REPORT TO COUNCIL



Date: December 4, 2018

RIM No. 0940-00

To: City Manager

From: Community Planning Department (KB)

Lori-Lynn Taylor

Address: 771 Barnaby Road Applicant: Westerkamp Design Inc.

Subject: Development Variance Permit Application

Existing OCP Designation: S2RES – Single / Two Unit Residential

Existing Zone: RU1c – Large Lot Housing with Carriage House

1.0 Recommendation

THAT final adoption of Rezoning Bylaw No. 11660 be considered by Council;

AND THAT Council authorizes the issuance of Development Variance Permit No. DVP18-0146 for Lot 2 District Lot 357 Similkameen Division Yale District Plan EPP73196, located at 771 Barnaby Road, Kelowna, BC;

AND THAT variances to the following section of Zoning Bylaw No. 8000 be granted in general accordance with Schedule "A":

Section 9.5b.1(h): Carriage House Regulations: Development Regulations in Residential, Health District and Comprehensive Development Zones

To vary the required minimum front yard from 9.0 m permitted to 4.5 m 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

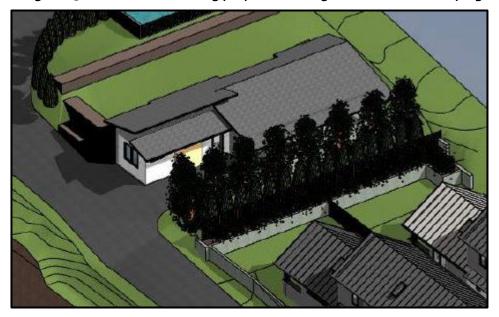
To vary the required minimum front yard of a carriage house from 9.0 m permitted to 4.5 m proposed.

3.0 Community Planning

Community Planning Staff support the application to reduce the required minimum front yard setback to allow for the development of a carriage house. The proposed carriage house is sited the same distance that

a single family dwelling would be required to be sited, under the RU1 zone (4.5 m without garage entry). To help maintain privacy between the yards of the directly adjacent neighbor, the applicant has proposed fencing and a double row of deciduous and coniferous trees, as shown in Attachment "B". A single storey carriage house is also proposed, as shown in Image 1 below.

Image 1 – 3D Illustration showing proposed carriage house and landscaping between adjacent property



The applicant has confirmed the completion of neighbourhood notification in accordance with Council Policy No. 367, by doing one combined notification for the rezoning and development variance permit applications. Staff received confirmation of completion on July 16, 2018.

4.0 Proposal

4.1 Background

There was an existing single family dwelling on the subject property. A demolition permit was issued on May 1, 2018 and it passed final inspection on May 28, 2018. A building permit for a new single family dwelling was issued on August 1, 2018 and construction has started.

There is a covenant registered on title, to protect the steep slopes at the rear of the property. This covenant was registered during subdivision process on the property in 2016-2017. A Hazardous Condition Development Permit, for steep slopes on the property, was issued at the time of subdivision.

4.2 Project Description

The applicant is proposing to construct a carriage house within the required front yard setback (9.0 m permitted, 4.5 m proposed). A single storey carriage house has been proposed, as well as fencing and landscaping between the adjacent neighbour. Any retaining walls will need to meet the Zoning Bylaw.

4.3 Site Context

The 2,189 m² subject property is located on the south side of Barnaby Road, in the City's Southwest Mission Sector. It is within the Permanent Growth Boundary and has a walk score of 3, which means almost all errands require a car.

Specifically, adjacent land uses are as follows:

| Orientation | Zoning | Land Use |
|-------------|----------------------------|-------------|
| North | RU6 – Two Dwelling Housing | Residential |
| | RR3 – Rural Residential 3 | |
| East | RU1 – Large Lot Housing | Residential |
| South | RU1 – Large Lot Housing | Residential |
| West | RU6 – Two Dwelling Housing | Residential |
| | RU2 — Medium Lot Housing | Residential |

Subject Property Map: 771 Barnaby Road



4.4 Zoning Analysis Table

| Zoning Analysis Table | | | |
|---|------------------------|-------------------|--|
| CRITERIA | RU1C ZONE REQUIREMENTS | PROPOSAL | |
| Development Regulations | | | |
| Maximum Site Coverage (Single Storey Bonus) | 20 % / 100 m² | 4.56 % / 99.96 m² | |
| Height | 4.8 m | 4.15 m | |
| Front Yard (north) | 9.0 m | 4.5 m 0 | |
| Side Yard (east) | 1.5 M | 7.5 m | |
| Side Yard (west) | 1.5 m | 2.6 m | |
| Rear Yard (south) | 1.5 M | > 1.5 m | |
| Minimum Distance to a Principal Dwelling | 3.0 m | 18.3 m | |
| Other Regulations | | | |
| Minimum Parking Requirements | 3 stalls | 3 stalls | |
| Private Open Space | 30 m² | > 30 m² | |
| • Indicates a requested variance to the required front yard setback | | | |

5.0 Technical Comments

5.1 Development Engineering Department

The application does not compromise any municipal infrastructure.

6.0 Application Chronology

Date of Application Received: May 15, 2018
Date Public Consultation Completed: July 16, 2018
Date of Rezoning Initial Consideration: August 13, 2018
Date of Rezoning Public Hearing: August 28, 2018

Report Prepared by: Kimberly Brunet, Planner

Reviewed by: Dean Strachan, Suburban and Rural Planning Manager **Approved for Inclusion:** Ryan Smith, Community Planning Department Manager

Attachments:

Draft Development Variance Permit No. DVP18-0146 Schedule "A" - Site Plan

Attachment "A" – Design Rationale, Floor Plan, Elevations and Photos

Attachment "B" - Landscape Plan