

REPORT TO COUNCIL



Date: September 18, 2018

RIM No. 0940-50

To: City Manager

From: Community Planning Department (TH)

Application: DVP18-0091

Owner: Lisa and Edward Berk

Address: 820 Paret Road

Applicant: Lisa and Edward Berk

Subject: Development Variance Permit

Existing OCP Designation: S2RES Single/Two Unit Residential

Existing Zone: RU1C Large Lot Housing with Carriage House

1.0 Recommendation

THAT Council authorizes the issuance of Development Variance Permit No. DVP18-0091 for Lot 3 District Lot 579 SDYD Plan 15130, located at 820 Paret Road, Kelowna BC;

AND THAT variances to the following section of Zoning Bylaw No. 8000 be granted:

Section 9.5b.1 (a): Carriage House Development Regulations

To vary the maximum combined site coverage of all single storey carriage house or accessory structures from 130 sq.m. permitted to 184 sq.m. proposed.

AND FURTHER THAT this Development Variance Permit is valid for two (2) years from the date of Council approval, with no opportunity to extend.

2.0 Purpose

To increase the allowable footprint of accessory structures on the subject parcel to facilitate a single storey carriage house.

3.0 Community Planning

Community Planning supports the development variance permit application to increase the allowable maximum footprint for all accessory structures on the subject parcel. This application will allow the owners to retain an important one storey workshop on the land when they construct a single storey carriage house. Although over the allowable square footage, the percentage of site coverage is well under the allowable. In a residential zone, all single storey accessory structures may not exceed 20%. The proposed application will have a total of 6% site coverage for all accessory structures which is why Community Planning staff are in support of the proposed application.

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

Council considered rezoning application Z18-0046 to rezone the subject parcel to the RU1C zone, the rezoning bylaw was adopted by Council on August 14, 2018.

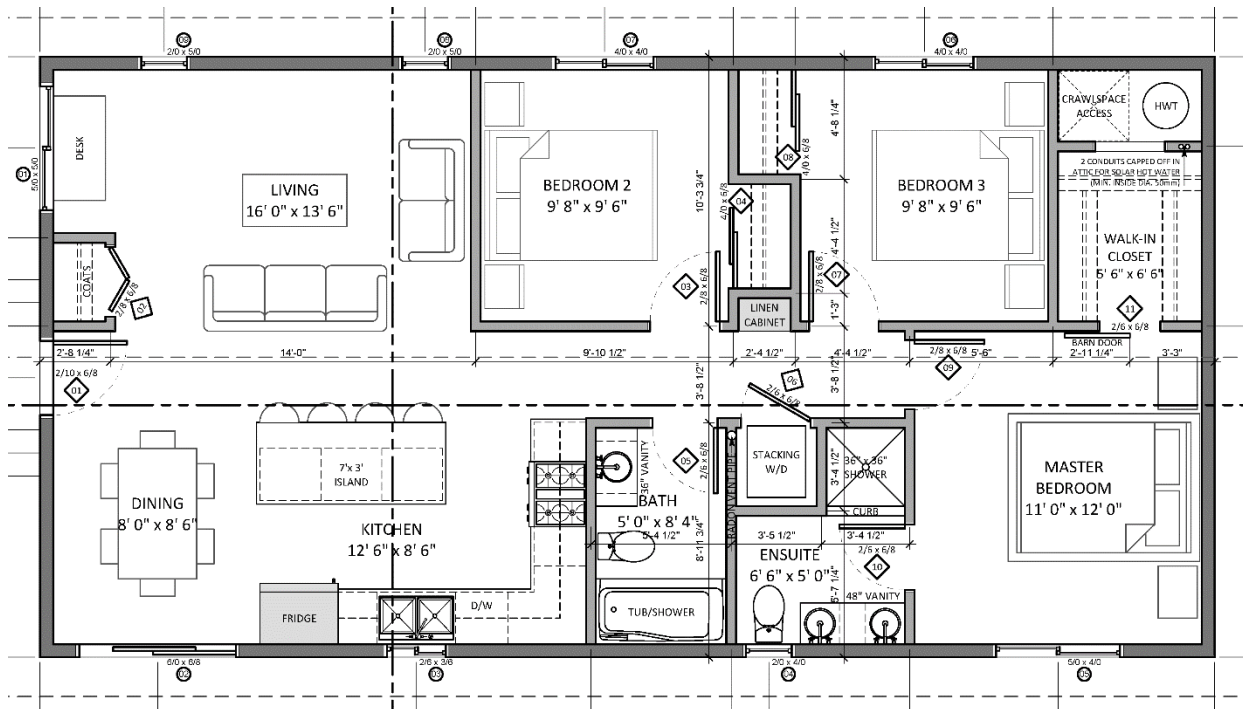
The existing workshop is unique in that it was the workshop of Bernie Barski. Mr. Barski owned and operated a fiberglass manufacturing plant called *Barski Industries*. Mr. Barski is responsible for the creation of the apple at Gyro Beach, many characters for the Flintstone's Park, as well as the Whinny 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

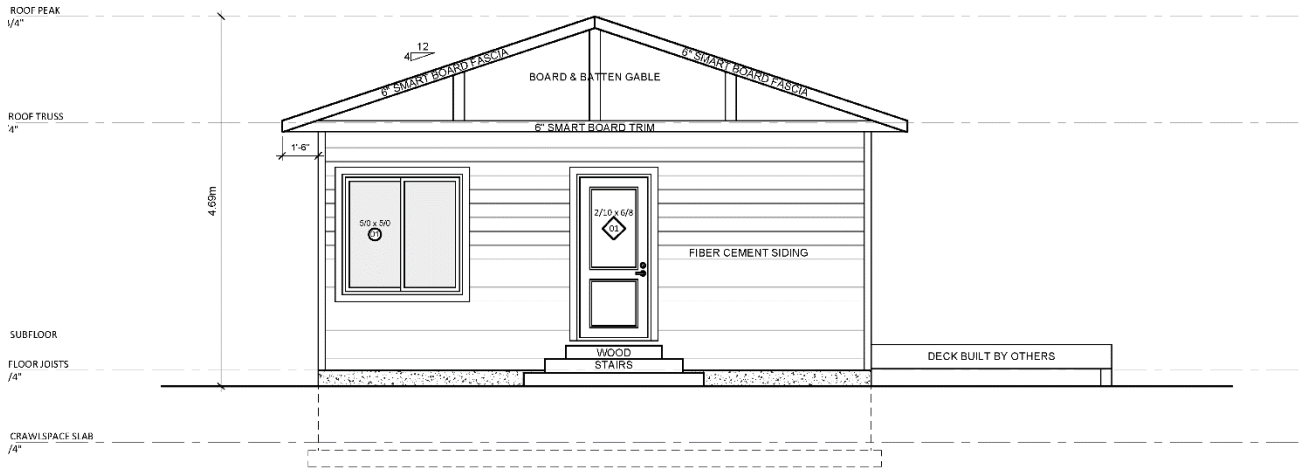
The owners propose to retain the existing workshop and construct a single storey carriage house in the rear of the property. As the existing workshop is 87 sq.m., the proposed 93 sq.m. carriage house will create a combined footprint greater than the permitted 130 sq.m. As such the variance is triggered. No other variances are triggered with the proposed carriage house.

As the proposed carriage house is single storey, neighbouring private open space is not compromised.

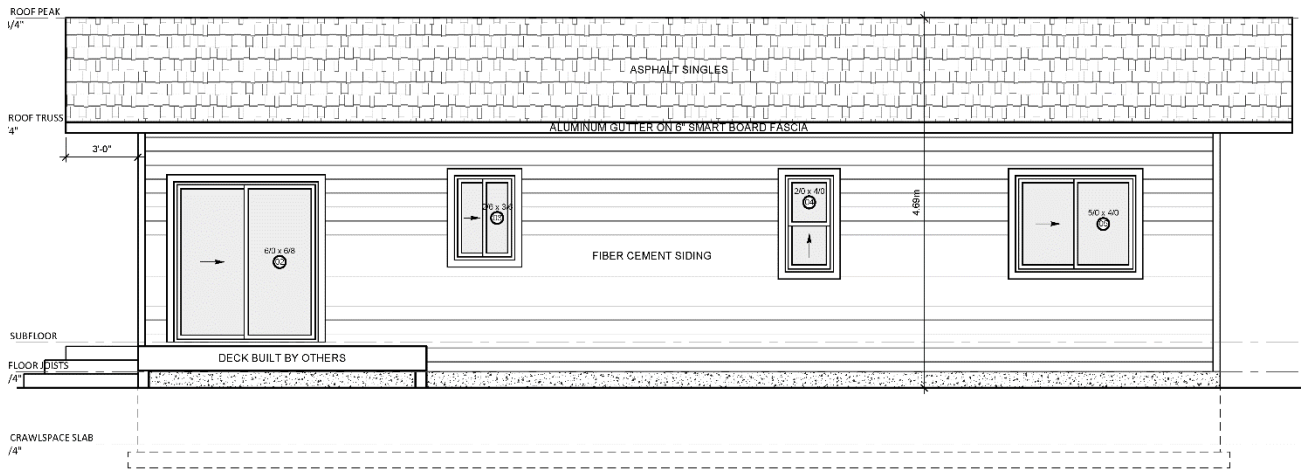
Proposed Carriage House: Floor Plan



Proposed Carriage House: Elevation



EAST ELEVATION
SCALE: 1/4" = 1'-0"



NORTH ELEVATION
SCALE: 1/4" = 1'-0"

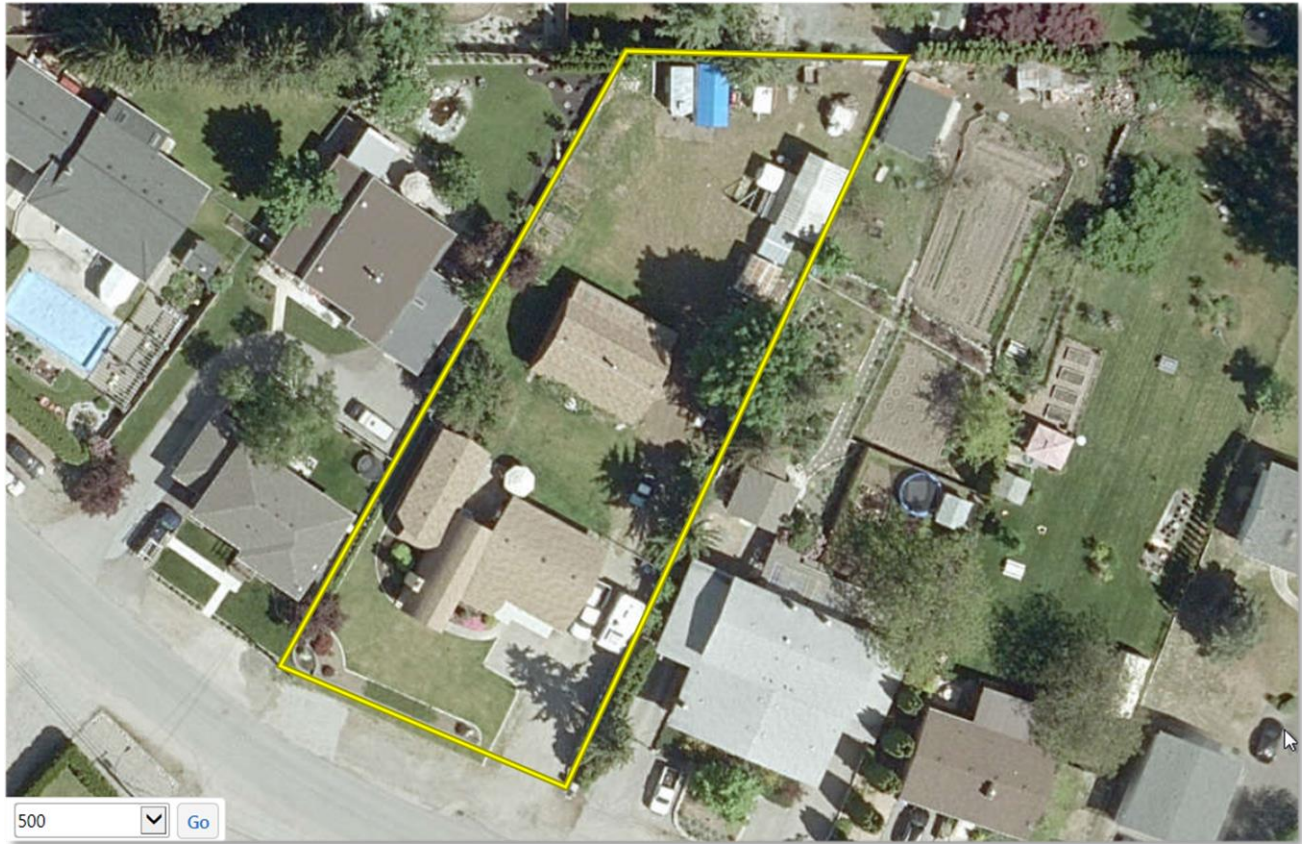
4.3 Site Context

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. The parcel is within 200 m of a BC Transit bus stop located on Gordon Drive.

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

Subject Property: 820 Paret Rd

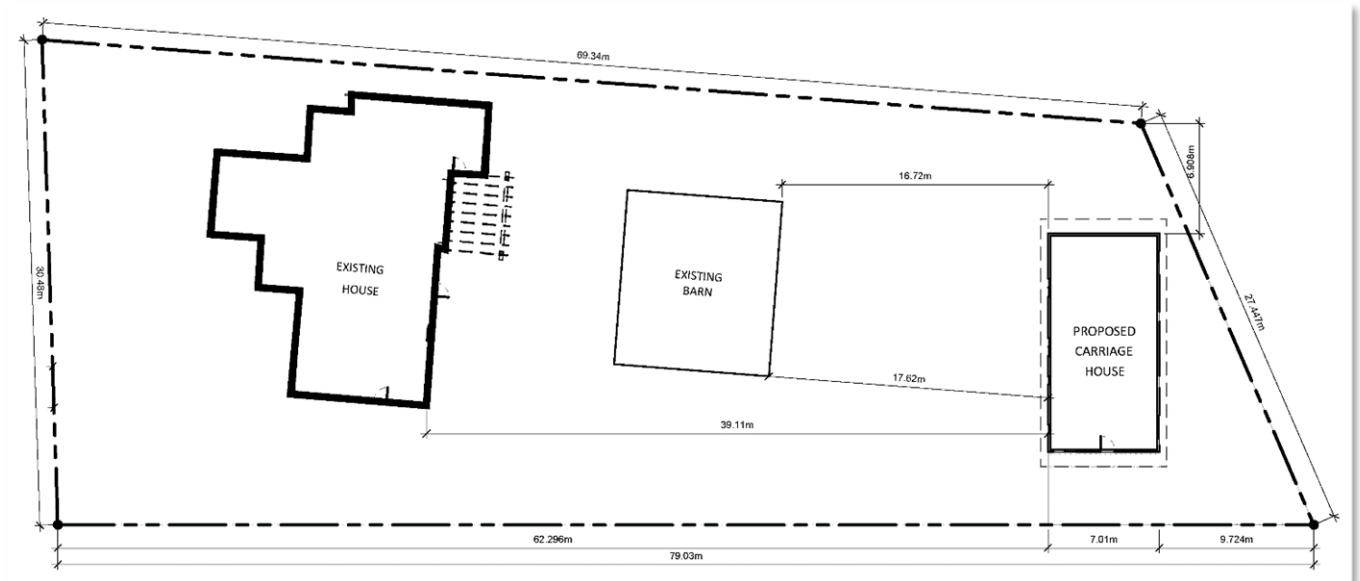


Proposed Site Plan: 820 Paret Rd

Existing workshop = 87 sq.m.

Proposed Carriage House = 97 sq.m.

Total Accessory Building footprint = 184 sq.m. / 6% site coverage.



4.4 Zoning Analysis Table

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

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

(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.

6.0 Technical Comments

6.1 Building & Permitting Department

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

7.0 Application Chronology

Date of Application Received: April 24, 2018

Date Public Consultation Completed: July 7, 2018

Report prepared by: Tracey Hillis, Planner, Suburban and Rural Planning

Reviewed by: Dean Strachan, Suburban and Rural Planning Manager

Approved for Inclusion: Ryan Smith, Community Planning Department Manager

Attachments:

None

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