

REPORT TO COUNCIL



Date: September 25, 2018

RIM No. 0940-00

To: City Manager

From: Community Planning Department (BBC)

Application: DVP18-0036 **Owner:** Roderick Glenn Myers and Lorrie Joy Myers

Address: 2820 Quesnel Road **Applicant:** Lorrie Joy Myers

Subject: Development Variance Permit Application

Existing OCP Designation: S2RES - Single / Two Unit Residential

Existing Zone: RU1 - Large Lot Housing

Proposed Zone: RU1c - Large Lot Housing with Carriage House

1.0 Recommendation

THAT final adoption of Rezoning Bylaw No. 11630 be considered by Council;

AND THAT Council authorizes the issuance of Development Variance Permit No. DVP18-0036 for of Lot 6, District Lot 135, Osoyoos Division Yale District, Plan 18974, located at 2820 Quesnel Road, Kelowna, BC, subject to the following:

1. The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A,"
2. The elevations, exterior design and finish of the carriage house to be constructed on the land, be in accordance with Schedule "B";
3. Landscaping to be provided on the land be in accordance with Schedule "C";

AND THAT variance to the following section of Zoning Bylaw No. 8000 be granted:

Section 9.5b.1 (a): Carriage House Regulations - Development Regulations in Residential Development Zones

To vary the permitted maximum combined site coverage of a carriage house and existing accessory building from 130m² (required), to 146m² (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 maximum combined site coverage of a carriage house and existing accessory building on the subject property from 130m² (required), to 146m² (proposed).

3.0 Community Planning

Community Planning supports the proposed variance to vary the maximum combined site coverage of the carriage house and existing accessory building on the subject property from 130m² required, to 146m² proposed on the subject property.

The subject property is located within the Permanent Growth Boundary with urban services at 0.32 acre (0.13 ha). This size of property is relatively large compared with typical urban residential lots and the site coverage variance should not have any significant impact on the property or to neighbouring properties. The variance request allows the applicant to retain the existing accessory building while constructing a new carriage house on-site. Further, the proposed one-storey carriage house should sensitively integrate within the neighbourhood.

To fulfill Council Policy No. 367, the applicant submitted a Neighbour Consultation Summary Form to staff on March 13, 2018, outlining that the neighbours within 50 m of the subject property were notified.

4.0 Proposal

4.1 Background

The applicant applied for rezoning of the subject property in January 2018, and received second and third readings in July 2018.

The subject property has a single family dwelling and an existing detached accessory building used as a double car garage located on the property. The applicant has met the Community Planning Department requirement to demolish a small shed that was attached to the detached garage associated with the rezoning in order to receive final adoption of the Rezoning Bylaw No. 11630 (as per Schedule "A").

4.2 Project Description

The applicant is proposing a single storey carriage house to be located in the southwest corner of the subject property. The RU1c zone regulates that the total footprint of all single storey accessory structures may not exceed the lesser of 20% site coverage on the land, or 130 m² however the total site coverage of the existing accessory building together with carriage house measures 146 m². As the square meters are over the allowable size, a variance is requested to vary the maximum combined area of the carriage house and the detached garage building from 130m², permitted, to 146m², proposed (Schedule A).

The proposal meets all other Zoning Bylaw regulations including on-site parking and setbacks. The colours and materials proposed for the carriage house are consistent with that of the main dwelling and detached garage, maintaining continuity of the buildings on the property, as well, the style is complimentary to the neighbourhood (Schedule B).

The existing shrubs and landscaping along the southern property line will be retained for screening from adjoining property to the south. The applicant is also proposing to construct a privacy fence, replacing the

existing chain-link fencing along the western property line, as well additional landscaping (trees, shrubs and planters) is proposed to delineate a private open space for the residents of the carriage house (Schedule C).

4.3 Site Context

The 0.32 acre (0.13 ha) lot is located on Quesnel Road, near the corner of Rhonda Court, approximately 340 meters west of Gordon Drive, within the South Pandosy – KLO City Sector and is within the PGB. The area is characterized primarily by single family dwellings, with close proximity to parks, schools, and nearby transit on Gordon Drive. Access to the proposed carriage house is from Quesnel Road.

Adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1 – Large Lot Housing RU1c - Large Lot Housing with Carriage House	Residential
East	RU1 – Large Lot Housing RU2 – Medium Lot Housing	Residential
South	RU1 – Large Lot Housing RU2 - Medium Lot Housing RU6 – Two Dwelling Housing	Residential
West	RU2 – Medium Lot Housing RU6 - Two Dwelling Housing	Residential

Subject Property Map: 2820 Quesnel Road



4.4 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RU1c ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Lot area	550 m ²	1,357 m ²
Lot width	16.5 m	29.9 m (east property line) 21.3 (western property line)
Lot depth	30 m	57.9 m (northern property line) 49.9 m (southern property line)
Development Regulations		
Site coverage (buildings)	40%	11%
Maximum total site coverage (buildings, driveways, & parking)	50%	45%
Max height (of principal dwelling)	9.5m or 2.5 storeys	6.9m (1.5 storey)
One Storey Carriage House Regulations		
Max combined site coverage of carriage house and accessory building	Lesser of 20% or 130m ²	11% / 146m ² ❶
Max footprint of a carriage house	100m ²	96m ²
Footprint of existing accessory building	50m ²	50m ²
Max net floor area of carriage house	100m ²	96m ²
Max height	Lesser of 4.8m or height of existing dwelling	4.3m
Min front Yard	9.0m	+ 40m
Min side yard (south)	1.5m	1.5m
Min side yard (north)	1.5m	+ 10m
Min rear yard	1.5m	1.5m
Min distance to principal dwelling	3.0m	+ 20m
Min private open space	30m ²	90m ²
Min parking	3 stalls	4 stalls
❶ Indicates a requested variance to maximum combined site coverage of carriage house and existing accessory building.		

5.0 Technical Comments

5.1 Building & Permitting Department

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

5.2 Development Engineering Department

- Please see attached Development Engineering Memorandum (Attachment A) dated February 15, 2018

6.o Application Chronology

Date of Application Received:	January 30, 2018
Date Public Consultation Completed:	March 13, 2018
Date of Initial Consideration for Rezoning Application	June 25, 2018
Date of Public Hearing, Second and Third Readings:	July 17, 2018

Report prepared by:	Barbara B. Crawford, Planner
Reviewed by:	Terry Barton, Urban Planning Manager
Approved for Inclusion:	Ryan Smith, Community Planning Department Manager

Attachments:

Attachment A – Development Engineering Memorandum
Schedule A – Site Plan of Proposed Carriage House, Existing Detached Garage and Dwelling
Schedule B – Elevations, Exterior Design and Finish of Proposed Carriage House
Schedule C – Proposed Landscaping
Draft DVP18-0036