

# REPORT TO COUNCIL



**Date:** March 26, 2019

**RIM No.** 0940-00

**To:** City Manager

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

**Application:** DVP18-0246

**Owner:** Andrew Bergestad

**Address:** 165 Venus Rd

**Applicant:** Adam Rumpel

**Subject:** Development Variance Permit

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 Council authorizes the issuance of Development Variance Permit No. DVP18-0246 for Lot 62, Section 23, Township 26, ODYD, Plan 22418, located at 165 Venus Rd, Kelowna, BC;

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

### **Section 9.5b.1(b): RU1C – Carriage House Development Regulations**

To vary the required maximum combined site coverage of a carriage house and all other accessory buildings or structures from 90m<sup>2</sup> to 114.5m<sup>2</sup>;

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 consider a Development Variance Permit to vary the building footprint size in order to build a carriage house.

## 3.0 Community Planning

Staff are recommending support for the proposed variance to allow for an increase in building footprint size from 90m<sup>2</sup> to 114.5m<sup>2</sup>. This variance was the least impactful on adjacent neighbours compared to other options the applicant was considering. The applicant desired a workshop to be located on the main floor of the accessory building and is the reason why the proposed carriage house requires a variance for footprint size. Initially the applicant proposed all the floor area on the top floor and staff negotiated with the

applicant to re-design the proposal to eliminate the height variance and re-locate more floor area on the first floor with the intent that the form and massing is more sensitive to neighbouring properties.

#### 4.0 Proposal

##### 4.1 Background

The subject property is located in a Rutland single family area and has an existing one and a half story single family dwelling with a carport. The applicant has applied for a Development Variance Permit to build a carriage house with a larger than standard footprint.

**Subject Property Map:** 165 Venus Rd



##### 4.2 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Lot Area	550m <sup>2</sup>	804.6m <sup>2</sup>
Lot Width	16.5m	22.01m
Lot Depth	30.0m	36.56m
Development Regulations		
Floor Area Ratio		
Height	4.8m	4m
Front Yard	9.0m	9.18m from carriage house to property line.
Side Yard (east)	1.5m	7.1m
Side Yard (west)	1.5m	1.5m
Rear Yard	1.5m	1.5m
Building Footprint	90m <sup>2</sup>	114.5m <sup>2</sup> ●
● Variance request for increase to building footprint.		

## 5.0 Current Development Policies

### 5.1 Kelowna Official Community Plan (OCP)

#### **Development Process**

**Compact Urban Form.**<sup>1</sup> 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.

**Carriage Houses & Accessory Apartments.**<sup>2</sup> Support carriage houses and accessory apartments through appropriate zoning regulations.

## 6.0 Technical Comments

See Schedule: B for Development Engineering Technical Comments

## 7.0 Application Chronology

Date of Application Received: October 18, 2018

Date Public Consultation Completed: January 12, 2019

**Report prepared by:** Levan King Cranston, Planner I

**Reviewed by:** Terry Barton, Urban Planning Manager

**Approved for Inclusion:** Ryan Smith, Community Planning Department Manager

#### **Attachments:**

Attachment A: Development Variance Permit Draft

Schedule A: Site Plan

Schedule B: Development Engineering Technical Comments

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

<sup>2</sup> City of Kelowna Official Community Plan, Policy 5.22.12 (Development Process Chapter).