

REPORT TO COUNCIL



Date: April 23, 2019

RIM No. 0940-00

To: City Manager

From: Community Planning Department (LKC)

Application: DVP18-0190

Owner: David Harkins & Camille Harkins

Address: 30 Altura Rd

Applicant: Urban Options Planning & Permits

Subject: Development Variance Permit Application

Existing OCP Designation: S2RES – Single/Two Unit Residential

Existing Zone: RU2c – Medium Lot Housing with Carriage House

1.0 Recommendation

THAT Council authorizes the issuance of Development Variance Permit No. DVP18-0190 for Lot 1 Section 32 Township 26 ODYD Plan 35716, located at 30 Altura Rd, Kelowna, BC;

AND THAT variances to the following sections of Zoning Bylaw No. 8000 be granted:

Section 6.5.3(a) – Accessory Buildings in Residential Zones

To vary the allowable lot coverage from 90m² to 117m²

Section 6.5.3(d) – Accessory Buildings in Residential Zones

To vary the minimum front yard setback of an accessory building from 9.0m to 5.5m.

AND THAT Council's consideration of this Development Permit be considered subsequent to the outstanding conditions of approval as set out in Schedule "A" attached to the Report from the Community Planning Department dated April 23, 2019;

AND THAT the applicant be required to complete the above noted conditions of Council's approval of the Development Variance Permit in order for the permits to be issued;

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 Application to vary the allowable lot coverage from 90m² to 117m² to facilitate the development of a carriage house on the property. And to consider a Development Variance Permit Application to vary the minimum front yard of the proposed carriage house from 9.0m to 5.5m.

3.0 Community Planning

Staff are recommending support for the proposed variance to vary the allowable lot coverage from 90m² to 117m² as this variance does not impose any negative implications to the surrounding properties. A variance is needed for lot coverage because the applicant wishes to keep the existing accessory building on the subject property.

A second Variance to reduce the front yard setback from 9.0m to 5.5m is required to utilize the existing driveway, respect the existing slope on the site, and to avoid a utility right-of-way. A similar variance was granted for the adjacent property at 38 Altura Road in 2012 which allowed an accessory structure to be placed 6.0m from the front property line. The proposed variance is not anticipated to have an adverse impact on adjacent properties. The RU2 zone allows for a front yard setback of 4.5m for single detached homes, therefore adjacent existing homes have a similar setback from the road. In addition, the proposed carriage house is aligned with the future land use designation (S2RES – Single/Two Unit Residential) and infill growth policies. The property is located within the Permanent Growth Boundary, is fully serviced, and is located near Knox Mountain Park. The subject property has a Walk Score of 20 as almost all errands require a car.

4.0 Proposal

4.1 Background

The applicant has previously rezoned the property from RU2 to RU2c with an understanding that these two variances would be required to facilitate the development of a carriage house. The subject property is adjacent to both Altura Road and Monte Road however driveway access is only provided from Altura Road. There is a single family dwelling and accessory building on the property. The existing accessory building is a single car garage with a studio located above the garage and will remain as part of this application. The room does not include a kitchen or a bathroom.

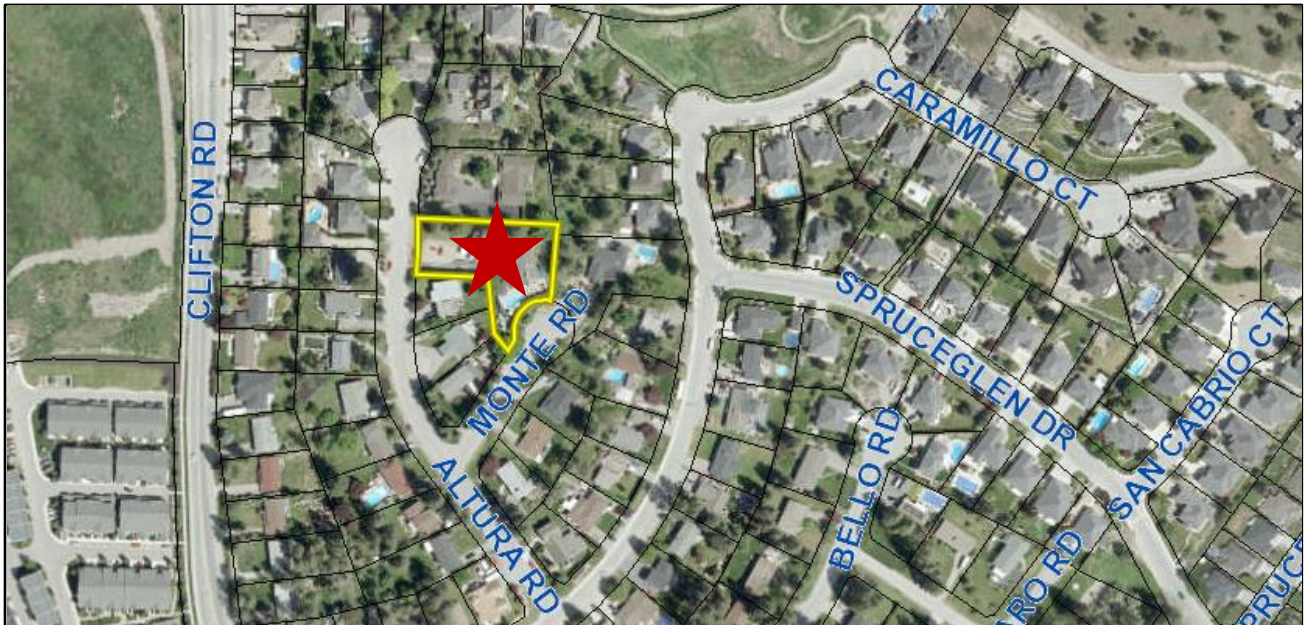
4.2 Project Description

A one and a half storey Carriage House is proposed to be located on the west portion of the lot, between Altura Rd and the existing accessory building. The accessory building will stay on the property limiting possible locations for the proposed carriage house and ultimately is the reason why the applicant is applying for two variances.

4.3 Site Context

The subject property is located in the Glenmore neighbourhood. The subject property is surrounded by properties zoned RR3 – Rural Residential, RR3c – Rural Residential with Carriage House, and RU1 – Large Lot Housing.

Subject Property Map: 30 Altura Rd.



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.

Carriage Houses & Accessory Apartments.²

Support Carriage Houses and accessory apartments through appropriate zoning regulations.

6.0 Technical Comments

6.1 Development Engineering Department

See Schedule B Development Memorandum Dated September 20, 2018

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

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

7.0 Application Chronology

Date of Application Received: August 24, 2018
Date Public Consultation Completed: October 30, 2018

Report prepared by: Levan King Cranston, Planner I

Reviewed by: Dean Strachan, Suburban and Rural Planning Manager

Approved for Inclusion: Ryan Smith, Community Planning Department Manager

Attachments:

Attachment 1: Development Variance Permit Draft
Schedule A: Site Plan & Renderings
Schedule B: Development Engineering Memo