

# REPORT TO COUNCIL



**Date:** April 24, 2017

**RIM No.** 1250-30

**To:** City Manager

**From:** Community Planning Department (EW)

**Application:** Z17-0017

**Owner:** Sascha Richard Heinrich &  
Margaret Heinrich

**Address:** 849 Raymer Rd

**Applicant:** Urban Options Planning &  
Permits

**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

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## 1.0 Recommendation

THAT Rezoning Application No. 17-0017 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot A District Lot 580A SDYD Plan KAP73736, located at 849 Raymer 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 property is located within the Permanent Growth Boundary. The density in the

neighbourhood has been modestly increasing in recent years as there are several examples of RU6 – Two Dwelling Housing, RU2 – Medium Lot Housing, and RU1c – Large Lot Housing with Carriage House properties within the surrounding area. Rezoning the subject parcel to the RU1c zone will continue the density increase trend, a key objective for the City’s urban infill strategy.

In fulfillment of Council Policy No. 367, the applicant submitted a Neighbourhood 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 in the southeast corner of the property. The carriage house will replace an existing garage/workshop. The proposal complies with the zoning regulations and the single-storey design is mindful of neighbouring properties. Following feedback from the applicant’s neighbourhood consultation on the roof height, the applicant revised the plans and lowered the roof height by approximately 1 foot (0.3 m). The carriage house design includes a one-bedroom unit and a garage for two vehicles.



*Figure 1. Conceptual rendering of proposed carriage house.*

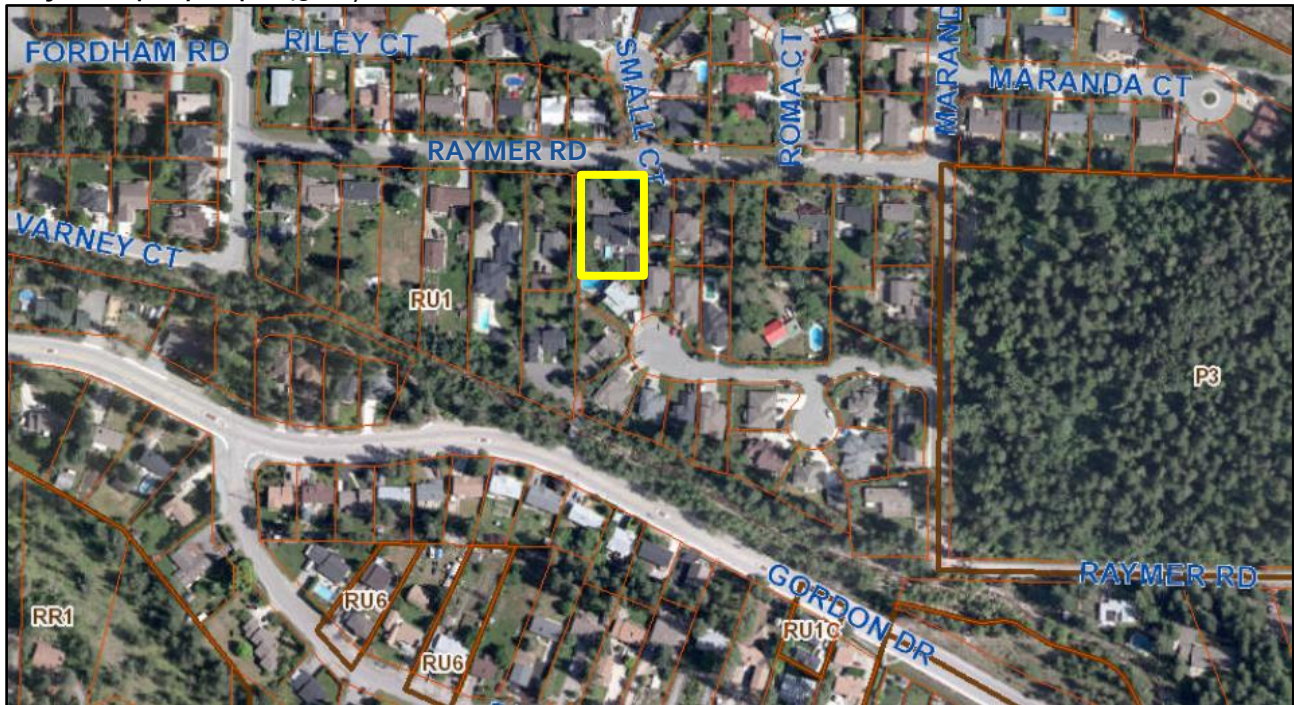
##### 4.2 Site Context

The parcel is located in the North Okanagan Mission city sector, within the Permanent Growth Boundary. The subject property is a large RU1 parcel at 1,991 m<sup>2</sup>.

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: 849 Raymer Rd



## 4.3 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RU <sub>1</sub> ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Minimum Lot Area	550 m <sup>2</sup>	1991 m <sup>2</sup>
Minimum Lot Width	16.5 m	31.1 m
Minimum Lot Depth	30.0 m	55.4 m
Development Regulations		
Max. Site Coverage (buildings)	40%	20%
Max. Site Coverage (buildings, driveways, and parking)	50%	46%
Single Storey Carriage House Regulations		
Max. Accessory Site Coverage	20%	6%
Max. Accessory Building Footprint	130 m <sup>2</sup>	123 m <sup>2</sup>
Max. Net Floor Area	100 m <sup>2</sup>	51 m <sup>2</sup>
Max. Net Floor Area to Principal Building	75%	32%
Maximum Height (to mid-point)	4.8 m	4.34 m
Maximum Height (to peak)	7.1 m	5.2 m
Minimum Side Yard (east)	2.0 m	2.0 m
Minimum Side Yard (west)	2.0 m	15.0 m
Minimum Rear Yard	2.0 m	2.0 m

Min. Distance to Principal Building	3.0 m	5.6 m
Other Regulations		
Minimum Parking Requirements	4 stalls (carriage house + home based business)	5 stalls
Minimum Private Open Space	30 m <sup>2</sup>	> 30m <sup>2</sup>

## 5.0 Current Development Policies

### 5.1 Kelowna Official Community Plan (OCP)

#### Development Process

**Compact Urban Form.**<sup>1</sup> 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.**<sup>2</sup> 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.**<sup>3</sup> 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**<sup>4</sup>. 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.
- Operable bedroom windows required as per the 2012 edition of the British Columbia Building Code (BCBC 12).
- A fire rated wall is required from the dwelling to the garage from the foundation to the underside of the roof sheathing. Please provide these details at time of building permit application.
- Full Plan check for Building Code related issues will be done at time of Building Permit applications.

<sup>1</sup> City of Kelowna Official Community Plan, Policy 5.3.2 (Development Process Chapter).

<sup>2</sup> City of Kelowna Official Community Plan, Policy 5.22.6 (Development Process Chapter).

<sup>3</sup> City of Kelowna Official Community Plan, Policy 5.22.7 (Development Process Chapter).

<sup>4</sup> City of Kelowna Official Community Plan, Policy 5.22.12 (Development Process Chapter).

6.2 Development Engineering Department

- See Attachment "A" memorandum dated March 8, 2017.

6.3 Fire Department

- Requirements of section 9.10.19 Smoke Alarms and Carbon Monoxide alarms of the BCBC 2012 are to be met.
- Both dwellings shall have a posted address on Raymer Rd.
- If a fence is ever constructed between the dwellings a gate with a clear width of 1100mm is required.
- Maintain access to all units from Raymer Rd.

7.0 **Application Chronology**

Date of Application Received: January 31, 2017  
Date Public Consultation Completed: February 20, 2017  
Date Revised Plan Received: April 6, 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 8, 2017  
Attachment "A" – Conceptual Elevations