

# REPORT TO COUNCIL



**Date:** March 20, 2018

**RIM No.** 0940-00

**To:** City Manager

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

**Application:** DVP17-0202      **Owner:** Glen D'Arcy Manlove  
Charmaine Ann Katherine Manlove

**Address:** 911 Pitcairn Ct      **Applicant:** Kyle Turner, Gord Turner  
Renovations Ltd.

**Subject:** 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

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## 1.0 Recommendation

THAT final adoption of Rezoning Bylaw No. 11542 be considered by Council;

AND THAT Council authorizes the issuance of Development Variance Permit No. DVP17-0202 for Lot 6 Section 29 TWP 26 ODYD Plan 18323 located at 911 Pitcairn Court, Kelowna, BC, to allow the construction of a carriage house subject to the following;

1. The dimensions and siting of the buildings to be constructed on the land be in accordance with Schedule "A,"
2. The elevations of the carriage house to be constructed on the land be in accordance with Schedule "B";

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

### **Section 13.1.6(D): RU1 – Large Lot Housing Development Regulations**

To vary the minimum flanking street side yard setback to a garage or carport which is accessed from that street from 6.0m required to 4.8m 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 vary the minimum flanking street side yard setback to a garage or carport which is accessed from that street from 6.0m required to 4.8m proposed on the subject property.

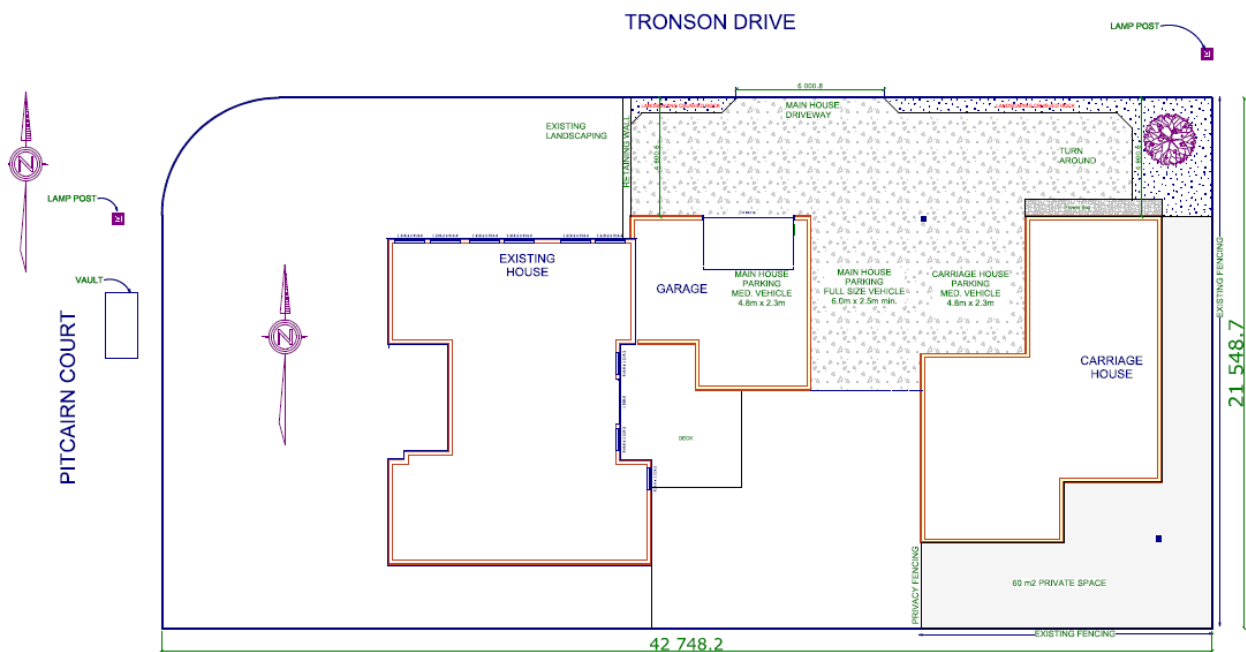
## 3.0 Community Planning

Community Planning Staff recommend support for the requested variance to vary the minimum flanking street side yard setback to a garage or carport which is accessed from that street from 6.0m required to 4.8m proposed on the subject property. The variance has no impact to any sidewalk or vehicle travel lane and allows the size of the carriage house and private outdoor space to be maximized without impacting the adjacent neighbour.

The subject property is located on the corner of Pitcairn Court and Tronson Drive. The applicant has proposed a single car garage addition to their existing dwelling, and a detached single storey carriage house with a carport. Both the garage and the carport are accessed from the flanking street, Tronson Drive. The Zoning Bylaw regulates that the flanking street side yard setback is 6.0m for the garage and carport as they are accessed from the flanking street. This is to allow a large vehicle stall length on the access driveway for a vehicle to park in front of the garage or carport without overhanging a sidewalk or vehicle travel lane.

The subject property has a wide boulevard and no sidewalk along this frontage and therefore a 4.8m setback is appropriate and will not impact any sidewalk or vehicle travel lane. The length meets the zoning bylaw requirements for a medium vehicle stall, and therefore parking would still be achievable on the driveway in front of the garage and carport. This allows the applicants to maximize the footprint of the single storey carriage house and maximize the private outdoor space, while maintaining the side yard setback between the adjacent neighbor for privacy.

Proposed improvements to the existing non-conforming driveway will reduce the width to 6.0m as regulated in our Subdivision, Development & Servicing Bylaw No. 7900.



#### 4.0 Proposal

##### 4.1 Background

The subject property has a single family dwelling with an over-width driveway that is accessed from Tronson Drive. An existing garage and swimming pool in the rear yard will be demolished in order to accommodate the proposed garage addition and carriage house.

##### 4.2 Project Description

The proposed development is for a single car garage addition to the single family dwelling and a detached single storey carriage house. The proposed garage and carriage house are both accessed from the flanking street, Tronson Drive, and are set back 4.8m from the property line. A variance is requested to the flanking street side yard setback from 6.0m required to the 4.8m proposed to maximize the size of the carriage house without impacting the side yard setback to the adjacent neighbour. Adequate parking is achieved for both the carriage house and the single family dwelling through a single car garage, a carport, and surface parking. A turnaround space on the property is provided to allow for the driveway to be narrowed in order to be in conformance with the 6.0m maximum width as per the Subdivision, Development & Servicing Bylaw No. 7900.

##### 4.3 Site Context

The subject property is located in Glenmore on the corner of Pitcairn Court and Tronson Drive near Glenmore Elementary School. It is a predominantly single family residential neighbourhood with large lots. There are two other carriage houses in close proximity that are also accessed from Tronson Drive.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1 – Large Lot Housing	Single Family Dwelling
East	RU1 – Large Lot Housing	Single Family Dwelling
South	RU1 – Large Lot Housing	Single Family Dwelling
West	RU1 – Large Lot Housing	Single Family Dwelling

**Subject Property Map: 911 Pitcairn Ct****4.4 Zoning Analysis Table**

Zoning Analysis Table		
CRITERIA	RU1c ZONE REQUIREMENTS	PROPOSAL
Development Regulations		
Front Yard	4.5 m	9.2 m
Side Yard (south)	2.0 m	2.6 m
Side Yard (north flanking)	6.0 m	4.8 m <span style="color: red;">❶</span>
Rear Yard	1.5 m	m
Other Regulations		
Parking Stalls	3 stalls	3 stalls
Private Open Space	30 m <sup>2</sup> per dwelling	>m <sup>2</sup>
<span style="color: red;">❶</span> Indicates a requested variance to the side yard setback from a flanking street from 6.0m required to 4.8m proposed.		

**5.0 Application Chronology**

Date of Application Received: September 11, 2017  
 Date Public Consultation Completed: October 20, 2017

**Report prepared by:** Trisa Brandt, Planner II  
**Reviewed by:** Adam Cseke, Planner Specialist  
**Approved for Inclusion:** Terry Barton, Urban Planning Manager

**Attachments:** Draft Development Variance Permit DVP17-0202  
 Schedule "A": Siting and Dimensions  
 Schedule "B": Elevations