REPORT TO COUNCIL

Date:	November 26, 2018		
RIM No.	1250-30		
To:	City Manager		
From:	Community Planning Department (TH)		
Application:	Z18-0090	**Owner:**	Calvin Keith Meldrum & Barbara Leanne Laupitz
Address:	4627 Darin Place	**Applicant:**	Barbara Laupitz
Subject:	Rezoning Application		
Existing OCP Designation:	S2RES – Single Family Residential		
Existing Zone:	RU1 Large Lot Residential		
Proposed Zone:	RU1C Large Lot Residential with Carriage House		

1.0 Recommendation

THAT Rezoning Application No. Z18-0090 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 12 District Lot 357 ODYD Plan KAP57058, located at 4627 Darin Place, 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 FURTHER THAT final adoption of the Rezoning Bylaw be considered in conjunction with Council's consideration of a Development Variance Permit for the subject property.

2.0 Purpose

To rezone the subject property from the RU1 – Large Lot Housing zone to the RU1c – Large Lot Housing with Carriage House zone to facilitate the construction of a Carriage House.

3.0 Community Planning

Community Planning supports the proposed rezoning application to add the subzone "C" to facilitate a carriage house. The RU1C zone is considered a sensitive infill into the existing RU1 zoned neighbourhood. Kelowna's Official Community Plan also includes a single family dwelling with a carriage house in the S2RES designation definition.

4.0 Proposal

4.1 Background

The single family dwelling and detached accessory structure on the property were permitted and constructed in 1996. The accessory structure is 1.5 storeys in height. The upper storey has remained unfinished since 1996. The owners wish to convert the upper storey into a carriage house.



4.2 Project Description

The accessory structure meets zoning bylaw requirements for height, net floor area and overall footprint of the structure. The accessory structure does not meet the zoning bylaw with regards to the side yard setback. Current bylaws require a 1.5 m side yard setback for both an accessory structure (detached garage) and a carriage house. However, in 1996 an accessory structure could be constructed 1.2 m from a side yard. As such, the existing accessory structure proposed to be converted into a carriage house is 1.2 m from the side yard. This requires a Development Variance Permit to be considered by Council to vary the south side yard from a 1.5 m to a 1.2 m setback. should this rezoning application receive third reading. The Development Variance Permit would be a requirement of final adoption of the RU1C zone.

4.3 Site Context

Adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1	Single Family Dwelling
East	RU1	Single Family Dwelling
South	RU1	Single Family Dwelling

West	RU1	Single Family Dwelling

Subject Property Map: 4627 Darin Place



4.4 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	**RU1C ZONE REQUIREMENTS**	**EXISTING CONDITIONS**
Existing Lot/Subdivision Regulations		
Min Lot Area	550 m²	826 m²
Min Lot Width	17.0 m	20.3 m
Min Lot Depth	30.0 m	35.4 m
Specific Use Regulations		
Max Height of Carriage House	4.8 m	4.3 m
Min Front Yard of Carriage House	9.0 m	Greater Than 6.5 m
Min Side Yard (south)	1.5 m	1.2 m ❶
Min Side Yard (flanking street)	6.0 m	6.5 m
Min Rear Yard (east)	1.5 m	2.5 m
Min distance to Principal Dwelling	3.0 m	Greater Than 6.0 m
Max Site Coverage of Carriage House and Accessory Buildings	Lesser of 14 % or 90 m²	6% or 45 m²
Max Net Floor Area of Carriage House	90 m²	25.4 m²
Max Area of Carriage House to Carriage House Footprint Area	75 %	56 %
Other Regulations		
Minimum Parking Requirements	2 for Principal 1 for Carriage House	4 stalls total
Private Open Space for Carriage House	30 m²	30 m²
❶ Indicates a requested variance to the Minimum Side Yard requirement.		

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Land Use

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 (i.e. minor care centres, minor public services/utilities, convenience facility and neighbourhood parks), which are integral components of urban neighbourhoods. Suitability of non-residential developments within the neighbourhood environment will be determined on a site-specific basis. Non residential developments causing increases in traffic, parking demands or noise in excess of what would typically be experienced in a low density neighbourhood would not be considered suitable.

Growth Projections

Secondary Suites/Carriage Houses[2] 1000 projected in new housing distribution.

6.0 Technical Comments

6.1 Building & Permitting Department

DCCs are required to be paid prior to issuance of Building Permits.

Full Plan Check for Building Code related issues will be completed at time of Building Permit applications.

6.2 Development Engineering Department

The property meets all requirements necessary for a carriage house.

6.3 Fire Department

All units to be addressed off of Darin Place

7.0 Application Chronology

Date of Application Received: August 14, 2018
Date Public Consultation Completed: October 6, 2018

Report prepared by: Tracey Hillis, Planner

Reviewed by: Dean Strachan, Suburban and Rural Planning Manager

Reviewed by
Approved for Inclusion: Ryan Smith, Community Planning Department Manager

Attachments:

Attachment "A" Existing Conditions Site Survey & Building Permit Drawing

[1] City of Kelowna Official Community Plan, Definitions (Future Land Use Chapter).
[2] City of Kelowna Official Community Plan, Table 3.5 (Growth Projections Chapter).