REPORT TO COUNCIL

Date:	September 11, 2017		
RIM No.	1250-30		
To:	City Manager		
From:	Community Planning Department (EW)		
Application:	Z17-0046	**Owner:**	Philip Bernhard Zurrin
Address:	1373 Tanemura Cr	**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		

1.0 Recommendation

THAT Rezoning Application No. Z17-0046 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 1 Section 13 Township 26 ODYD Plan KAP86150, located at 1373 Tanemura Cr, 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 Rezoning Bylaw be forwarded to a Public Hearing for further consideration;

AND THAT final adoption of the Rezoning 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 September 11, 2017.

AND FURTHER THAT final adoption of the Rezoning Bylaw be considered in conjunction with Council's consideration of a Development Variance Permit for the subject property.

2.0 Purpose

To rezone 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. 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 and the property is connected to City sanitary sewer.

To fulfill Council Policy No. 367, the applicant submitted a Neighbour Consultation Summary Form to staff on July 11, 2017, outlining that the neighbours within 50 m of the subject property were notified.

4.0 Proposal

4.1 Project Description

The applicant would like to add the 'c' designation to the subject property to construct a future carriage house. The subject property is serviced by sanitary sewer. The rear of the property slopes down to Hwy 33 and the owner wants to retain the mature evergreen trees on site. The proposed location of the carriage house is designed into the slope at the rear of the property. The carriage house plans show a two-car garage and a two-bedroom suite where the garage is accessed from grade and the suite is a walkout under the garage (Attachment A).

Should the rezoning application be supported, two variances will be required to facilitate the unique design of the walkout carriage house. A Development Variance Permit will be considered by Council at a future meeting.

4.2 Variances

The proposed carriage house will require two variances to Zoning Bylaw No. 8000:[1]

Variance 1: *s.9.5b.1(f) The maximum upper storey floor area is 75% of the carriage house footprint area*. Due to the carriage house design in which the garage is situated above the living space, the upper storey is 87% of the carriage house footprint.

Variance2: *s.9.5b.1(g) The maximum height is the lesser of 4.8m of the height of the principal dwelling, as measured to the midpoint.* As per the Zoning Bylaw interpretation of height and building grade, the height of the carriage house is measured from the low side (the walkout side facing Hwy 33). The height variance would be 4.8m to 8.05m.

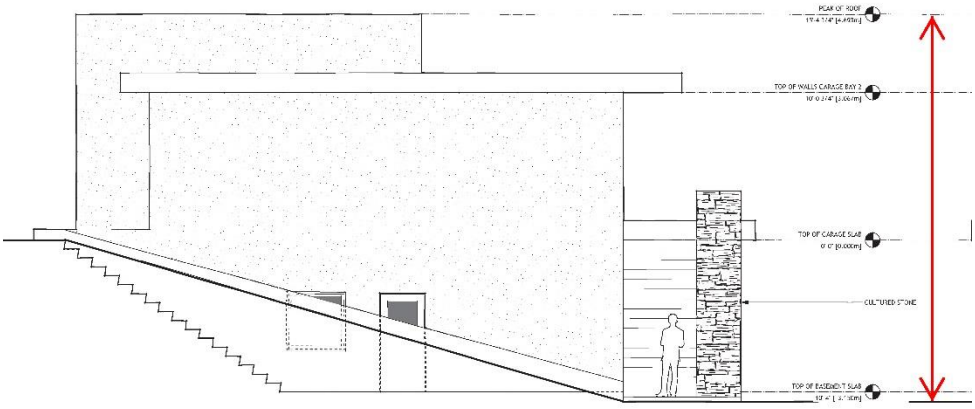


Figure 1. Cross Section of Proposed Carriage House showing where the 8.05m height measurement is taken; on the walkout side.

[1] TA15-0008 (BL11369) to harmonize carriage house and accessory building regulations is scheduled for Public Hearing at the September 12th, 2017 meeting. If approved, the carriage house regulations will be assigned new section numbers. These new section numbers are referenced in this report.

4.3 Site Context

The subject property is located in the Belgo – Black Mountain north of Hwy 33 E. The subject property is a large RU1 lot at 1971 m^2.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1 – Large Lot Housing	Residential
East	RU1 – Large Lot Housing	Residential
South (across Hwy 33 E)	A1 – Agricultural 1	Residential/ Agriculture
West	RU1 – Large Lot Housing	Residential

Subject Property Map: 1373 Tanemura Cr



4.4 Zoning Analysis Table

Zoning Analysis Table		
	RU1 ZONE REQUIREMENTS	**PROPOSAL**
Existing Lot/Subdivision Regulations		
Minimum Lot Area	550 m^2	1971 m^2
Minimum Lot Width	16.5 m	46 m
Minimum Lot Depth	30.0 m	47 m

Development Regulations		
Max. Site Coverage (buildings)	40%	17%
Max. Site Coverage (buildings, driveways, and parking)	50%	17%
Carriage House Regulations		
Max. Accessory Site Coverage	14%	5%
Max. Accessory Building Footprint	90 m^2	89.9 m^2
Max. Net Floor Area	90 m^2	89.9 m^2
Max. Upper Storey to Building Footprint	75%	87%❶
Max. Net Floor Area to Principal Building	75%	45%
Maximum Height (to mid-point)	4.8 m	8.05m❷
Maximum Height (to peak)	7.9 m	4.7 m
Minimum Side Yard (east)	2.0 m	16.8 m
Minimum Side Yard (west)	2.0 m	4.4 m
Minimum Rear Yard	2.0 m	8.9 m
Min. Distance to Principal Building	3.0 m	14 m
Other Regulations		
Minimum Parking Requirements	3 stalls	4 stalls
Minimum Private Open Space	30 m^2	30 m^2

❶Indicates a variance to upper storey to carriage house footprint from 75% to 87%.
❷Indicates a variance to height from 4.8m to 8.05m.

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Development Process

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.

Carriage Houses & Accessory Apartments[3]. Support carriage houses and accessory apartments through appropriate zoning regulations.

6.0 Technical Comments

6.1 Building Department

- A third party work order may be required with the Development Engineering Department for an upgraded water line and sewage connection. These requirements are to be resolved prior to issuance of the Building Permit.

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

- HPO (Home Protection Office) approval or release is required at time of Building Permit application.

6.2 Development Engineering Department

- See Schedule 'A' – Development Engineering Memorandum dated July 10, 2017.

6.3 Fire Department

- Maintain access to the carriage house from Tanemura Cr.

7.0 Application Chronology

Date Complete Application Received: May 26, 2017
Date Public Consultation Completed: July 11, 2017

Report prepared by: Emily Williamson, Planner
Reviewed by: Terry Barton, Urban Planning Manager
Approved for Inclusion: Ryan Smith, Community Planning Department Manager

Attachments:

Schedule 'A' – Development Engineering Memorandum dated July 10, 2017.
Attachment 'A' – Applicant's Rationale
Attachment 'B' – Conceptual Carriage House Plans