

REPORT TO COUNCIL



Date: April 4, 2016

RIM No. 1250-30

To: City Manager

From: Community Planning Department (TB)

Application: Z15-0044 **Owner:** Kaskade Developments Group Inc
(Inc. No. A0078591)

Address: 190 Homer Road **Applicant:** Kaskade Developments Group Inc

Subject: Rezoning Application

Existing OCP Designation: MRL - Multiple Unit Residential (Low Density)

Existing Zone: RU1 - Large Lot Housing

Proposed Zone: RU1c - Large Lot Housing with Carriage House

1.0 Recommendation

THAT Rezoning Application No. Z15-0044 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 9, Section 27, Township 26, ODYD, Plan 14897 located at 190 Homer Rd, 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 April 4, 2016;

2.0 Purpose

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

3.0 Community Planning

Community Planning Staff supports the proposed rezoning application to allow the conversion of a workshop into a carriage house on the property. The proposed carriage house use is consistent with the Official Community Plan (OCP) urban infill policies for Compact Urban Form and Sensitive Infill. There are no variances required. Should Council approve the rezoning, staff will

continue to work with the applicant to issue a Direct Development Permit in accordance with the Intensive Residential - Carriage House/Two Dwelling Housing Guidelines.

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 on March 1, 2016. To date, staff has received 1 phone call of non-support from a neighbor in the multi-family complex to the west due to concerns over privacy. Should Council approve this proposal, staff can work with the applicant through the development permit to resolve any privacy concerns through screening or small alterations of the proposed plan.

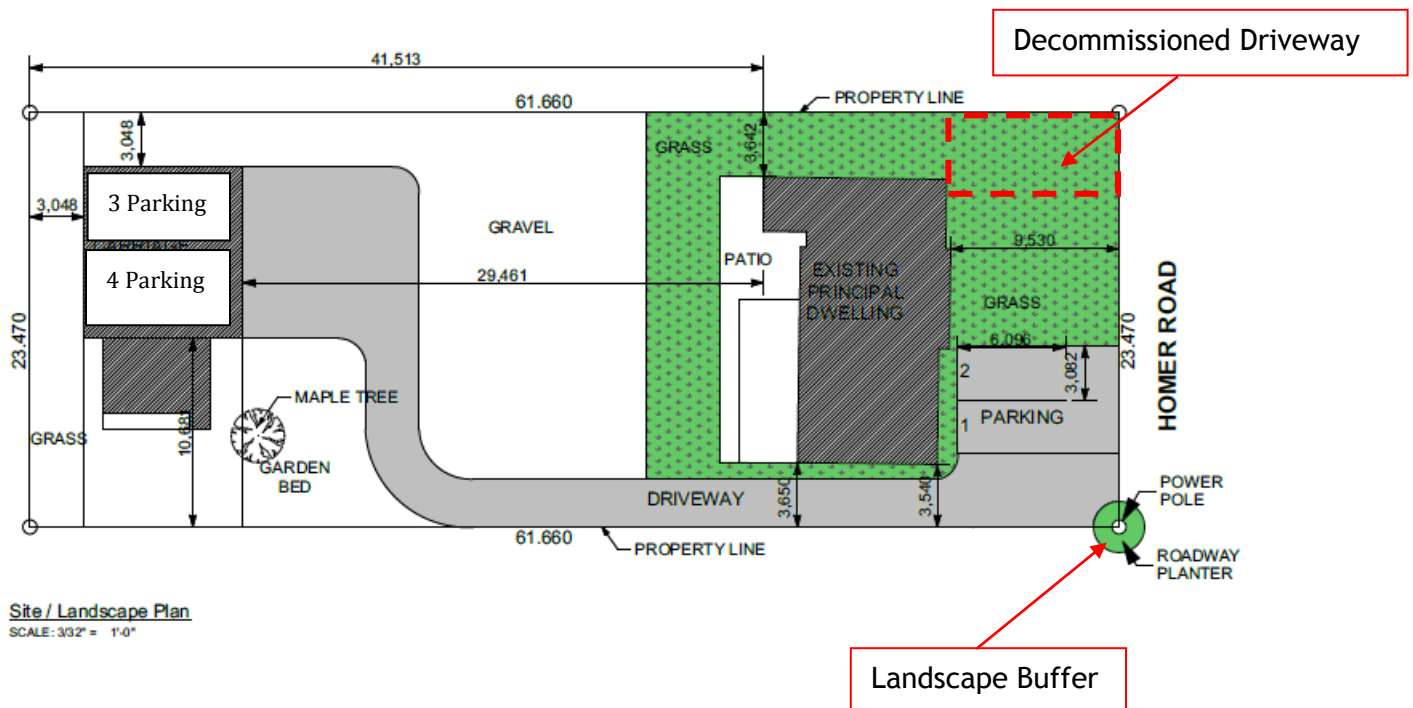
4.0 Proposal

4.1 Background

The original one-storey single family dwelling was constructed in the 1960's, and the accessory building (workshop and garage) was completed in 2010 with all required permits. The applicant and current owner purchased the property in 2013 and has worked with bylaws to decommission an illegal suite in the primary dwelling that was constructed by the previous owner. The accessory building has never had a suite constructed in it and has never had a bylaw infraction.

4.2 Project Description

The subject property is located on the west side of Homer Road north of Highway 33 W. The proposed carriage house would involve converting the existing 1.5 storey accessory building into a dwelling. Two parking stalls for the main dwelling are provided in the front yard, and two additional parking stalls are provided in a garage on the main floor of the carriage house. The private space for the carriage house is achieved on an outdoor deck and the private space for the main dwelling is in the front and rear lawn. The proposed carriage house does not require any variances. As part of the process the applicant has decommissioned a second driveway on the north side of the property, and has agreed to provide a landscaping buffer around the hydro pole at the south driveway for safety.



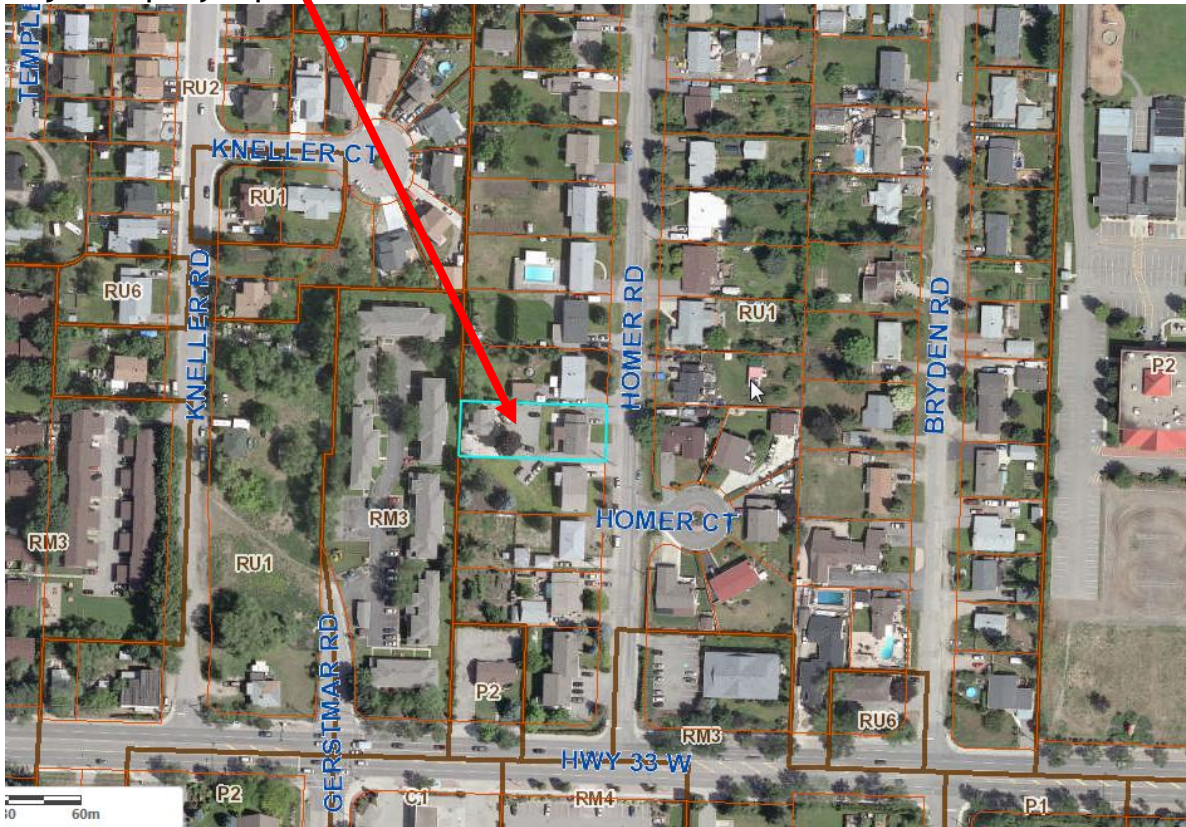
4.3 Site Context

The subject property is located in Rutland and is fully serviced with sewer and water. The surrounding neighborhood is predominantly single family dwellings with some low density multiple housing to the west and south. The property is within walking distance of the Rutland Town Centre, transit stops along Hwy 33, and Ben Lee Park on Houghton Road.

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	RM3 - Low Density Multiple Housing	Residential

Subject Property Map:



4.4 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RU1c ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Lot Area	550 m ²	1447.2 m ²
Lot Width	16.5 m	16.3 m
Lot Depth	30 m	40.4 m
Development Regulations		
Site Coverage (buildings)	40%	17.5%
Maximum Total Site Coverage (buildings, driveways, & parking)	50%	38.2%
Site Coverage: accessory buildings or structures and carriage house	14%	6.1%
Floor area of carriage house (footprint)	90 m ²	87.7 m ²
Max. area of carriage house (total habitable area)	90 m ²	74.8 m ²
Max. net floor area of carriage house to total net floor area of principal building	75%	53.9%
Setback from Principal Dwelling	3 m	8.1 m
Carriage House Regulations		
Max. Height	4.8 m	4.67 m
Min. Side Yard (north)	2.0 m	3.05 m
Min. Side Yard (south)	2.0 m	10.68 m
Min. Rear Yard (without a lane)	2.0 m	3.05 m
Height (carriage house shall not be higher than existing primary dwelling unit)	1 storey house	1 ½ story 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

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).

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

6.2 Development Engineering Department

- See Schedule "A": City of Kelowna Memorandum dated August 20, 2015

6.3 Fire Department

- No concern with zoning change
- 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 Homer Rd. 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.

6.4 FortisBC Electric

- There are primary distribution facilities along Homer Rd. 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.

6.5 Irrigation District (BMID)

- No Comments

6.6 Ministry of Transportation and Infrastructure

- Preliminary Approval is granted for the rezoning for one year pursuant to Section 52(3)(a) of the Transportation Act.

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

7.0 Application Chronology

Date of Application Received: August 6, 2015
Date Public Consultation Completed: March 1, 2016

Report prepared by:

Trisa Brandt, Planner I

Reviewed by: Terry Barton, Urban Planning Manager

Approved for Inclusion: Ryan Smith, Community Planning Department Manager

Attachments:

Site Plan/Landscape Plan

Conceptual Elevations

Floor Plan

Schedule "A": City of Kelowna Memorandum dated August 20, 2015