

REPORT TO COUNCIL



Date: July 16, 2018

RIM No. 1250-30

To: City Manager

From: Community Planning Department (JR)

Application: Z18-0036

Owner: Kenneth & Darlene Therrien

Address: 5165 Lakeshore Road

Applicant: Kenneth & Darlene Therrien

Subject: Rezoning Application

Existing OCP Designation: S2RES – Single / Two Unit Residential

Existing Zone: RR2 – Rural Residential 2

Proposed Zone: RR2c – Rural Residential 2 with Carriage House

1.0 Recommendation

THAT Rezoning Application No. Z18-0036 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 11, Section 23, Township 28, SDYD, Plan 8976, located at 5465 Lakeshore Road, Kelowna, BC from RR2 – Rural Residential 2 zone to the RR2c – Rural Residential 2 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 rezone the subject property from RR2 - Rural Residential 2 to RR2c – Rural Residential 2 with Carriage House to facilitate a carriage house.

3.0 Community Planning

Community Planning Staff support the proposed rezoning to facilitate a carriage house on the subject property. The property is located within the Permanent Growth Boundary in the Southwest Mission sector of the City. The parcel is designated as S2RES – Single/Two Unit Residential in the Official Community Plan (OCP) and is relatively large in size at 2914 m². Rezoning the subject property to add the 'c' designation would meet policy objectives including fostering a mix of housing forms and concentrating growth within the Permanent Growth Boundary. The proposed rezoning is consistent with the property's future land use designation and will have urban services (i.e. Sewer).

In accordance with Council Policy No. 367, the applicant submitted a Neighbour Consultation Form outlining that the neighbours within 50m of the subject property were notified of the proposed rezoning application.

4.0 Proposal

4.1 Project Description

The proposed carriage house is 1-storey, is located in the front yard and requires no variances. The design features a flat roof and has similar exterior finishes to the existing home. The carriage house will be set into the natural slope and will ensure that views for the existing house and properties are not obstructed.

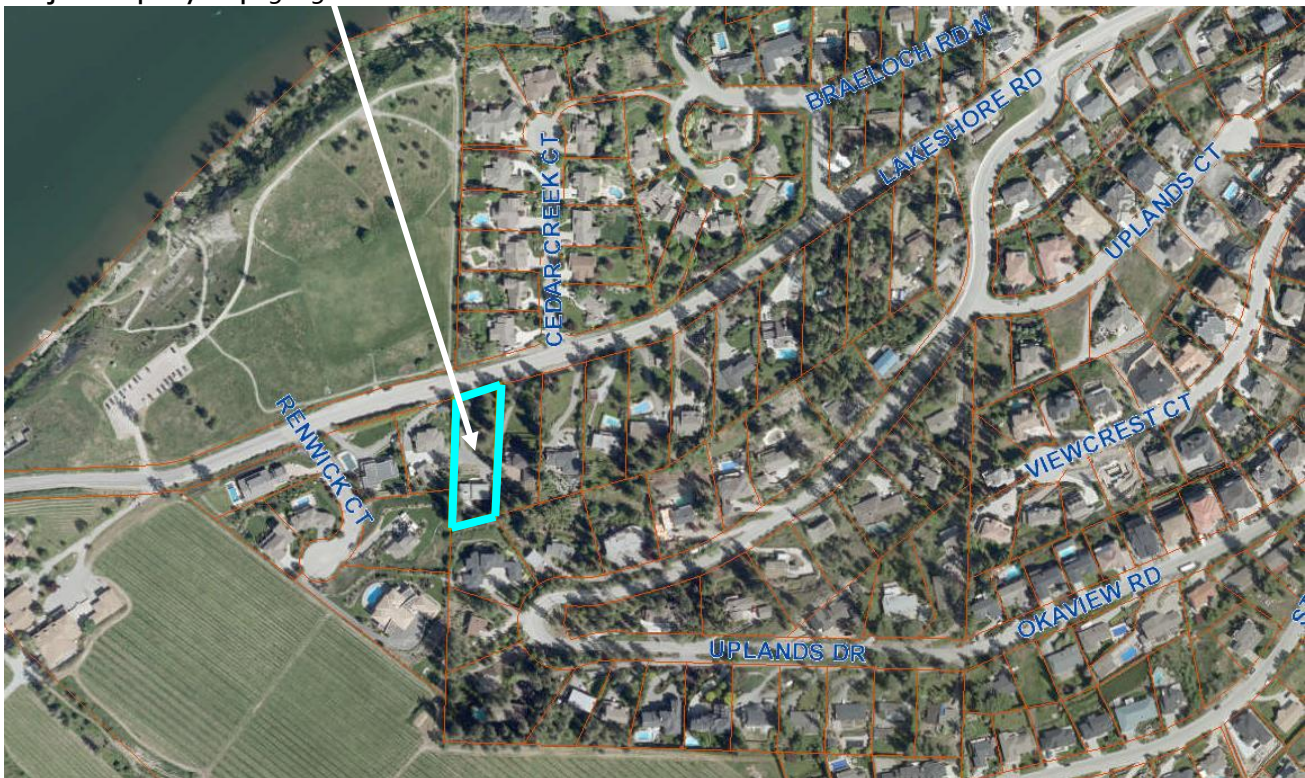
4.2 Site Context

The subject property has a total area of 2914 m² and is located at 5165 Lakeshore Road. The property is designated S2RES – Single / Two Unit Residential in the Official Community Plan and the surrounding area is single family residential.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RR3 – Rural Residential 3	Single Family Residential
East	RR2 – Rural Residential 2	Single Family Residential
South	RR2 – Rural Residential 2	Single Family Residential
West	RR3 – Rural Residential 3	Single Family Residential

Subject Property Map: 5165 Lakeshore Road



4.3 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RR2c ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Lot Area	m ²	m ²
Lot Width	m	m
Lot Depth	m	m
Carriage House Regulations		
Maximum Accessory Site Coverage	20%	4%
Maximum Accessory Building Footprint	100 m ² (carriage house) 50 m ² (accessory buildings) 130m ² (total)	118 m ²
Maximum Net Floor Area	100 m ²	100 m ²
Maximum Net Floor Area to Principal Building	75%	45%
Maximum Height (to mid-point)	4.8 m	3.2 m
Maximum Height (to peak)	Peak of principal dwelling	4.5 m
Front Yard	12 m	m
Side Yard (east)	1.5 m	4 m
Side Yard (west)	1.5 m	9 m
Rear Yard	3.0 m	~52 m
Minimum Distance to Principal Dwelling	3.0 m	28 m
Other Regulations		
Minimum Parking Requirements	3 stalls	4 stalls
Private Open Space	60 m ²	800 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 neighborhood with respect to building design, height and siting.

Healthy Communities.³ Through current zoning regulations and development processes, foster healthy, inclusive communities and a diverse mix of housing forms, consistent with the appearance of the surrounding neighbourhood.

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).

³ City of Kelowna Official Community Plan, Policy 5.22.7 (Development Process Chapter).

Carriage Houses & Accessory Apartments.⁴ Support carriage houses and accessory apartments through appropriate zoning regulations.

6.0 Technical Comments

6.1 Building & Permitting Department

- Full Plan check for Building Code related issues will be done at time of Building Permit applications.

6.2 Development Engineering Department

See Attachment A

7.0 Application Chronology

Date of Application Received: April 20th, 2018

Date Public Consultation Completed: May 27th, 2018

Report prepared by: Jenna Ratzlaff, Planner

Reviewed by: Terry Barton, Urban Planning Manager

Approved for Inclusion: Ryan Smith, Community Planning Department Manager

Attachments:

Attachment 'A': Development Engineering Memorandum

Schedule 'A': Rational, Site Plan & Floor Plans

Schedule 'B': Elevations

⁴ City of Kelowna Official Community Plan, Policy 5.22.12 (Development Process Chapter).