

REPORT TO COUNCIL



Date: July 30, 2018

RIM No. 1250-30

To: City Manager

From: Community Planning Department (TH)

Application: Z18-0046

Owner: Lisa and Edward Berk

Address: 820 Paret Road

Applicant: Lisa and Edward Berk

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. Z18-0046 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 3 District Lot 579 SDYD Plan 15130, located at 820 Paret 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 FURTHER THAT the Rezoning Bylaw be forwarded to a Public Hearing for further consideration.

2.0 Purpose

To rezone the subject property to facilitate a carriage house.

3.0 Community Planning

Community Planning supports the Rezoning application to permit a carriage house on the subject parcel. A carriage house meets one of the forms of housing intended for the Single/Two Unit Residential (S2RES) designation in Kelowna's Official Community Plan. Rental units are in high demand in Kelowna, a carriage house may not be stratified remains as a rental unit for its entire lifespan. The subject parcel is within Kelowna's Permanent Growth Boundary and a BC Transit bus stop is located within 200 m on Gordon Drive.

One variance is triggered by this application as the owners are retaining an existing workshop on the property. The workshop and proposed carriage house will exceed the allowable maximum footprint for all accessory structures in the proposed RU1C zone. No Development Engineering requirements are a condition of this rezoning as the subject property is serviced with adequate water and sewer infrastructure.

The applicant submitted a Neighbourhood Consultation Summary Form to staff on July 9, 2018 outlining that Council Policy No. 367 has been fulfilled.

4.0 Proposal

4.1 Background

The existing workshop is unique in that it was the workshop of Bernie Barski. Mr. Barski owned and operated a fiberglass manufacturing plant called *Barski Industries*. Mr. Barski is responsible for the creation of the apple at Gyro Beach, many characters for the Flintstone's Park, as well as the Whinny the Pooh in City Park in Kelowna. Mr. Barski's daughter Lisa now lives on the property with her husband. The couple maintain the workshop and many neighbours still come over to use the space and tools. The owners would like to keep the workshop for the length of their life on the property.

4.2 Project Description

The applicant is proposing a single storey carriage house. The RU1C zone regulates that the total footprint of all single storey accessory structures may not exceed the lesser of 20% site coverage on the land, or 120 sq.m. The applicant is proposing to have accessory structures (existing workshop and proposed carriage house) cover a total of 6% of the land, however the combined footprint coverage measures 184 sq.m. As the square meters are over the allowable size, a variance is triggered for the construction of the carriage house.

If the current RU1C Rezoning application is approved by Council, a Development Variance Permit will be presented to Council to consider the increase to the allowable footprint to 184 sq.m. (6% site coverage).

4.3 Site Context

The subject parcel is 0.53 acres in size. The principle dwelling was constructed in the 1960s, workshop constructed in the 1970s. The property is located in the Southwest Mission sector of Kelowna and is within the Permanent Growth Boundary.

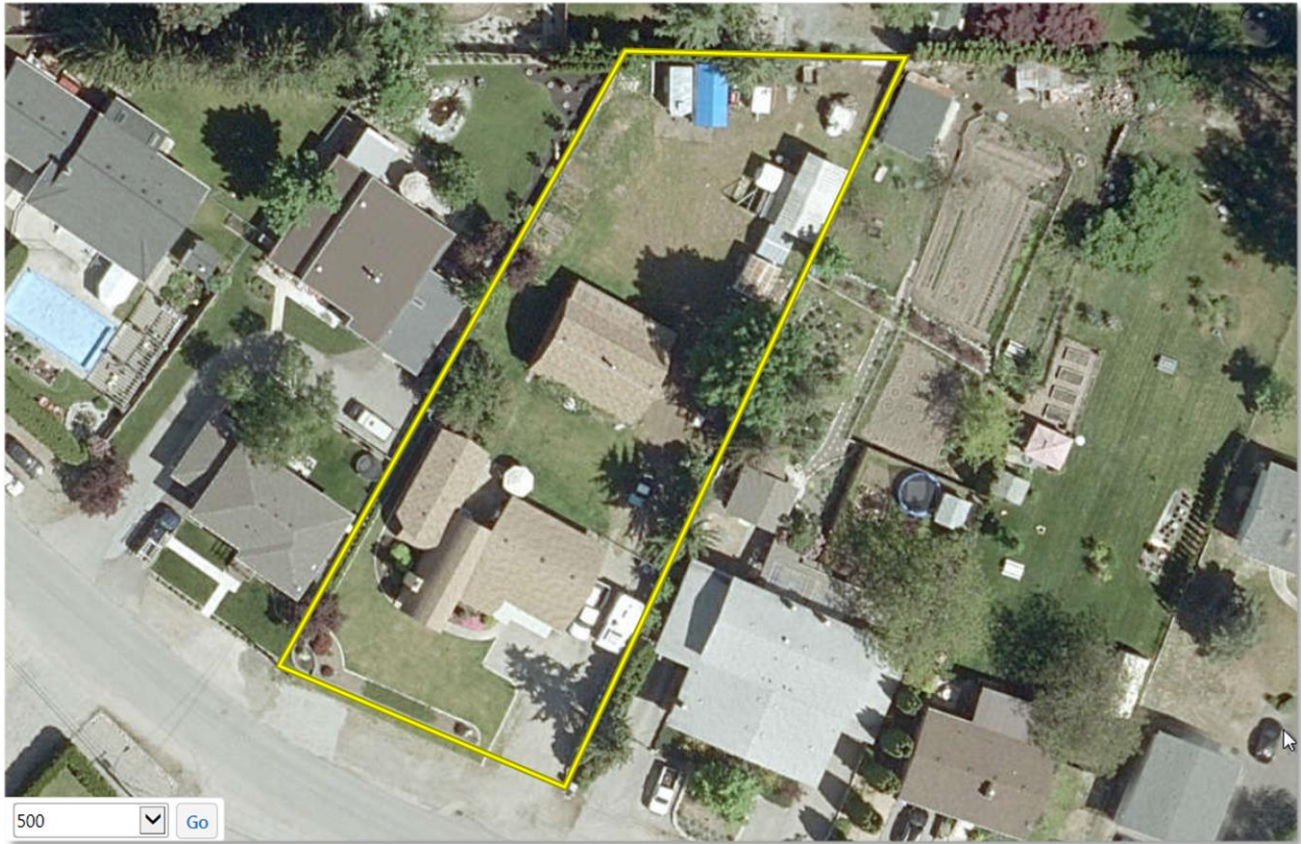
Adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1	Single Family Dwelling
East	RU6	Single Family Dwelling
South	RU1	Single Family Dwelling
West	RU6	Two Dwelling Housing

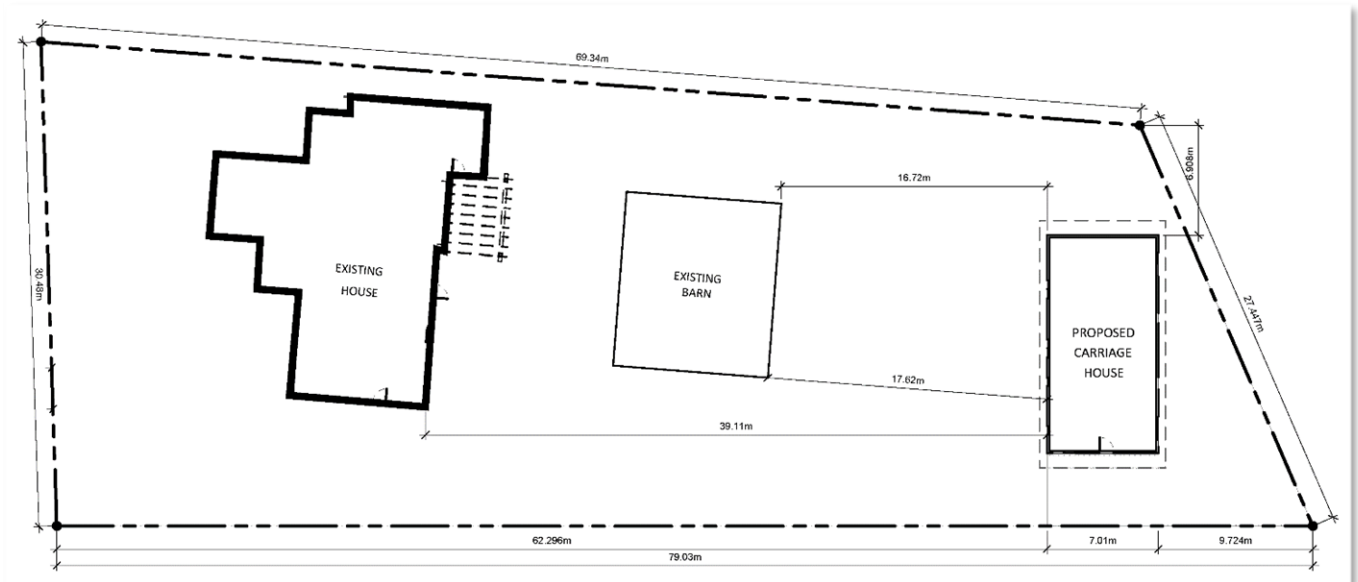
Neighbourhood Context: 820 Paret Rd



Subject Property: 820 Paret Rd



Proposed Site Plan: 820 Paret Rd



4.4 Zoning Analysis Table

Subdivision Regulations are not applicable to this rezoning application, for information only.

Zoning Analysis Table		
CRITERIA	RU1C ZONE REQUIREMENTS	EXISTING CONDITIONS
Existing Lot/Subdivision Regulations		
Lot Area	550 m ²	2,145 m ²
Lot Width	16.5 m	30.0 m
Lot Depth	30.0 m	79.0 m
Development Regulations		
Max Site Coverage	40%	13%
Max Site Coverage incl driveways & parking	50%	23%
Max Height principal dwelling	9.5 m or 2.5 storeys	1.5 storey
One Storey Carriage House Regulations		
CRITERIA	REQUIREMENT	PROPOSED
Min Parking	3	3
Max combined site coverage of carriage house and all accessory buildings	Lesser of 20% or 130 m ²	6% / 184 m ² ¹
Max footprint of a carriage house	100 m ²	96.2 m ²
Max footprint of accessory buildings	50 m ²	87 m ² Existing building – legal non-conforming
Max net floor area of carriage house	100 m ²	96.2 m ²
Max height	Lesser of 4.8 m or height of existing dwelling	4.6 m
Min front yard	9.0 m	+ 50.0 m
Min side yard	1.5 m	4.5 m
Min rear yard	1.5 m	1.5 m
Min distance to principal dwelling	3.0 m	+10.0 m
¹ Indicates a requested variance to maximum combined site coverage of carriage house and all accessory buildings.		

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Single / Two Unit Residential (S2RES)¹ Single detached homes for occupancy by one family, single detached homes with a secondary suite or carriage house, semi-detached buildings used for two dwelling units, modular homes, bareland strata, and those complementary uses...

The proposed carriage house is an approved dwelling form in the S2RES designation.

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.

The subject parcel is located within 200 m of a BC Transit bus stop. Three schools also exist within a 1.5 km radius of the subject parcel.

¹ City of Kelowna Official Community Plan, (Future Land Use Chapter).

² City of Kelowna Official Community Plan, Policy 5.2.3 (Development Process Chapter).

Technical Comments

5.2 Building & Permitting Department

A Full Plan Check is required at time of Building Permit for the Carriage House.

5.3 Development Engineering Department

City of Kelowna infrastructure does not require upgrading for this application.

6.0 Application Chronology

Date of Application Received: April 24, 2018

Date Public Consultation Completed: July 7, 2018

Report prepared by: Tracey Hillis

Reviewed by: Dean Strachan, Suburban and Rural Planning Manager

Approved for Inclusion: Ryan Smith, Community Planning Department Manager

Attachments:

none