

REPORT TO COUNCIL



Date: August 13, 2018

RIM No. 1250-30

To: City Manager

From: Community Planning Department (KB)

Application:	Z18-0074	Owner:	Trevor James Taylor Lori-Lynn Taylor
Address:	771 Barnaby Road	Applicant:	Westerkamp Design Inc.

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. Z18-0074 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 2 District Lot 357 Similkameen Division Yale District Plan EPP73196, located at 771 Barnaby 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 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 development of a carriage house.

3.0 Community Planning

Community Planning Staff support the proposed rezoning application from RU1 – Large Lot Housing to RU1c – Large Lot Housing with Carriage House to facilitate the development of a carriage house. The Official Community Plan (OCP) Future Land Use designation of the subject property is S2RES – Single / Two Unit Residential, which supports this zoning change. The concept of the carriage house is aligned with the OCP

Policies of Compact Urban Form – increasing density where infrastructure already exists, and of Carriage Houses & Accessory Apartments. The property is connected to City sanitary sewer and within the Permanent Growth Boundary of the City.

The applicant has submitted preliminary drawings for a carriage house, and Staff are currently aware of one variance being requested, to vary the required front yard setback. Should the rezoning application be supported by Council, Staff would bring forward a Development Variance Permit application for Council consideration.

The applicant has confirmed the completion of public notification in accordance with Council Policy No. 367.

4.0 Proposal

4.1 Background

There was an existing single family dwelling on the subject property, which has been demolished. The property was rezoned and part of a subdivision process in 2016-2017. A Hazardous Condition Development Permit, for steep slopes on the property, was issued at the time of subdivision.

4.2 Project Description

The applicant has provided preliminary drawings for a new single family dwelling and carriage house. A conceptual site plan has been submitted, which shows one variance being requested for the siting of the carriage house. Should the rezoning be supported by Council, a Development Variance Permit would be required prior to a building permit for the carriage house being issued.

4.3 Site Context

The 2,189 m² subject property is located on the south side of Barnaby Road, in the City's Southwest Mission Sector. It is within the Permanent Growth Boundary and has a walk score of 3, which means almost all errands require a car.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU6 – Two Dwelling Housing RR3 – Rural Residential 3	Residential
East	RU1 – Large Lot Housing	Residential
South	RU1 - Large Lot Housing	Residential
West	RU6 – Two Dwelling Housing RU2 – Medium Lot Housing	Residential

Subject Property Map: 771 Barnaby Road



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Chapter 5 - Development Process

Policy 5.2.3 - Compact Urban Form. 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.

Policy 5.22.6 – Sensitive Infill. 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.

Policy 5.22.12 – Carriage Houses & Accessory Apartments. Support carriage houses and accessory apartments through appropriate zoning regulations.

6.0 Technical Comments

6.1 Development Engineering Department

See attached Attachment "A" - City of Kelowna Memorandum

7.0 Application Chronology

Date of Application Received: May 15, 2018

Date Public Consultation Completed: July 16, 2018

Report prepared by: Kimberly Brunet, Planner

Reviewed by: Dean Strachan, Suburban and Rural Planning Manager

Approved for Inclusion: Ryan Smith, Community Planning Department Manager

Attachments:

Schedule "A" – Design Rationale, Conceptual Site Plan, Floor Plan and Elevations

Attachment "A" – City of Kelowna Memorandum

SCHEDULE		A
This forms part of application		
# Z18-0074		
Planner Initials	KB	 City of Kelowna COMMUNITY PLANNING



WESTERKAMP DESIGN INC.

#201 – 1690 Water Street
KELOWNA, B.C. V1Y – 8T8
(250) 878-7846
bauhaus1@shaw.ca

771 Barnaby Road - Design Rationale

It is the intention of the property owners to re-zone the subject property from RU-1 Zoning to RU-1c Zoning in order to build a carriage house. The existing home is built close to the sloped hillside at the rear of the lot. The only suitable location for a carriage house, in regards to access, privacy and efficient use of the property is in the front yard.

The proposal is to reduce the front yard setback of 9.00m for a carriage house to 4.50m, the regular front yard setback for a principal building.

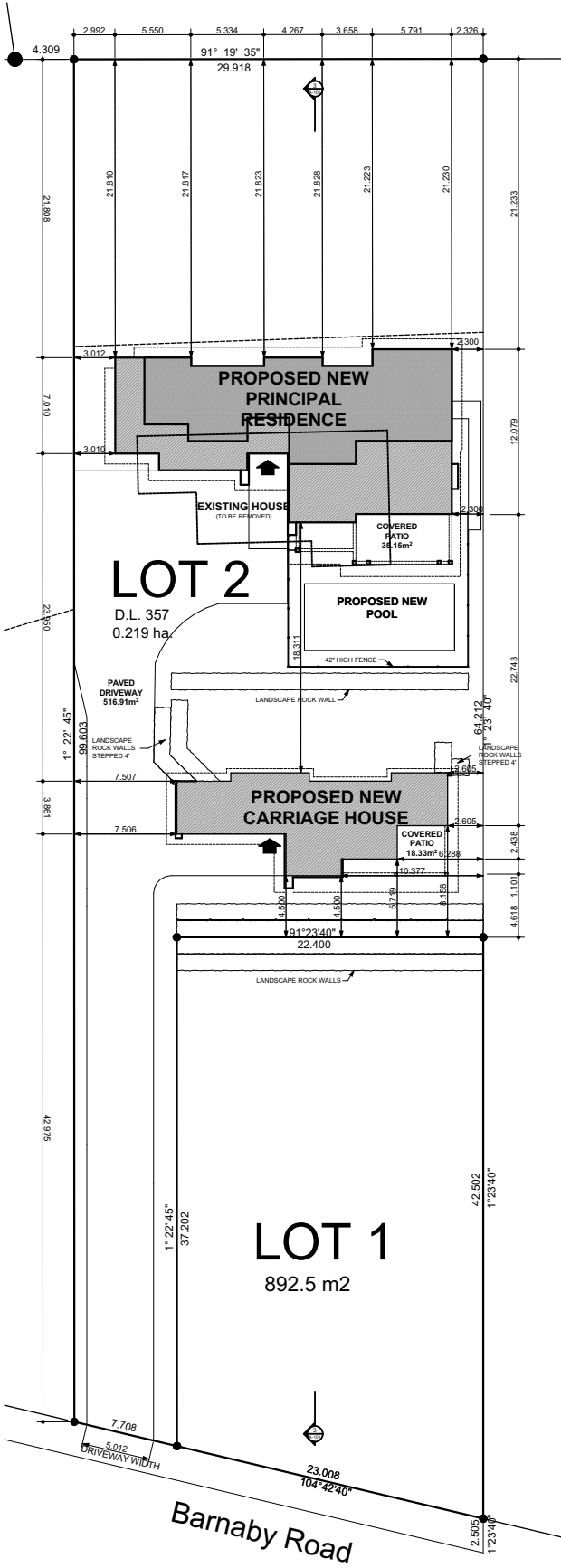
Due to the fact, that the property is a “panhandle” lot, the carriage house will not be directly exposed to the street, in fact it will hardly be visible with the neighbouring buildings in the front.

Street Appeal / Bulk

The proposed design of the carriage house is a single story structure which blends into the hillside, and will not have a negative visual impact on the street or the surrounding properties. The carriage house will not encroach on the privacy of the neighbouring lots.

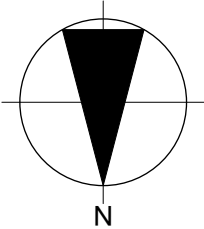
Parking

Uncovered parking will be provided in the front of the carriage house.



Site Plan

SCALE: 1:500



771 BARNABY ROAD

LEGAL DESCRIPTION: LOT 2, PLAN 10457, D.L. 357, SDYD

PROPOSED ZONING: FROM RU1 - LARGE LOT HOUSING
TO RU1c - LARGE LOT HOUSING WITH CARRIAGE HOUSE

SITE DETAILS:

LOT AREA:	2192.35 m ²	550m ² MIN.
LOT WIDTH:	29.91 m	16.5m MIN.
LOT DEPTH:	100.50 m	30.0m MIN.

FOOTPRINT AREA OF NEW PRINCIPAL DWELLING:	233.90 m ²	
AREA OF DRIVEWAY & PARKING:	88.00 m ²	
AREA OF COVERED PATIOS > 23m ²	35.15 m ²	
FOOTPRINT AREA OF CARRIAGE HOUSE:	99.96 m ²	100m ² MAX.

SITE COVERAGE (%):

BUILDINGS:	15.23 %	40% MAX.
CARRIAGE HOUSE ONLY:	4.56 %	14% MAX.
BUILDINGS + DECK:	19.24 %	40% MAX.
BUILDINGS, DECKS & DRIVEWAYS:	20.85 %	50% MAX.

DWELLING DETAILS:

TOTAL FLOOR AREA:	285.89 m ²	
GARAGE AREA:	69.39 m ²	
HEIGHT OF BUILDING:	6.676 m	9.5m MAX. OR 2 1/2 STOREYS (WHICHEVER IS THE LESSER)

SETBACKS (IN METRES):

FRONT (DIST. FROM CARRIAGE HOUSE):	18.311 m	3.0m MIN.
EAST SIDE:	3.010 m	2.3m MIN.
WEST SIDE:	2.300 m	2.3m MIN.
REAR:	21.223 m	7.5m MIN.

CARRIAGE HOUSE DETAILS:

TOTAL FLOOR AREA:	95.55 m ²	100m ² MAX.
HEIGHT OF BUILDING:	4.150 m	4.8m MAX.
SETBACKS (IN METRES):		
FRONT:	4.500 m	4.5m MIN.
SIDE (WEST):	2.605 m	2.0m MIN.
SIDE (EAST):	7.506 m	2.0m MIN.
REAR (DIST. FROM PRINCIPAL DWELLING):	18.311 m	3.0m MIN.

NUMBER OF PARKING STALLS:	3	3 MIN.
SIZES OF PARKING STALLS:	2 - 2.5 x 6.0m and 1 - 2.4 x 4.8m	

SCHEDULE

A

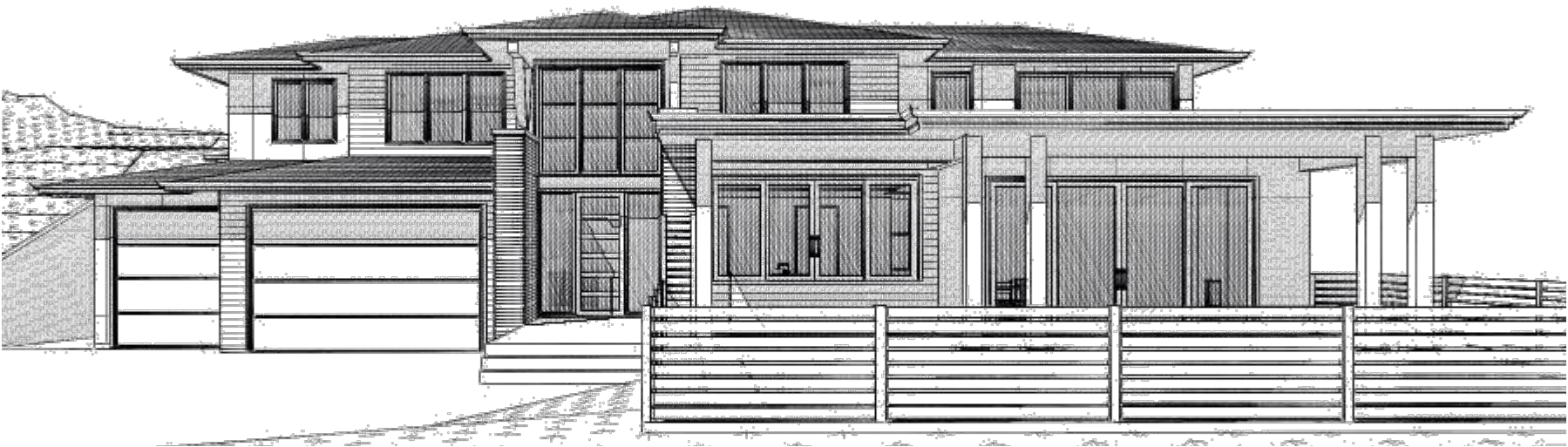
This forms part of application
Z18-0074

Planner
Initials KB



PROJECT :		TAYLOR RESIDENCE	
TITLE :		SITE PLAN AND SITE DATA	
CUSTOMER :			
CIVIC :	771 BARNABY ROAD, KELOWNA, BC		
LEGAL :	LOT 2, PLAN 10457, D.L. 357, S.D.Y.D.		
REVISED :			
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AS SHOWN		6/25/2018	

DP-003



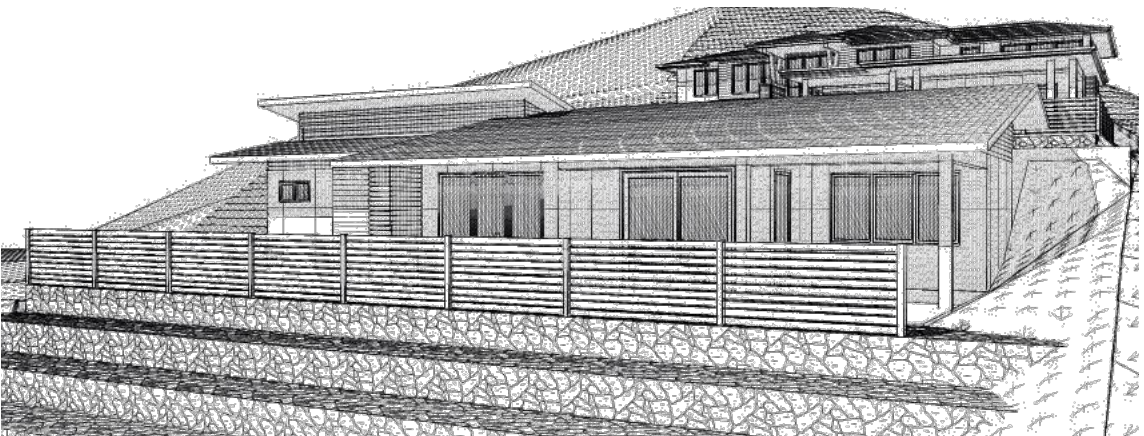
Principal Dwelling - Front View



Principal Dwelling - Front View from Left



Carriage House - Front View from Left



Carriage House - Front View from Right

PROJECT : TAYLOR RESIDENCE

TITLE : COVER PAGE

CUSTOMER :

CIVIC :

771 BARNABY ROAD, KELOWNA, BC

LEGAL :

LOT 2, PLAN 10457, D.L. 357, S.D.Y.D.

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SCALE :

AS SHOWN

DATE :

5/10/2018

SHEET :

DP-001



View from North-East



View from North-West

SCHEDULE **A**

This forms part of application
Z18-0074

Planner
Initials **KB**



City of
Kelowna
COMMUNITY PLANNING

PROJECT :
TAYLOR RESIDENCE

TITLE :
RENDERINGS

CUSTOMER :

CIVIC :

771 BARNABY ROAD, KELOWNA, BC

LEGAL :

LOT 2, PLAN 10457, D.L. 357, S.D.Y.D.

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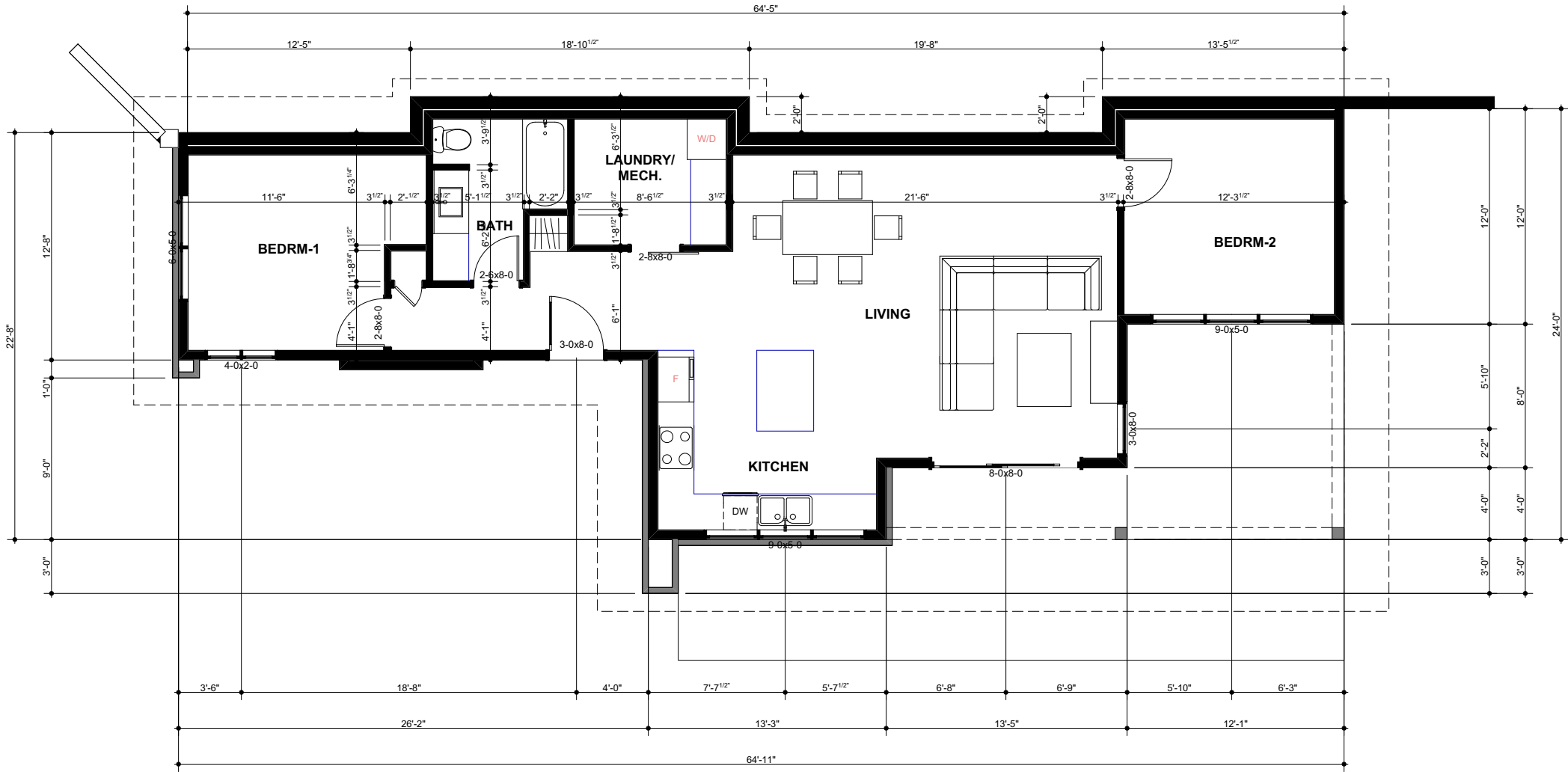
AS SHOWN

DATE :

5/10/2018

SHEET :

DP-002



Floor Plan - Carriage House
SCALE: 1/8" = 1'-0"

PROJECT :		TAYLOR RESIDENCE	
TITLE :		FLOOR PLAN - CARRIAGE HOUSE	
CUSTOMER :	771 BARNABY ROAD, KELOWNA, BC		
LEGAL :	LOT 2, PLAN 10457, D.L. 357, S.D.Y.D.		
REVISED :			
REVISED :			
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REVISED :			
SCALE :		DATE :	
AS SHOWN		5/10/2018	
SHEET :			
DP-008			

SCHEDULE A

This forms part of application
Z18-0074

Planner
Initials

KB



PROJECT :

TAYLOR RESIDENCE

TITLE :

ROOF PLAN - CARRIAGE HOUSE

CUSTOMER :

CIVIC :

771 BARNABY ROAD, KELOWNA, BC

LEGAL :

LOT 2, PLAN 10457, D.L. 357, S.D.Y.D.

REVISED :

REVISED :

REVISED :

REVISED :

SCALE :

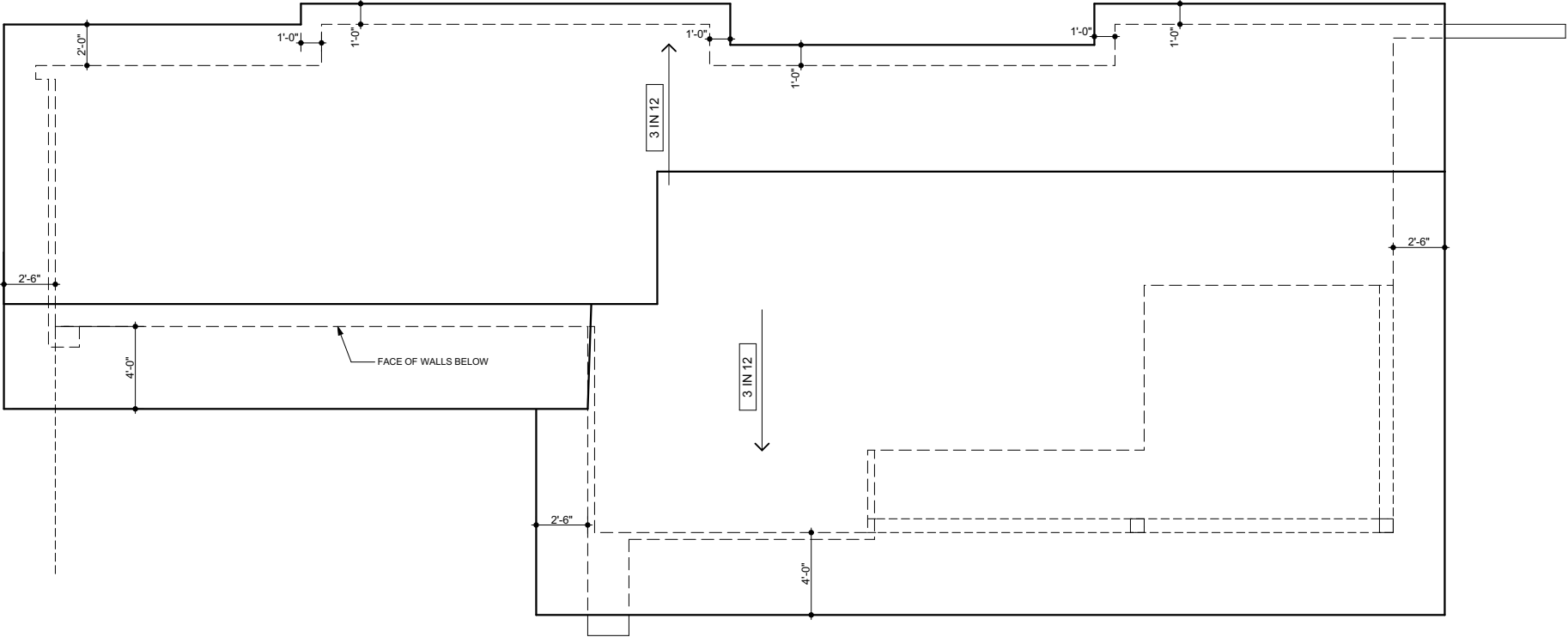
AS SHOWN

DATE :

5/10/2018

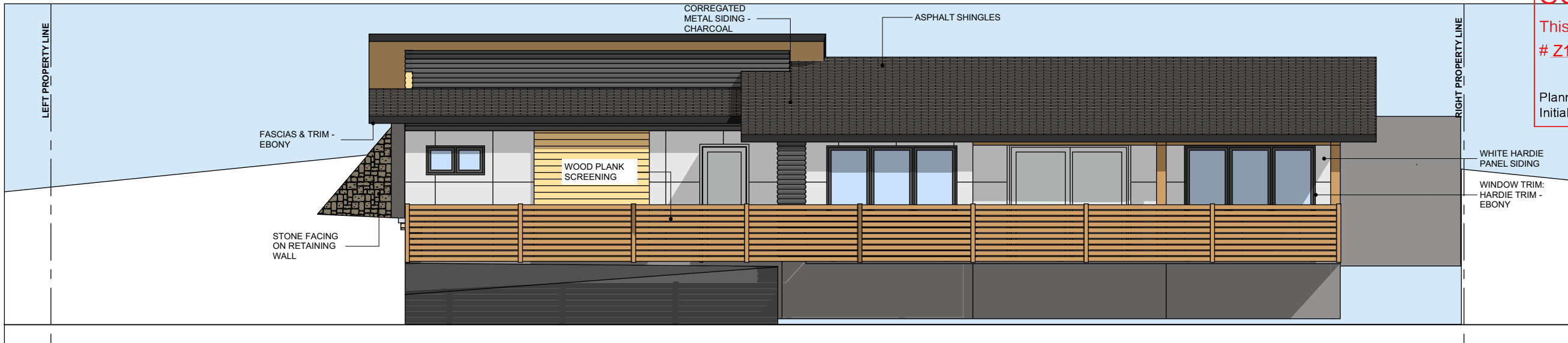
SHEET :

DP-009



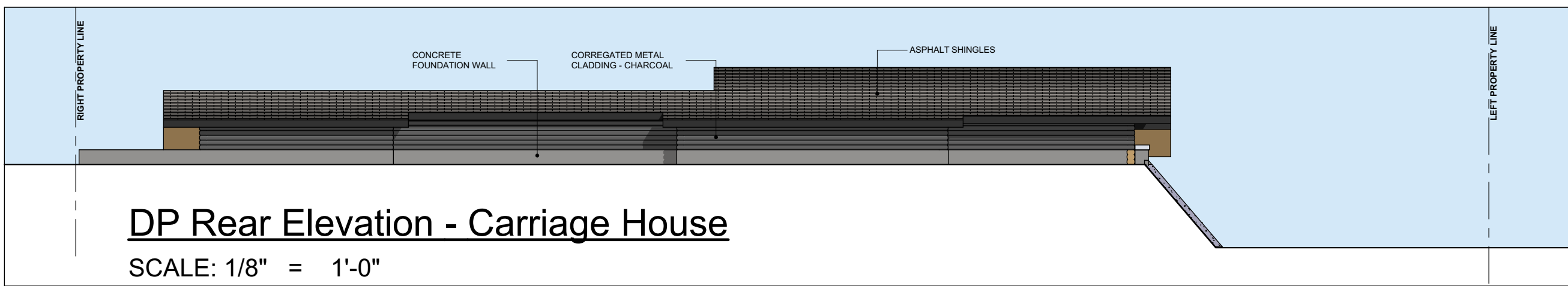
Roof Plan - Carriage House

SCALE: 1/8" = 1'-0"



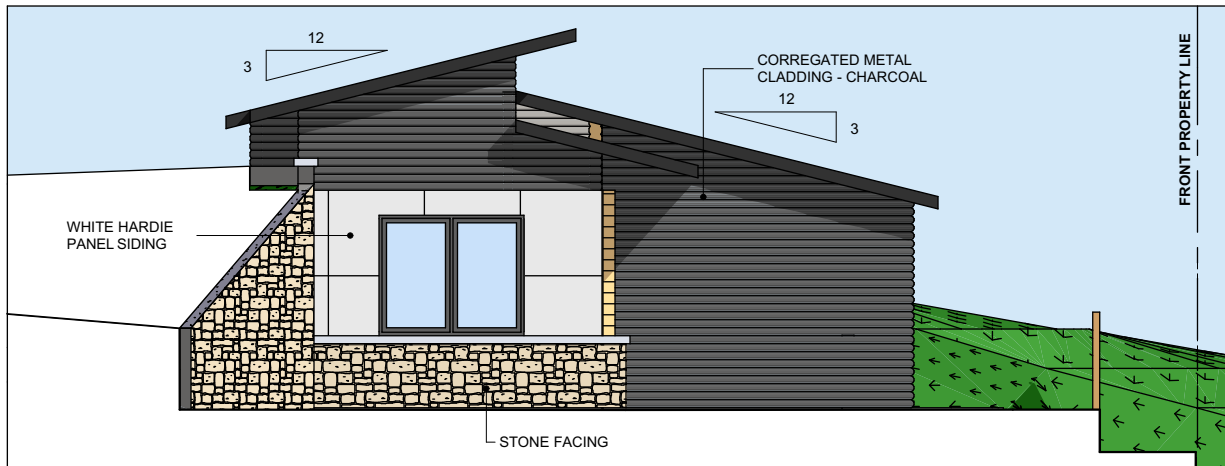
DP Front Elevation - Carriage House

SCALE: 1/8" = 1'-0"



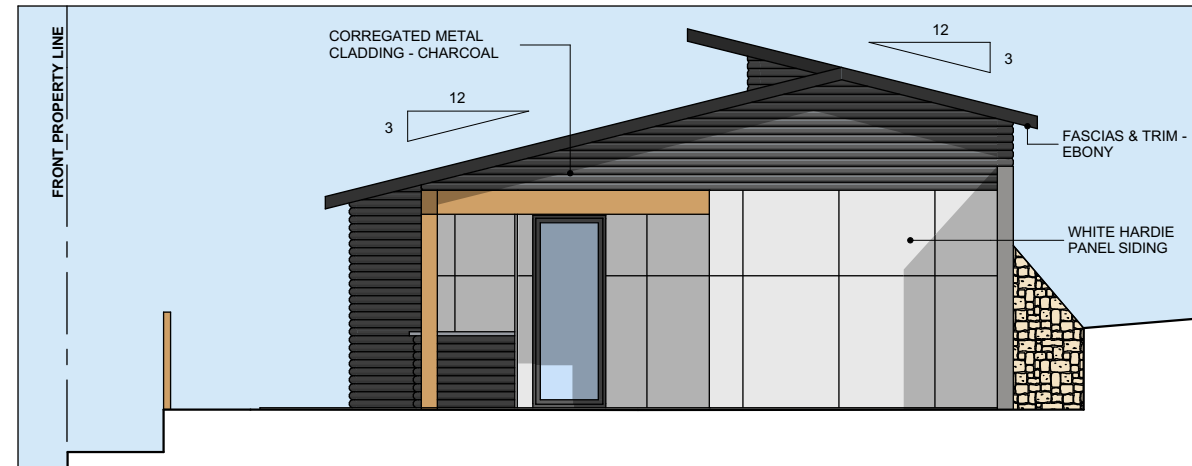
DP Rear Elevation - Carriage House

SCALE: 1/8" = 1'-0"



DP Left Elevation - Carriage House

SCALE: 1/8" = 1'-0"



DP Right Elevation - Carriage House

SCALE: 1/8" = 1'-0"

PROJECT :	TAYLOR RESIDENCE	
	ELEVATIONS - CARRIAGE HOUSE	

CUSTOMER :	771 BARNABY ROAD, KELOWNA, BC	
	LOT 2, PLAN 10457, D.L. 357, S.D.Y.D.	

REVISED :	
REVISED :	
REVISED :	
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SCALE :	DATE :
AS SHOWN	5/10/2018

SHEET :	DP-012
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SCHEDULE

A

This forms part of application

Z18-0074

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771 BARNABY ROAD – EXISTING PROPERTY PICTURES



SCHEDULE A

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CITY OF KELOWNA

MEMORANDUM

Date: July 25, 2018
File No.: Z18-0074

To: Land Use Management Department (TB)

From: Development Engineering Manager

Subject: 771 Barnaby Rd Lot 2 Plan EPP73196 RU1c Carriage House

Development Engineering has the following requirements associated with this application.

1. Domestic Water and Sanitary Sewer

This property is currently serviced with a new 19mm-diameter water service. The service will be adequate for this application. One metered water service will supply both the main residence and the Carriage House.

2. Sanitary Sewer


Our records indicate that this property is currently serviced with a 100mm-diameter sanitary sewer service complete with inspection chamber (IC). No service upgrades are required for this application.

3. Electric Power and Telecommunication Services

It is the applicant's responsibility to make a servicing application with the respective electric power, telephone and cable transmission companies to arrange for service upgrades to these services which would be at the applicant's cost.

4. Access and Parking Requirements

The proposed parking module location for the Carriage House must meet bylaw requirements.



James Kay, P. Eng.
Development Engineering Manager
JF/jf

Dwelling Housing zone to the RM3 – Low Density Multiple Housing 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 August 13, 2018;

AND FURTHER THAT final adoption of the Rezoning Bylaw be considered in conjunction with Council's consideration of a Development Permit and Development Variance Permit for the subject property.

Carried

3.6 Richter St 2529, Z18-0056 (BL11655) - Karambir Singh Kler and Amarjit Kaur Kler

Moved By Councillor Singh/Seconded By Councillor Stack

R747/18/08/13 THAT BYLAW NO. 11655 be read a first time.

Carried

3.7 Barnaby Rd 771, Z18-0074 - Trevor James Taylor and Lori-Lynn Taylor

Staff:

- Displayed a PowerPoint presentation summarizing the rezoning application and responded to questions from Council.

Moved By Councillor Given/Seconded By Councillor Gray

R748/18/08/13 THAT Rezoning Application No. Z18-0074 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 2 District Lot 357 Similkameen Division Yale District Plan EPP73196, located at 771 Barnaby 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 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.

Carried

3.8 Barnaby Rd 771, Z18-0074 (BL11660) - Trevor James Taylor and Lori-Lynn Taylor

Moved By Councillor Stack/Seconded By Councillor Singh

R749/18/08/13 THAT BYLAW NO. 11660 be read a first time.

Carried

The meeting recessed at 1:43 p.m.

The meeting reconvened at 1:51 p.m.

3.9 Curlew Drive 477-2, Z18-0064 - Aspen Point Construction Ltd., Inc. No. BC0922170

Staff:

- Displayed a PowerPoint presentation summarizing the rezoning application.

Jessie Alexander, New Town Services

- Available for questions from Council.

Mayor Basran invited anyone in the public gallery who deemed themselves affected to come forward, followed by comments of Council.

No one from the gallery came forward.

There were no further comments.

3.4 Barnaby Rd 771, Z18-0074 (BL11660) - Trevor James Taylor and Lori-Lynn Taylor

Staff:

- Displayed a PowerPoint presentation summarizing the application.

The City Clerk advised that no correspondence was received.

The Applicant was present and available for questions.

Mayor Basran invited anyone in the public gallery who deemed themselves affected to come forward, followed by comments of Council.

No one from the gallery came forward.

There were no further comments.

3.5 Curlew Drive 477-2, Z18-0064 (BL11661) - Aspen Point Construction Ltd., Inc. No. BC0922170

Staff:

- Displayed a PowerPoint presentation summarizing the application.

The City Clerk advised that no correspondence was received.

The Applicant was present and available for questions.

Mayor Basran invited anyone in the public gallery who deemed themselves affected to come forward, followed by comments of Council.

No one from the gallery came forward.

There were no further comments.

3.6 Pandosy St 2251-2312, OCP18-0011 (BL11665), Z18-0055 (BL11666), - Interior Health Authority

Staff:

- Displayed a PowerPoint presentation summarizing the application and responded to questions from Council.

The City Clerk advised that no correspondence was received.

Doug Renko, KGH Foundation and Stoke Tonne, Meiklejohn Architects

- Commented on how the facility will be utilized by those using KGH for emergency care.
- Parking requirements would be 23 stalls and we are proposing 28 stalls.
- Spoke to the form and character and balancing between the small scale residential form and larger buildings in the HD zone.

Moved By Councillor Donn/Seconded By Councillor Given

R838/18/08/28 THAT Bylaw No. 11654 be read a second and third time.

Carried

4.3 Richter St 2529, Z18-0056 (BL11655) - Karambir Singh Kler and Amarjit Kaur Kler

Moved By Councillor Donn/Seconded By Councillor Given

R839/18/08/28 THAT Bylaw No. 11655 be read a second and third time.

Carried

4.4 Barnaby Rd 771, Z18-0074 (BL11660) - Trevor James Taylor and Lori-Lynn Taylor

Moved By Councillor Gray/Seconded By Councillor Hodge

R840/18/08/28 THAT Bylaw No. 11660 be read a second and third time.

Carried

4.5 Curlew Drive 477-2, Z18-0064 (BL11661) - Aspen Point Construction Ltd., Inc. No. BC0922170

Moved By Councillor Hodge/Seconded By Councillor Gray

R841/18/08/28 THAT Bylaw No. 11661 be read a second and third time and be adopted.

Carried

4.6 Pandosy St 2251-2312, OCP18-0011 (BL11665) - Interior Health Authority

Moved By Councillor Sieben/Seconded By Councillor Singh

R842/18/08/28 THAT Bylaw No. 11665 be read a second and third time.

Carried

4.7 Pandosy St 2251-2312, Z18-0055 (BL11666) - Interior Health Authority

Moved By Councillor Sieben/Seconded By Councillor Singh

R843/18/08/28 THAT Bylaw No. 11666 be read a second and third time.

Carried

4.8 Speer St 2268, 2276, 2284, 2292 Pandosy St 2269 - OCP18-0017 (BL11662) - Interior Health Authority

Moved By Councillor Sieben/Seconded By Councillor Singh

R844/18/08/28 THAT Bylaw No. 11662 be read a second and third time.

Carried