Housing to RU1c – Large Lot Housing with Carriage House as it is in line with the Official Community Plan (OCP) Future Land Use Designation of S2RES – Single/Two Unit Residential for the subject property and is located within the Permanent Growth Boundary. The property is fully serviced and is in close proximity to transit, parks, and schools. It is therefore consistent with the OCP Urban Infill Policy of Compact Urban Growth. The one

storey design of the carriage house is an example of a modest increase in density that follows the OCP Policy of Sensitive Infill.

4.0 Proposal

4.1 Background

The subject property currently has an existing one and a half storey single family dwelling with a single car garage and an additional accessory garage located at the rear of the property. The existing accessory garage is proposed to be converted into a carriage house with a single car garage.

4.2 Project Description

The proposed rezoning from RU1 to RU1c would facilitate the development of a carriage house on the subject property. The proposed carriage house meets all of the zoning regulations and does not require any variances. The property has an OCP Future Land Use of S2RES – Single/Two Unit Residential, is fully serviced, and is located within the Permanent Growth Boundary. The subject property is suitable for an increase in density as it is located near transit routes with access to parks and schools.

The proposed rezoning meets the OCP Urban Infill Policies for Compact Urban Growth and Sensitive Infill. These policies state that growth should occur in areas that are already serviced and have access to transit, and that growth should be designed to be sensitive to the existing character of the neighbourhood.

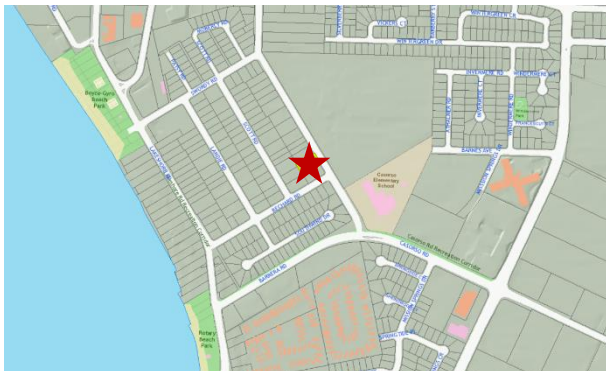
4.3 Site Context

The subject property is located in South Pandosy near the intersection of Lakeshore Road and Barrera Road and just northwest of Casorso Park. It is in close proximity to transit routes located along Lakeshore Road and is within walking distance to both Casorso Park and Casorso Road Recreation Corridor. There is one other RU1c zoned property in the same residential block and several RU1c zoned properties within the neighborhood. Other surrounding zones within the neighborhood include several RU2 – Medium Lot Housing and several RU6 – Two Dwelling Housing properties.

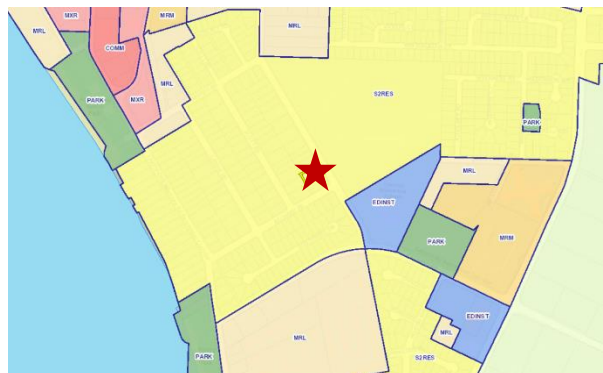
Specifically, adjacent land uses are as follows:

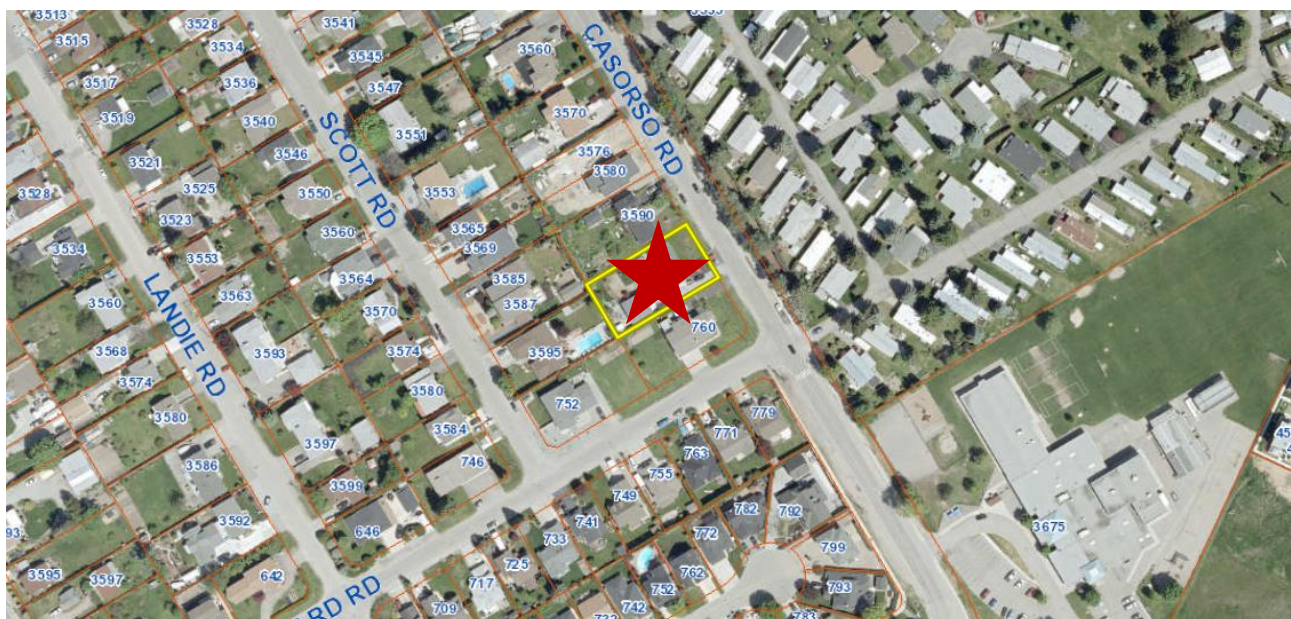
Orientation	Zoning	Land Use
North	RU1 – Large Lot Housing	Residential
East	RM7 – Mobile Home Park	Residential
South	RU1 – Large Lot Housing	Residential
West	RU1 – Large Lot Housing	Residential

Site Context Map



Future Land Use Map



Subject Property Map: 3596 Casorso Road**4.4 Zoning Analysis Table**

Zoning Analysis Table		
CRITERIA	ZONE REQUIREMENTS	PROPOSAL
Existing Lot Regulations		
Minimum Lot Area	550 m ²	1407.94 m ²
Minimum Lot Width	16.5 m	27.43 m
Minimum Lot Depth	30 m	51.3 m
Development Regulations		
Site Coverage (buildings)	40 %	20.79 %
Site Coverage (buildings, driveways and parking)	50 %	34.5 %
Height	2 ½ storeys or 9.5m	1 ½ storeys / 5.1 m
Minimum Front Yard	4.5m (6.0m to garage)	10.85 m
Minimum Side Yard (south)	2.0 m for 1-1 ½ storeys	6.5 m
Minimum Side Yard (north)	2.0 m for 1-1 ½ storeys	3.2 m
Minimum Rear Yard	7.5m	26.46 m
Other Regulations		
Minimum Parking Requirements	3 stalls	3 stalls
Minimum Private Open Space	30 m ² per unit	Carriage House: 155 m ² Principle Dwelling: >30 m 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.

Carriage Houses & Accessory Apartments.³ Support carriage houses and accessory apartments through appropriate zoning regulations.

6.0 Technical Comments

6.1 Building & Permitting Department

- Demolition Permits required for any existing structures.
- Development Cost Charges (DCC's) are required to be paid prior to issuance of any Building Permits.
- A third party work order may be required with the Development Engineering Department for an upgraded water line and sewage connection. These requirements are to be resolved prior to issuance of the Building Permit.
- Frost protection is required between the garage and the dwelling unit.
- 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 and NAFS are being applied to this building at time of permit application.

6.2 Development Engineering Department

- See attached memorandum dated February 2, 2018

6.3 Fire Department

- Requirements of section 9.10.19 Smoke Alarms and Carbon Monoxide alarms of the BCBC 2012 are to be met.

6.4 FortisBC - Electric

- There are FortisBC Inc (Electric) ("FBC(E)") primary distribution facilities along Casorso Road. 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.

¹ City of Kelowna Official Community Plan, Policy 5.3.2 (Development Process Chapter).

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

³ City of Kelowna Official Community Plan, Policy 5.22.12 (Development Process Chapter).

7.0 Application Chronology

Date of Application Received: January 19, 2018
Date Public Consultation Completed: February 26, 2018

Report prepared by: Andrew Ferguson, Planner
Reviewed by: Terry Barton, Urban Planning Manager
Approved for Inclusion: Ryan Smith, Community Planning Department Manager

Attachments:

Attachment A: Site and Floor Plan
Attachment B: Landscape Plan
Attachment C: Conceptual Elevations
Attachment D: Development Engineering Technical Comments