

REPORT TO COUNCIL



Date: September 14, 2015

RIM No. 1250-30

To: City Manager

From: Community Planning Department (LK)

Application: Z15-0036 **Owner:** Dwight Schreiner & Cheryl Hank

Address: 4619 Gordon Drive **Applicant:** Dwight Schreiner & Cheryl Hank

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. Z15-0036 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 2 District Lot 357 ODYD Plan KAP46269, located at 4619 Gordon Drive, Kelowna, BC from RU1 - Large Lot Housing zone to 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.

2.0 Purpose

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

3.0 Community Planning

Community Planning staff supports the proposal to convert an existing accessory building to a carriage house. The subject parcel is within the Permanent Growth Boundary and has a Future Land Use designation of S2RES - Single / Two Unit Residential; therefore the application to rezone the parcel to RU1c meets the guidelines of the OCP. The OCP supports the densification of neighbourhoods through appropriate infill development and utilization of existing infrastructure.

4.0 Proposal

4.1 Background

The home owner applied for Building Permit #10543 to construct a double car garage in 1992. In 2007, the garage was converted to a Carriage House to provide accommodation for the homeowner's parent to reside. City approval was not obtained at that time. The home owner is now pursuing the proper approvals to ensure the Carriage House conforms to the City of Kelowna's zoning and building code requirements. Though Staff does not encourage development that follows this process, the parcel can easily accommodate a Carriage House without variances.

4.2 Project Description

The subject parcel is located within the Permanent Growth Boundary on the east side of Gordon Drive, south of McClure Road. The parcel has panhandle driveway access from Gordon Drive with the parcel being tucked behind 4623 Gordon Drive. Buildings are not visible from the roadway due to the curved driveway and the placement of trees and shrubs.

When the building was converted to a Carriage House, the existing garage door was removed and replaced with a man-door and window. The building is finished to match the existing primary dwelling and has been thoughtfully landscaped. The building is located at the rear of the parcel with private outdoor space provided beside the carriage house. Required parking for the primary dwelling is provided in a double attached garage. The parcel has a large paved area to accommodate the required Carriage House parking stall, and provide a turn-around area for vehicles which will eliminate the need to back out onto Gordon Drive.

4.3 Site Context

The subject property is located on the east side of Gordon Drive in the North Mission - Crawford area of Kelowna.

Adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1 - Large Lot Housing RU1c - Large Lot Housing with Carriage House	Single Detached Housing Single Detached Housing
East	RU1 - Large Lot Housing	Single Detached Housing
South	RU1 - Large Lot Housing	Single Detached Housing
West	RU1 - Large Lot Housing	Single Detached Housing

Subject Property Map: 4619 Gordon Drive



Subject Property Carriage House Elevation: 4619 Gordon Drive



4.4 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RU1c ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Min. Lot Area	550 m ²	2306 m ²
Min. Lot Width	16.5 m	39.7 m
Min. Lot Depth	30 m	43.27 m
Development Regulations		
Site Coverage	40%	16.9%
Site Coverage: accessory buildings or structures and carriage house (one storey)	20%	5.20%
Floor area of carriage house (footprint)	100 m ²	96.61 m ²
Max. area of carriage house (total building area)	130 m ²	96.61 m ²
Max. net floor area of carriage house to total net floor area of principal building	75%	49.91%
Height (mid point of roof)	4.8 m	4.13 m
Setback from Principal Dwelling	3.0 m	4.57 m
Carriage House Regulations		
Max. Height	4.8 m	3.66m
Min. Side Yard (north)	2.0 m	2.15m
Min. Rear Yard (west)	0.9 m	2.11m
Height (carriage house shall not be higher than existing primary dwelling unit)	2 storey ex. House	1 storey Carriage house
Other Regulations		
Min. Parking Requirements	3 stalls	+3 stalls provided
Min. Private Open Space	30 m ²	+30 m 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 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 Infill² 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.

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).

6.0 Technical Comments

- Building & Permitting Department

- 1) Architect may be required to determine the upgrade requirements to meet current code for this change of use.
- 2) Plumbing and Heating Permits will be required along with the Building permit for change of use.
- 3) Requirements of the current code apply so retrofit of the existing structure may be required at time of Building permit.

- Development Engineering Department

See attached Memorandum dated July 10, 2015.

7.0 Application Chronology

Date of Application Received: June 25, 2015
Date Public Consultation Completed: August 10, 2015

Report prepared by:

Lydia Korolchuk, Planner

Reviewed by:



Lindsey Ganczar, Planning Supervisor

Approved for Inclusion:



Ryan Smith, Community Planning Department Manager

Attachments:

Site Context Map

Site Plan

Conceptual Elevations

Landscape Plan

Development Engineering Memorandum