

REPORT TO COUNCIL



Date: November 29, 2016

RIM No. 0940-50; 0940-00

To: City Manager

From: Community Planning Department (TB)

Application: DP15-0312; DVP15-0313 **Owner:** Wayne Daryle Heinen,
Lisa Marie Cayer Heinen

Address: 468 Barkley Road **Applicant:** Wayne Daryle Heinen

Subject: Development Permit and Development Variance Permit

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 final adoption of Rezoning Bylaw No. 11208 (Z15-0067) be considered by Council;

AND THAT Council authorizes the issuance of Development Permit No. DP15-0312 for Lot 16, DL 167, ODYD, Plan 13550, located at 468 Barkley Road, Kelowna, BC subject to the following:

1. The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A,"
2. The exterior design and finish of the building to be constructed on the land, be in accordance with Schedule "B";

AND THAT Council authorizes the issuance of Development Variance Permit No. DVP15-0313;

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

Section 13.1.7 (c): RU1 - Other Regulations

To vary the setback from the principal dwelling from 3.0m required to 1.20m proposed on two portions of the carriage house;

Section 9.5b.15: Specific Use Regulations - Carriage House Regulations

To vary the rear yard setback from 2.0 m required to 1.52 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 consider three (3) variances to convert an existing accessory dwelling to a carriage house.

3.0 Community Planning

Community Planning supports the requested variances to allow the existing accessory building to be converted to a carriage house. The existing building meets all other carriage house guidelines, and meeting the setbacks would not be possible without reconstruction the building.

The property is designated in Kelowna's Official Community plan as S2RES - Single/Two Unit Residential and as such the application to rezone the property to RU1c to facilitate the conversion of a carriage house is in compliance with the designated future land use.

In fulfillment of Council Policy No. 367 respecting public consultation, the applicant undertook neighbour consultation by individually contacting the neighbours in January 2016.

4.0 Proposal

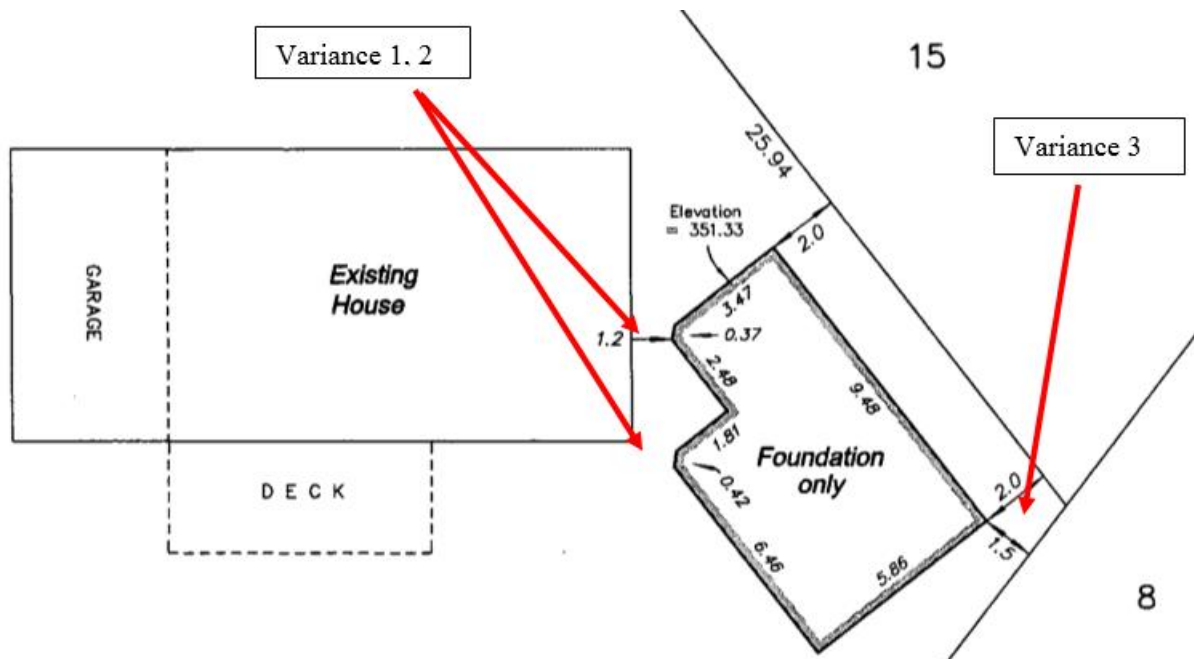
4.1 Background

The subject property contains a single story 1960's bungalow and an accessory building. The accessory building was constructed in 2011 as a workshop for a home based business.

4.2 Project Description

The proposed conversion of the accessory building would create a one-bedroom carriage house with driveway parking and 30m² of private open space.

The proposed conversion requires 2 variances for setbacks from the house to the carriage house from 3.0m required to 1.20m proposed. The third variance is for rear yard setback from 2.0m required to 1.52m proposed. Due to the size of the existing accessory building (51.7m²), reconstructing to meet these setbacks would not be possible. Any impacts these variances have on the building code will be addressed at building permit review.



The form and character of the existing accessory building would be modified to remove the overhead garage doors and replace with windows that face the driveway. The entrance to the carriage house is on the north side which faces the neighboring property at the minimum 2.0m setback. This entrance provides easiest access from the driveway parking area and is shielded by fencing from the neighboring property. Care has been taken to minimize windows on this side in order to offer more privacy to the neighboring property.

The accessory building has been finished in materials similar to the primary dwelling and meets the majority of the design guidelines for Intensive Residential - Carriage House Development Permit Area.



View of existing house and proposed carriage house (accessory building).

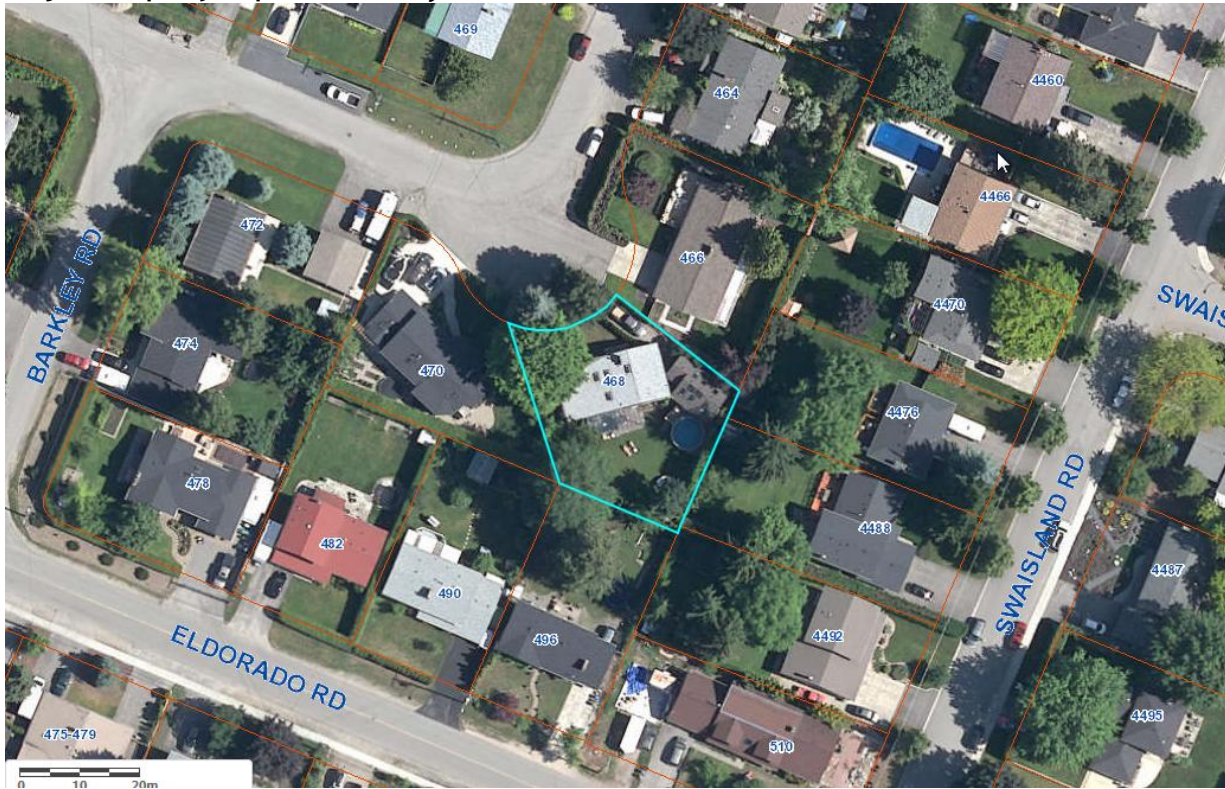
4.3 Site Context

The subject property is located east of Lakeshore Road and south of Sarsons Road in North Mission within the permanent growth boundary.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1 - Large Lot Housing	S2Res - Single/Two Unit Residential
East	RU1 - Large Lot Housing	S2Res - Single/Two Unit Residential
South	RU1 - Large Lot Housing	S2Res - Single/Two Unit Residential
West	RU1 - Large Lot Housing	S2Res - Single/Two Unit Residential

Subject Property Map: 468 Barkley Road



4.4 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RU1c	PROPOSAL
Existing Lot		
Minimum Lot Area	550 m ²	1245 m ²
Minimum Lot Width	16.5 m	30 m
Minimum Lot Depth	30. m	41 m
Development Regulations		
Maximum Site Coverage of all buildings	40%	21%
Maximum Site Coverage of all buildings, driveways, and parking	50%	25.9%
Maximum Site Coverage of all accessory buildings	20%	6.8%
Maximum Height	Less than the principal dwelling	Less than the principal dwelling

Minimum Front Yard	6 m	15.39 m
Minimum Side Yard (north)	2.0 m	2.0 m
Minimum Side Yard (south)	2.0 m	> 2.0 m
Minimum Rear Yard	2.0 m	1.52 m❶
Minimum Setback to Principal Dwelling ❷❸	3.0 m	1.20 m❷❸
Other Regulations		
Minimum Parking Requirements	3 stalls	>3 stalls
Minimum Private Open Space	30 m ² Each Dwelling	>30 m ² Each Dwelling
❶ Indicates a requested variance to the minimum rear yard. ❷ ❸ Indicates 2 requested variances to the setback from the principal dwelling.		

5.0 Technical Comments

All technical comments were reviewed as a function of Z15-0067 which has already received 3rd reading.

6.0 Application Chronology

Date of Application Received: November 26, 2015
Date Public Consultation Completed: January 2, 2015
Date of Public Hearing and 3rd Reading: April 5, 2016

Report prepared by:

Trisa Brandt, Planner I

Reviewed by: Terry Barton, Urban Planning Manager

Approved for Inclusion: Ryan Smith, Community Planning Department Manager

Attachments:

Draft Development and Development Variance Permit DP15-0312 and DVP15-0313
Schedule "A": Site Plan and Floor Plans
Schedule "B": Elevations and Colour Board