

REPORT TO COUNCIL



Date: August 14, 2017

RIM No. 1250-04

To: City Manager

From: Community Planning Department (LB)

Application: TA15-0008

Applicant: City of Kelowna

Subject: Zoning Bylaw Text Amendment Application

1.0 Recommendation

THAT Bylaw No. 11369 to amend the City of Kelowna Zoning Bylaw No. 8000 be amended at first reading as outlined in the Report from the Community Planning Department dated August 14, 2017;

AND THAT the Zoning Bylaw Text Amending Bylaw be forwarded to a Public Hearing for further consideration.

2.0 Purpose

To consider amendments to a Text Amending Bylaw to harmonize carriage house and accessory building regulations to reduce the need for future variance request and improve bylaw administration.

3.0 Community Planning

In April 2017, staff brought forward proposed Zoning Bylaw text amendments to harmonize carriage house and accessory building regulations. Council gave the bylaw first reading on April 24, 2017. Prior to advancing to Public Hearing, staff identified some items where additional clarification would improve implementation and limit conflicts with existing regulations.

The revisions since first reading are as follows:

Regulation	Initial Proposal	Amended Proposal	Rationale
Minimum Front Yard	Principal dwelling to be located between front lot line and accessory building.	9.0 m, except 12.0 m in the RR1, RR2 and RR3 zones	More defined regulation generally achieves the objective of having a carriage house set behind a principal dwelling while allowing for some flexibility on larger properties and improving consistency between regulations.
Minimum Side Yard	Comply with the requirements for a principal dwelling.	1.5 m	Provides a better balance between existing regulations. Allows for more useable outdoor

			space while maintaining a buffer to adjacent properties.
Minimum Rear Yard	1.5 m	1.5 m, except 0.9 m where there is a rear lane	Provides a better balance between existing regulations and creates fewer non-conforming structures. Allows for more useable outdoor space where a lane provides a buffer to adjacent properties.

4.0 Proposal

4.1 Background

Council gave first reading to the bylaw to harmonize regulations between carriage houses and accessory buildings on April 24, 2017. On further review of the proposed regulations, staff identified the need for some additional amendments to setbacks to improve clarity and minimize inconsistencies between the regulations.

5.0 Application Chronology

Date of Initial Consideration: April 24, 2017

Report Prepared by: Laura Bentley, Planner II

Reviewed by: Terry Barton, Urban Planning Manager

Approved for Inclusion: Ryan Smith, Community Planning Department Manager