

REPORT TO COUNCIL



Date: April 11, 2016

RIM No. 1250-30

To: City Manager

From: Community Planning Department (TB)

Application: Z16-0002

Owner: Margaret Anne Ward
David Bertrum Ward

Address: 200 Clarissa Rd

Applicant: David Bertrum Ward

Subject: Rezoning Application

Existing OCP Designation: S2RES - Single/Two Unit Residential

Existing Zone: RU1 - Large Lot Housing

Proposed Zone: RU1c - Large Lot Housing with Residential

1.0 Recommendation

THAT Rezoning Application No. Z16-0002 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 12, Section 23, Township 26, ODYD, Plan 15416, 200 Clarissa 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 July 10, 2015;

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.

2.0 Purpose

To rezone the subject property to facilitate the development of a carriage house.

3.0 Community Planning

Community Planning Staff support the proposed rezoning application to allow the development of a carriage house on the subject property. The proposed single storey carriage house use is

consistent with the Official Community Plan (OCP) policies for Sensitive Infill and Compact Urban Form. The Future Land Use designation S2RES - Single / Two Unit Residential is consistent with the proposed RU1c - Large Lot Housing with Carriage House zone. The property is also located within the Permanent Growth Boundary.

Council Policy No. 367 with respect to public consultation was undertaken by the applicant. All adjacent neighbours within a 50m radius were notified in December 2015. To date, staff has received no comments.

4.0 Proposal

4.1 Background

The original single storey bungalow was built in the Regional District of Central Okanagan in 1967. A detached double car garage and workshop was constructed in 1979, which will remain on site adjacent to the proposed carriage house.

4.2 Project Description

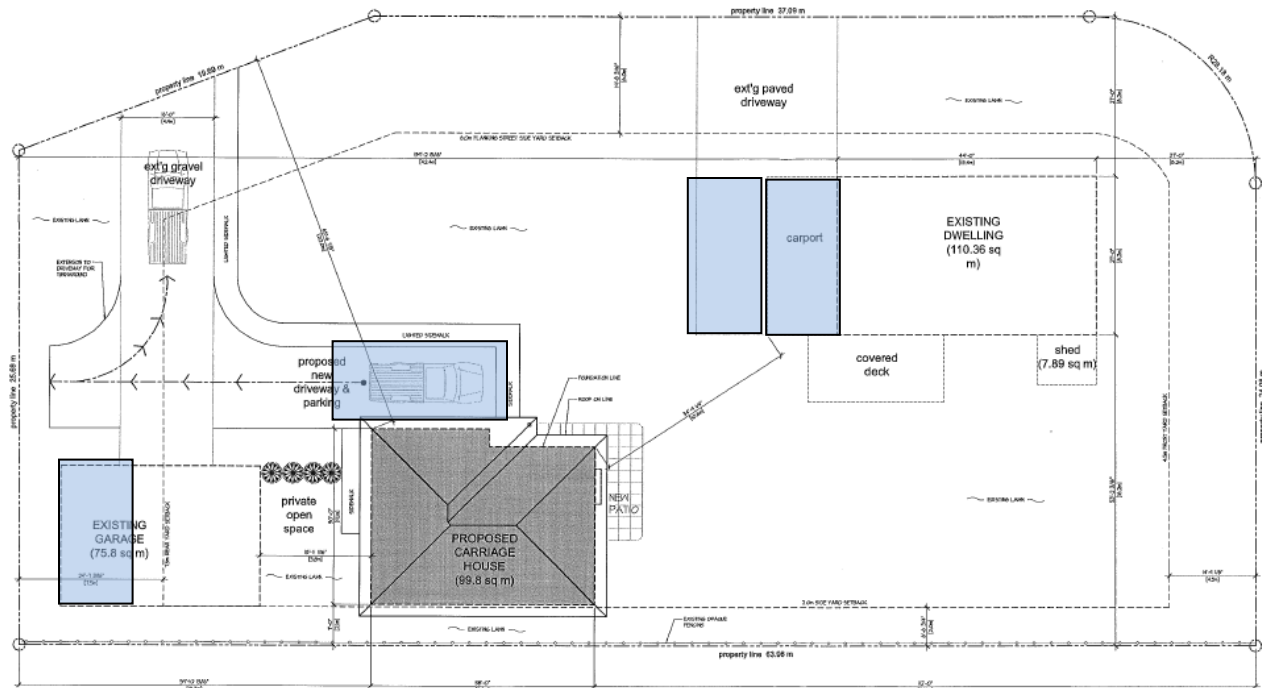
The subject property is located on the south side of Clarissa Road, in Rutland near Belgo Park. The proposed carriage house is single story and will be wheelchair accessible to meet the needs of the property owner.

Access to the carriage house will be from an existing secondary gravel driveway. Paving and utilizing this driveway as opposed to the main driveway on the subject property will allow the preservation of several healthy mature trees on site as per OCP guidelines (Chapter 14, Section C, Guideline 1.10). This is because the realignment of the main driveway to provide access and parking would require the removal of between 1 and 3 trees. The Development Engineering Department has not expressed any concerns with maintaining two driveways on the property due to the nature of the property both large in size and located on a corner of two local roads.

Existing Gravel Driveway to be paved:



Parking for the main dwelling is achieved in a 2 car driveway and single car carport. Parking for the proposed carriage house is achieved on the driveway in front of the carriage house. Additional parking is available in a single car garage on site. The large property provides ample private open space for both dwellings.



The property does not have access to municipal sewer however a Wastewater Practitioner has inspected the property and determined the soil conditions are favourable for a separate septic system.

4.3 Development Variances

The proposed carriage house requires one variance to maximize the lot coverage of all accessory buildings to 183.5m² proposed from 130m² required. This increased lot coverage allows for the preservation of the existing accessory building, and construction of single story accessible carriage house as opposed to a 1 ½ story. Should Council support the rezoning, a Development Variance Permit application will be brought forward for Council consideration.

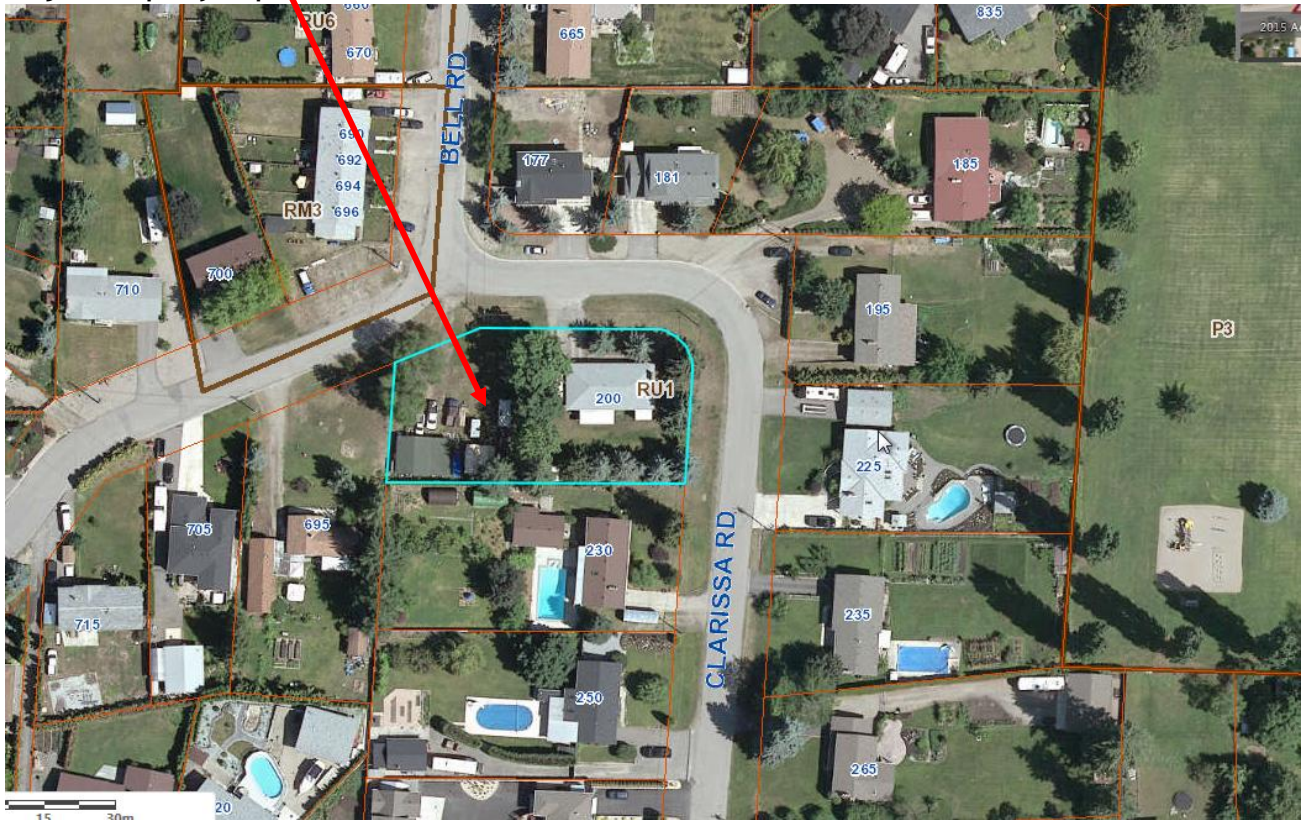
4.4 Site Context

The majority of the adjacent parcels contain single family residential homes and are zoned RU1.

Adjacent land uses are as follows:

| Orientation | Zoning | Land Use |
|-------------|---|-------------|
| North | RU1 - Large Lot Housing RM3 - Low Density Multiple Housing | Residential |
| East | RU1 - Large Lot Housing | Residential |
| South | RU1 - Large Lot Housing | Residential |
| West | RU1 - Large Lot Housing | Residential |

Subject Property Map:



4.5 Zoning Analysis Table

| Zoning Analysis Table | | |
|---|------------------------|-----------------------|
| CRITERIA | RU1c ZONE REQUIREMENTS | PROPOSAL |
| Existing Lot | | |
| Lot Area | 550 m ² | 2012 m ² |
| Lot Width | 16.5 m | 32.6 m |
| Lot Depth | 30 m | 64.0 m |
| Development Regulations | | |
| Site Coverage (buildings) | 40% | 17.3% |
| Maximum Total Site Coverage (buildings, driveways, & parking) | 50% | 30.48% |
| Site Coverage: accessory buildings or structures and carriage house | 14% | 9.1% |
| Floor area of carriage house (footprint) | 100 m ² | 99.8m ² |
| Max. Lot coverage of all accessory buildings (including carriage house) | 130 m ² | 183.5m ² ● |
| Max. net floor area of carriage house to total net floor area of principal building | 75% | 60% |
| Setback from Principal Dwelling | 3 m | 10.6m |
| Carriage House Regulations | | |

| | | |
|--|-------------------------------|--------------------------------|
| Min. Side Yard (south) | 2.0 m | 2.1 m |
| Min. Side Yard (north) | 2.0 m | 20.0 m |
| Min. Rear Yard (without a lane) | 2.0 m | 18.3 m |
| Max. Height (carriage house shall not be higher than existing primary dwelling unit) | 1 storey | 1 storey |
| Other Regulations | | |
| Min. Parking Requirements | 3 stalls | >3 stalls |
| Min. Private Open Space | 30m ² per dwelling | >30m ² per dwelling |
| ● Indicates a requested variance to the maximum lot coverage of all accessory buildings from 130m ² required to 183.5m ² proposed. | | |

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Chapter 5 - 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 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

- Please see attached Schedule "A" dated March 8, 2016.

6.3 Ministry of Transportation and Infrastructure

- File 2016-00101 Preliminary Approval is granted for the rezoning for one year pursuant to section 52(3)(a) of the Transportation Act.
- If you have any questions, please feel free to call Audrie Henry at (250) 712-3663.

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).

6.4 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 Clarissa Rd. for emergency response
- Do not release BP until all life safety concerns are completed.

6.5 Irrigation District

- See attached letter (Schedule "B") from Rutland Water Works District dated January 21, 2016.

7.0 **Application Chronology**

Date of Application Received: January 6, 2016
Date Public Consultation Completed: December 3, 2015

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

Conceptual Elevations and Floor Plans

Schedule A: Development Engineering Memorandum dated March 8, 2016

Schedule B: Letter from Rutland Waterworks District