

3.0 Community Planning

Community Planning Staff supports the requested variances to allow an addition to an existing single detached dwelling. The parcel is outside of the permanent growth boundary in the McKinley Landing area. The parcel is a lakefront property with vehicular access from Dubbin Road. The subject property has a future land use of S2RES – Single/ Two Unit Residential.

The applicant is proposing a garage addition to the existing dwelling and is requesting a building height variance to address the topographical challenges the site presents.

Council Policy No. 367 with respect to public consultation was undertaken by the applicant and all neighbours within a 300 m radius of the subject parcel.

4.0 Proposal

4.1 Project Description

The subject property has a single detached dwelling that was constructed in 1960. The owners have resided in the home since 1980. The parcel slopes significantly from the roadway down to the foreshore. Due to this, the existing single detached dwelling is set down the embankment and is not highly visible from the roadway. The existing dwelling does not have a garage and the owners have utilized driveway parking only. Due to the topography of the area, many of the property owners park vehicles both on the road and on pull-out areas adjacent to the roadway.



Figure 1 - View north along Dubbin Road. Due to steep topography many residents park on and along the roadway.

The applicant is proposing a unique design for a 3-storey garage addition to the existing dwelling. It will be situated in the northeast corner of the site, which will allow direct access from both the road to the upper level and from the driveway to the second level. The lower level provides a stable foundation and will allow for a storage area and a direct connection to the dwelling.

From the roadway, the building will appear as a one-storey, double car garage with a visible height of 3.31 m. This allows the owner to have a secure area for vehicles and will aid in removing vehicles from parking on the roadway. The building is setback 6.0 m from the front property line to meet the Zoning Bylaw requirements. The configuration of the building requires a second driveway access for the upper level of the garage. This is a local road that is not well travelled, except by those living in the area. The addition of a second driveway access at this location does not negatively impact the use of the road. Staff are supportive of this variance as it will aid in removing vehicles from parking on the roadway and contain them within the parcel area.

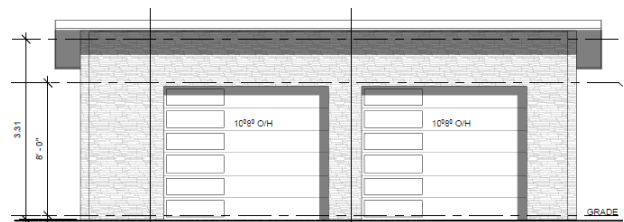


Figure 2 - Garage as viewed from Dubbin Road

The driveway provides access to a lower bench where the home owners currently park. This will provide the access to the second level single car garage. Stairs provide access to the existing dwelling which is located

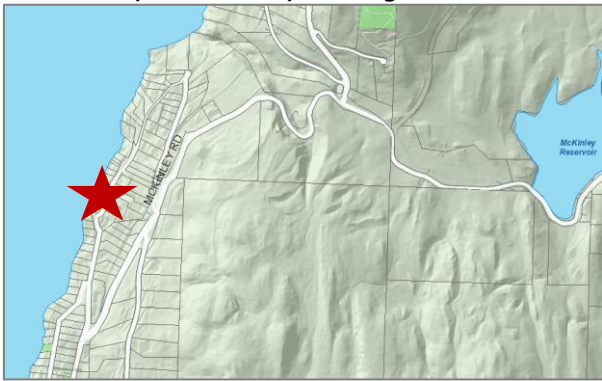
on a lower bench. Due to the natural steps of the topography of the parcel, the overall building height for the addition is 11.77 m when measured from the low side of the structure. A variance is requested to allow the maximum height to be increased from 9.5 m for a single detached dwelling to 11.77 m. Staff is supportive of the request, as this is a site specific variance that is triggered by the complexity of the site topography. Refer to attached Schedules A-C for proposal drawings and site photos.

4.2 Site Context

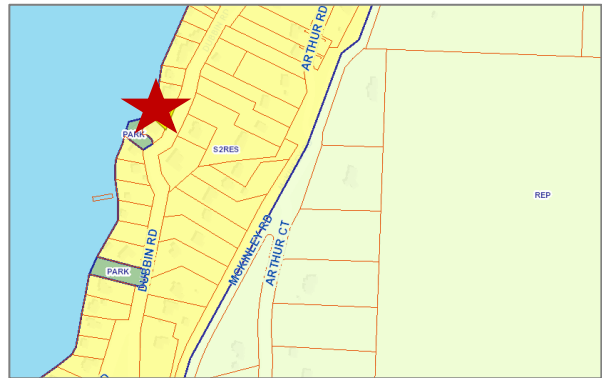
Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RR3 – Rural Residential 3	Single Detached Dwelling
East	RR3 – Rural Residential 3	Single Detached Dwelling
South	RR3 – Rural Residential 3	Single Detached Dwelling
West	W1 – Recreational Water Use	Lake Okanagan

Context Map: McKinley Landing



Future Land Use:



Subject Property Map: 2510 Dubbin Road



4.3 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RR ₃ ZONE REQUIREMENTS	PROPOSAL
Development Regulations		
Height (lessor of)	9.5 m or 2 ½ storeys	11.77 m & 3 storeys ❶
Front Yard	6.0 m	6.0 m
Side Yard (north)	2.3 m	2.3 m
❶ Indicates a requested variance to the maximum allowable building height.		

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.

Hillside Design Guideline Objectives.²

- Promote development that respects the terrain, vegetation, drainage courses and constraints related to the hillside environment of the site;
- Promote the siting of buildings and designs that are compatible with the steep slope context;
- Minimize visual impact on the hillside through appropriate siting, finishes, materials and colours.

6.0 Technical Comments

6.1 Building & Permitting Department

- Full Plan check for Building Code related issues will be done at time of Building Permit applications.

6.2 Development Engineering Department

- Refer to Attachment A dated February 13, 2018.

6.3 Fire Department

- Requirements of section 9.10.19 Smoke Alarms and Carbon Monoxide alarms of the BCBC 2012 are to be met.

Application Chronology

Date of Application Received: February 9, 2018

Date Public Consultation Completed: March 8, 2018

¹ City of Kelowna Official Community Plan, Policy 5.2.3 (Development Process Chapter).

² City of Kelowna Official Community Plan, Objectives 14.35 (Urban Design Development Permit Area Chapter).

Report Prepared by: Lydia Korolchuk, Planner

Reviewed by: Terry Barton, Urban Planning Manager

Approved for Inclusion: Ryan Smith, Community Planning Department Manager

Attachments:

Attachment A: Development Engineering Memorandum

Attachment B: Draft Development Variance Permit – DVP18-0035

Schedule A: Site Plan & Floor Plans

Schedule B: Conceptual Elevations

Schedule C: Site Photos