

# REPORT TO COUNCIL



**Date:** May 31, 2016

**RIM No.** 0940-50

**To:** City Manager

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

**Application:** DP16-0004  
DVP16-0005

**Owner:** Margaret Anne Ward  
David Bertrum Ward

**Address:** 200 Clarissa Road

**Applicant:** David Bertrum Ward

**Subject:** Development Variance Permit and Development Permit

**Existing OCP Designation:** S2RES - Single/Two Unit Residential

**Existing Zone:** RU1 - Large Lot Housing

**Proposed Zone:** RU1c - Large Lot Housing with Residential

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## 1.0 Recommendation

THAT final adoption of Rezoning Bylaw No. 11225 be considered by Council;

AND THAT Council authorizes the issuance of Development Permit No. DP16-0007 for Lot 12, Section 23, Township 26, ODYD, Plan 15416, 200 Clarissa Rd, 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 exterior design and finish of the building to be constructed on the land, be in accordance with Schedule "B";

AND THAT Council authorizes the issuance of Development Variance Permit No. DVP16-0005 for Lot 12, Section 23, Township 26, ODYD, Plan 15416, 200 Clarissa Rd, Kelowna, BC;

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

### Section 13.1.6(a): RU1c - Large Lot Housing with Carriage House Development Regulations

To vary the maximum combined area of all accessory buildings/structures and carriage houses (e.g. footprint size) from 130m<sup>2</sup> required to 183.5m<sup>2</sup> proposed.

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 March 8, 2016;

## **2.0 Purpose**

To vary the maximum combined area of all accessory buildings and carriage houses on the subject property from 130 m<sup>2</sup> required to 183.5 m<sup>2</sup> proposed.

## **3.0 Community Planning**

Community Planning supports the proposed variance and development permit application as it facilitates the development of a single storey carriage house. The proposed carriage house meets the majority of the design guidelines for Intensive Residential, and the variance allows the carriage house to be single storey, wheelchair accessible, and maximize the square footage of the living space without negative impacts to the adjacent property or the overall neighbourhood.

This is consistent with the Official Community Plan Future Land Use designation of S2RES - Single / Two Family Residential. It is also consistent with OCP urban policies of Compact Urban Form and Sensitive Infill.

Council Policy No. 367 with respect to public consultation was undertaken by the applicant by providing a letter outlining the proposal. All adjacent neighbours within a 50m radius were notified in December 2015.

## **4.0 Proposal**

### **4.1 Background**

The original single storey bungalow was built in the Regional District of Central Okanagan in 1967. A detached double car garage and workshop was constructed in 1979, which will remain on site adjacent to the proposed carriage house.

### **4.2 Project Description**

The proposed carriage house requires one variance to vary the maximum combined area of all accessory buildings/structures and carriage houses (e.g. footprint size) from 130m<sup>2</sup> required to 183.5m<sup>2</sup> proposed. The proposed carriage house takes advantage of the single story incentives and has a footprint size of 99.8m<sup>2</sup>. This allows the development of an accessible carriage house which requires larger hallways and doorways compared to a traditional build. The increase in maximum lot coverage also allows the existing accessory building to be retained for use for parking and storage/workshop. The impact of this variance will be minimal due to the large lot size. The total site coverage of all accessory buildings and carriage houses is 9.1% which is under the maximum allowable of 14%.

The proposed carriage house meets the majority of the design guidelines for Intensive Residential development with the exception of the location of the parking. The parking for the primary dwelling is not located in the rear yard, however the detached garage and carriage house parking is located within the rear yard.

The colours and materials proposed are consistent with that of the main dwelling, and the style is complimentary to the neighbourhood. The entrance is a dominant feature off the street, and private outdoor space is oriented away from neighbouring properties.

Existing mature trees and existing landscaping is proposed to be retained for screening from adjoining properties.

#### 4.3 Site Context

The subject property is located in a predominantly residential neighbourhood in Rutland with a mix of single family, multi-unit, and two dwelling housing. It is within walking distance to public transportation and nearby Belgo Park.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1 - Large Lot Housing RM3 - Low Density Multiple Housing	Residential
East	RU1 - Large Lot Housing	Residential
South	RU1 - Large Lot Housing	Residential
West	RU1 - Large Lot Housing	Residential

Subject Property Map: 200 Clarissa Road



#### 4.4 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RU1c ZONE REQUIREMENTS	PROPOSAL
Existing Lot		
Lot Area	550 m <sup>2</sup>	2012 m <sup>2</sup>
Lot Width	16.5 m	32.6 m
Lot Depth	30 m	64.0 m
Development Regulations		
Site Coverage (buildings)	40%	17.3%
Maximum Total Site Coverage (buildings, driveways, & parking)	50%	30.48%
Site Coverage: accessory buildings or structures and carriage house	14%	9.1%
Floor area of carriage house (footprint)	100 m <sup>2</sup>	99.8m <sup>2</sup>
Max. Lot coverage of all accessory buildings (including carriage house)	130 m <sup>2</sup>	183.5m <sup>2</sup> ❶
Max. net floor area of carriage house to total net floor area of principal building	75%	60%
Setback from Principal Dwelling	3 m	10.6m
Carriage House Regulations		
Min. Side Yard (south)	2.0 m	2.1 m
Min. Side Yard (north)	2.0 m	20.0 m
Min. Rear Yard (without a lane)	2.0 m	18.3 m
Max. Height (carriage house shall not be higher than existing primary dwelling unit)	1 storey	1 storey
Other Regulations		
Min. Parking Requirements	3 stalls	>3 stalls
Min. Private Open Space	30m <sup>2</sup> per dwelling	>30m <sup>2</sup> per dwelling
❶ Indicates a requested variance to the maximum lot coverage of all accessory buildings from 130m <sup>2</sup> required to 183.5m <sup>2</sup> proposed.		

## 5.0 Current Development Policies

### 5.1 Kelowna Official Community Plan (OCP)

#### Chapter 5: 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

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

5.3) in particular and existing areas as per the provisions of the Generalized Future Land Use Map 4.1.

**Sensitive Infill.**<sup>2</sup> Encourage new development or redevelopment in existing residential areas to be sensitive to or reflect the character of the neighbourhood with respect to building design, height and siting.

## 6.0 Technical Comments

Please see Community Planning Report to Council dated April 11, 2016 for Z16-0002.

## 7.0 Application Chronology

Date of Application Received: January 6, 2016  
Date Public Consultation Completed: December 3, 2015

Report prepared by:

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Trisa Brandt, Planner I

Reviewed by:



Terry Barton, Urban Planning Manager

Approved for Inclusion:



Ryan Smith, Community Planning Department Manager

### Attachments:

Schedule "A": Site Plan

Schedule "B": Conceptual Elevations

Attachment "A": Design Guidelines for Intensive Residential - Carriage House/Two Dwelling  
Draft Development Permit & Development Variance Permit: DP16-0004/DVP16-005

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<sup>2</sup> City of Kelowna Official Community Plan, Policy 5.22.6 (Development Process Chapter).