REPORT TO COUNCIL

Date:	April 24, 2017		
RIM No.	1250-30		
To:	City Manager		
From:	Community Planning Department (EW)		
Application:	Z17-0022	**Owner:**	Bridget Anne McKitrick-Gillberg & Michael Andre Gillberg
Address:	1065 Guisachan Rd	**Applicant:**	Barnett Construction Ltd.
Subject:	Rezoning Application		
Existing OCP Designation:	SRES – 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. 17-0022 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 16 District Lot 136 ODYD Plan 38928, located at 1065 Guisachan 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 Zone Amending Bylaw be forwarded to a Public Hearing for further consideration;

AND FURTHER THAT final adoption of the Zone Amending 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 April 24, 2017.

2.0 Purpose

To consider rezoning the subject property from Ru1 – Large Lot Housing to RU1c – Large Lot Housing with Carriage House to facilitate the future construction of a carriage house.

3.0 Community Planning

Community Planning Staff support the proposed rezoning application to facilitate the future construction of a carriage house on the subject property. The parcel has a Future Land Use designation of S2Res – Single/ Two Unit Residential in the Official Community Plan (OCP) and is currently zoned RU1 – Large Lot Housing. The parcel is within the City of Kelowna's Permanent Growth Boundary.

Rezoning the subject property to add the 'c' designation meets several City policy objectives including fostering a mix of housing forms and concentrating growth with the Permanent Growth Boundary. The proposed rezoning is also consistent with the property's future land use designation.

In fulfillment of Council Policy No. 367, the applicant submitted a Neighbour Consultation Summary Form outlining that the neighbours within 50 m of the subject property were notified.

4.0 Proposal

4.1 Project Description

Plans submitted with the rezoning application propose the construction of a single storey carriage house at the rear of the property accessed from the lane.

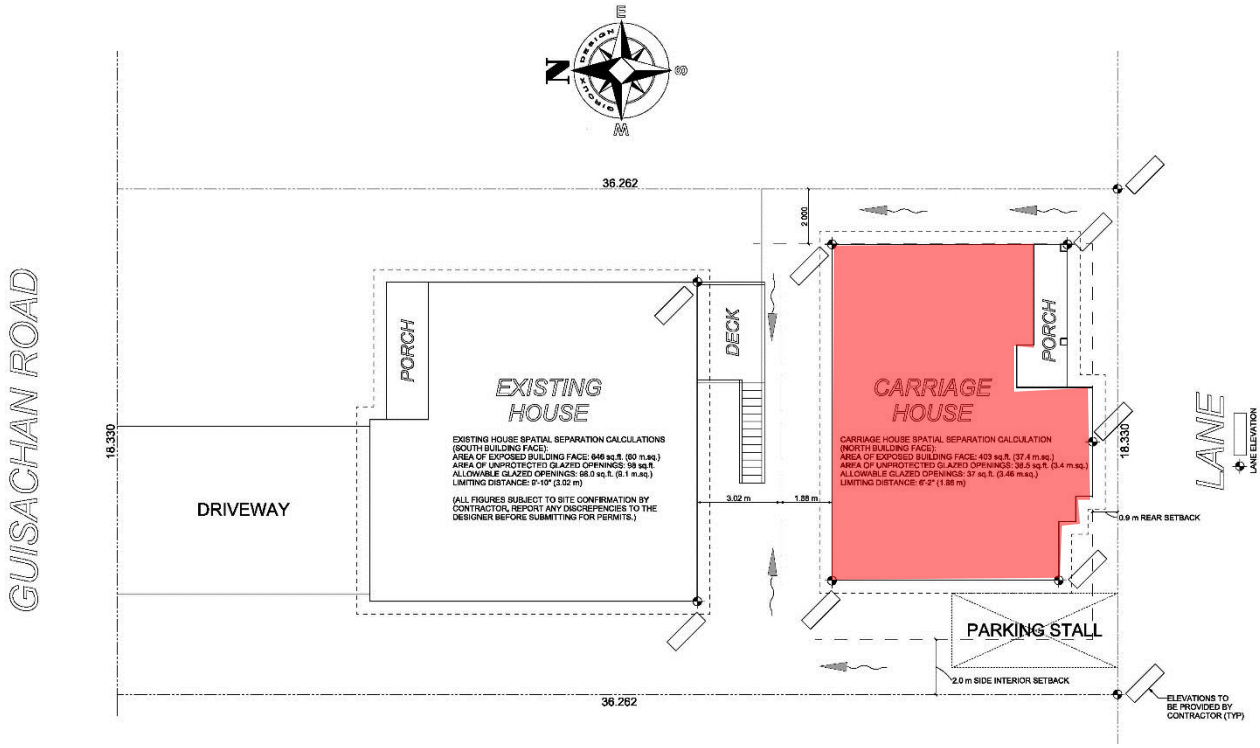


Figure 1. Site plan with the proposed location of the carriage house indicated by the red box.

The existing accessory building located at the rear of the property will be removed. The proposal complies with the zoning regulations and the single-storey design is mindful of neighbouring properties. The design includes two bedrooms and a surface parking stall proposed on the west side of the carriage house. The two other required parking stalls are provided by the single family dwelling's existing two-car garage.



Figure 2. Conceptual rendering of proposed carriage house.

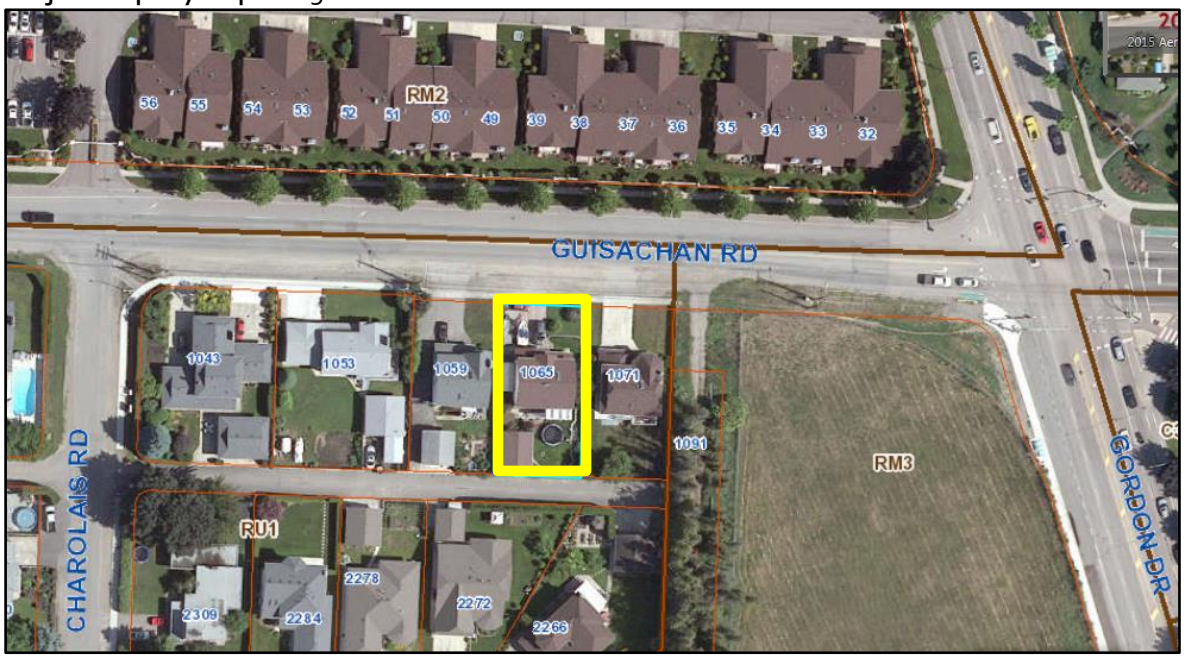
4.2 Site Context

The parcel is located in the South Pandosy - KLO city sector, within the Permanent Growth Boundary. The subject property is 664 m^2.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RM2 – Low Density Row Housing	MRL – Multiple Unit Residential (Low Density)
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: 1065 Guisachan Rd



4.3 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	**RU1 ZONE REQUIREMENTS**	**PROPOSAL**
Existing Lot/Subdivision Regulations		
Minimum Lot Area	550 m^2	664 m^2
Minimum Lot Width	16.5 m	18.3 m
Minimum Lot Depth	30.0 m	36.2 m
Development Regulations		
Max. Site Coverage (buildings)	40%	33%
Max. Site Coverage (buildings, driveways, and parking)	50%	46%
Single Storey Carriage House Regulations		
Max. Accessory Site Coverage	20%	15%
Max. Accessory Building Footprint	130 m^2	100 m^2
Max. Net Floor Area	100 m^2	100 m^2
Max. Net Floor Area to Principal Building	75%	32%
Maximum Height (to mid-point)	4.8 m	4.72 m
Maximum Height (to peak)	9.5 m	6.2 m
Minimum Side Yard (east)	2.0 m	2.0 m
Minimum Side Yard (west)	2.0 m	4.1 m
Minimum Rear Yard	0.9 m (lane)	0.9 m
Min. Distance to Principal Building	3.0 m	4.9 m
Other Regulations		
Minimum Parking Requirements	3 stalls	3 stalls
Minimum Private Open Space	30 m^2	> 30m^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.

[1] City of Kelowna Official Community Plan, Policy 5.3.2 (Development Process Chapter).

Sensitive Infill.[2] 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.

Healthy Communities.[3] Through current zoning regulations and development processes, foster healthy, inclusive communities and a diverse mix of housing forms, consistent with the appearance of the surrounding neighbourhood.

Carriage Houses & Accessory Apartments[4]. Support carriage houses and accessory apartments through appropriate zoning regulations.

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

- See Schedule "A" memorandum dated March 9, 2017.

6.3 Fire Department

- No concerns.

7.0 Application Chronology

Date of Application Received: February 22, 2017
Date Public Consultation Completed: February 10, 2017

Report prepared by: Emily Williamson, Planner I

Reviewed by: Terry Barton, Urban Planning Manager

Approved for Inclusion: Ryan Smith, Community Planning Department Manager

Attachments:

Schedule "A" – Development Engineering Memorandum dated March 9, 2017
Attachment "A" – Conceptual Elevations

[2] City of Kelowna Official Community Plan, Policy 5.22.6 (Development Process Chapter).
[3] City of Kelowna Official Community Plan, Policy 5.22.7 (Development Process Chapter).
[4] City of Kelowna Official Community Plan, Policy 5.22.12 (Development Process Chapter).