

# REPORT TO COUNCIL



**Date:** February 26, 2019

**RIM No.** 0940-50

**To:** City Manager

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

**Application:** DVP18-0185

**Owner:** Mark Edward Alexander  
Danielson and Erin Altamara  
Cram

**Address:** 2414 Taylor Crescent

**Applicant:** Lesley Wilson, Design By Lesley  
Inc.

**Subject:** Development Variance Permit Application

Existing OCP Designation: S2RES - Single / Two Unit Residential

Existing Zone: RU1c - Large Lot Housing with Carriage House

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## **1.0 Recommendation**

THAT final adoption of Rezoning Bylaw No. 11735 be considered by Council;

AND THAT Council authorizes the issuance of Development Variance Permit No. DVP18-0185 for Lot 16, District Lot 14, Osoyoos Division Yale District, Plan 7336, located at 2414 Taylor Crescent, Kelowna, BC, subject to the following:

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

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

### **Section 9.5b.1(g) – Carriage House Regulations:**

To vary the permitted height of a carriage house from 4.8m to 6.45m.

## **2.0 Purpose**

To consider a height variance for a carriage house from 4.8m permitted, to 6.45m proposed.

### **3.0 Community Planning**

Staff support the proposed height variance to the carriage house on the subject property. The current height restrictions of 4.8m limit the second floor in new carriage houses to a sloped roof styles, as a result prevents the use of flat roof style roofs in carriage house construction. The applicant has provided a drawing showing the height of the carriage house would be 4.8m if the roof was peaked, however this significantly alters the design, and form and character of the carriage house. As the principal dwelling is a flat roof contemporary design, the carriage house was designed in the same style to keep consistence in form and character between the two buildings.

Staff have previously supported flat roof design carriage houses when the building meets the 75% upper floor square footage rule. The second storey of the carriage house is stepped back from the first storey to allow for less massing, as a result, limiting the upper storey floor area of the carriage house to 75% of its footprint. Additionally, the maximum height of the carriage house (6.45 m) is lower in relation to that of the principal dwelling (7.06 m), and the rear yard and the side yard setbacks for the carriage house are considerably greater than the zoning requirements.

To fulfill Council Policy No. 367, the applicant submitted a Neighbour Consultation Summary Form to staff on November 19, 2018, outlining that the neighbours within 50 m of the subject property were notified.

### **4.0 Proposal**

#### **4.1 Background and Project Description**

The subject property currently contains one single detached dwelling and a small shed. The existing dwelling and shed will be demolished prior to the construction of a new single-family dwelling and a carriage house on the subject property.

The applicant has provided a site plan (Schedule A), elevations, renderings and colour board (Schedule B) for the proposed new single dwelling house and the carriage house. Access to the dwellings and the subject property will be from the laneway, located to the southwest of the property.

#### **4.2 Site Context**

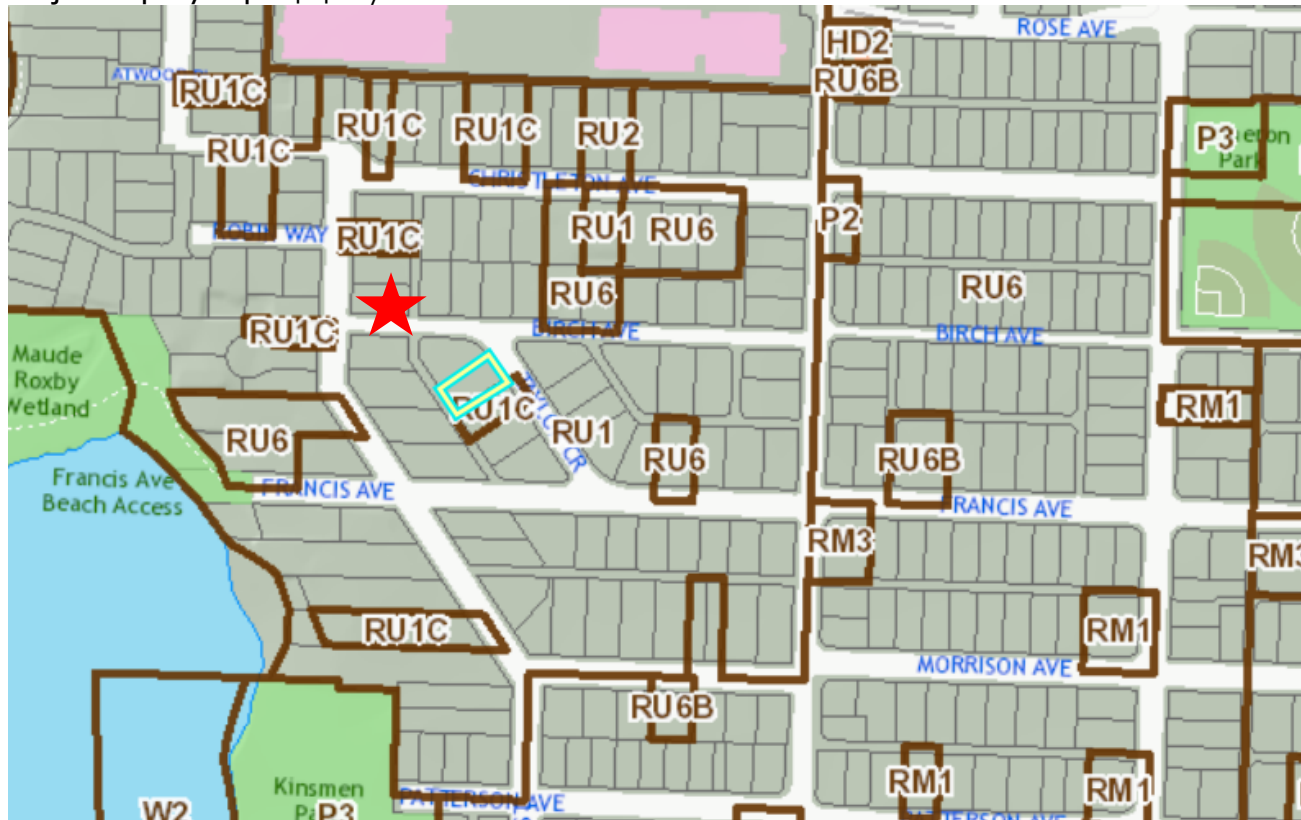
The 728 m<sup>2</sup> sized lot is located on Taylor Crescent with lane access, and is located in the South Pandosy – KLO Sector of Kelowna. The surrounding residential area is characterized principally by a mix of single family and secondary dwelling units developed in various housing forms including duplexes, second dwellings, and carriage houses.

The OCP designates the subject property S2RES – Single / Two Unit Residential. The Kelowna General Hospital campus is located to the north, and many park amenities, including Francis Avenue Beach Access and Kinsmen Park are located to the west and southwest, respectively. The property is within walking distance to Pandosy Street and its many amenities.

Adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1 – Large Lot Housing RU1c – Large Lot Housing with Carriage House RU6 – Two Dwelling Housing	Residential
East	RU1 – Large Lot Housing RU1c – Large Lot Housing with Carriage House RU6 – Two Dwelling Housing	Residential
South	RU1 – Large Lot Housing RU1c – Large Lot Housing with Carriage House RU6 – Two Dwelling Housing P3 – Park & Open Space	Residential Park
West	RU1 – Large Lot Housing RU1c – Large Lot Housing with Carriage House RU6 – Two Dwelling Housing	Residential

Subject Property Map: 2414 Taylor Crescent



## 4.3 Zoning Analysis Table

Zoning Analysis Table				
CRITERIA	RU1c ZONE REQUIREMENTS		PROPOSAL	
Existing Lot/Subdivision Regulations				
	Principal dwelling	Carriage House	Principal dwelling	Carriage House
Maximum Height	9.5 m or 2.5 storey	4.8 m or 1.5 storey	7.06 m (2 storey)	6.45 m (2 storey) ❶
Front Yard	9.0 m		26.5 m	
Side Yard (north)	1.5 m		4.3 m	
Side Yard (south)	1.5 m		5.2 m	
Rear Yard	0.9 m (lane access)		1.5 m	
Maximum Site Coverage of Buildings	40%		38.1%	
Max Site coverage of buildings, driveways & parking	50 %		47.7%	
Other Regulations				
Maximum Carriage House Area	90 m²		89.2 m²	
Maximum Upper Storey Floor Area to Carriage House Footprint	75%		50%	
Minimum Distance between Dwellings	3.0 m		3.0 m	
Minimum Parking Requirements	2 stalls / Single detached dwelling & 1 / carriage house = 3 stalls		4	
Private Open Space	30 m²		30 m²	
❶ Indicates a requested variance to maximum carriage house height				

## 5.0 Technical Comments

- Please see attached Development Engineering Memorandum (Attachment A) dated September 18, 2018.

## 6.0 Application Chronology

Date of Application Received: June 25, 2018  
 Date of Revised Drawings Received: November 15, 2018  
 Date Public Consultation Completed: November 19, 2018  
 Date of Public Hearing for Rezoning: January 29, 2019

**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, dated September 18, 2018.  
 Attachment B – Applicant's Rational Letter  
 Schedule A – Proposed Site Plan  
 Schedule B – Proposed Elevations, Renderings and Colour Board