

# REPORT TO COUNCIL



**Date:** June 22, 2021

**To:** Council

**From:** City Manager

**Department:** Development Planning

**Application:** DVP21-0082

**Owner:** Scott Carmen Wells  
Hilary Evelyn Wells

**Address:** 664 Patterson Avenue

**Applicant:** Harmony Co-Ordination  
Services Ltd.

**Subject:** Development Variance Permit Application

**Existing OCP Designation:** MRL – Multiple Unit Residential (Low Density)

**Existing Zone:** RU6 – Two Dwelling Housing

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## 1.0 Recommendation

THAT Council authorizes the issuance of Development Variance Permit No. DVP21-0082 for Lot 2 District Lot 14 Osoyoos Division Yale District Plan 31764, located at 664 Patterson Avenue, Kelowna, BC;

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

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

To vary the maximum height of a carriage house to be higher than the height of the principal dwelling, as measured to the midpoint, to a maximum of 4.8 m.

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 a regulation relating to the maximum height of a carriage house not exceeding the height of the principal dwelling on the subject property.

## 3.0 Development Planning

Staff recommend support for this variance application which would facilitate the development of a carriage house on the subject property. The proposed carriage house meets the maximum height requirements for a

carriage house (4.8 m); however it is proposed to be higher than the existing single-storey principal dwelling (3.4 m to the midpoint). A regulation within the Zoning Bylaw limits the maximum height of a carriage house to not exceed the height of the principal dwelling. The existing dwelling is sited closer to the middle of the lot which makes constructing a single storey carriage house (which would meet the height regulation) challenging. Policies within the Official Community Plan and Healthy Housing Strategy support the development of carriage houses, through the promotion and protection of rental housing.

The property is already zoned RU6 – Two Dwelling Housing, which allows a carriage house as a permitted secondary use and the variance is not anticipated to have a negative effect on the adjacent properties.

**4.0 Proposal**

**4.1 Background**

There is an existing single family dwelling and accessory building on the property. The accessory building would be demolished to facilitate the construction of a new carriage house.

**4.2 Project Description**

The applicant is proposing to construct a new carriage house in the rear yard, with all vehicular access and on-site parking accessed off the lane. A variance is required, as the proposed carriage house is higher than the existing single storey dwelling.

**4.3 Site Context**

The subject property is located on the north side of Patterson Avenue, between Pandosy Street and Richter Street. The Walk Score of the property is 72, indicating that most errands can be accomplished on foot, and it is in close proximity to parks, schools and the South Pandosy Urban Centre.

Specifically, adjacent land uses are as follows:

| Orientation | Zoning                      | Land Use                  |
|-------------|-----------------------------|---------------------------|
| North       | RU6 – Two Dwelling Housing  | Single Dwelling Housing   |
| East        | RM1 – Four Dwelling Housing | Multiple Dwelling Housing |
| South       | RU6 – Two Dwelling Housing  | Single Dwelling Housing   |
|             | RM1 – Four Dwelling Housing | Multiple Dwelling Housing |
| West        | RU6 – Two Dwelling Housing  | Single Dwelling Housing   |

**Subject Property Map: 664 Patterson Avenue**



4.4 Zoning Analysis Table

| Zoning Analysis Table                                                                   |                                                                           |                                          |
|-----------------------------------------------------------------------------------------|---------------------------------------------------------------------------|------------------------------------------|
| CRITERIA                                                                                | RU6 ZONE REQUIREMENTS                                                     | PROPOSAL                                 |
| Carriage House Development Regulations                                                  |                                                                           |                                          |
| Maximum Height (to mid-point)                                                           | The height of the principal dwelling, as measured to the midpoint (3.4 m) | 4.8 m <span style="color: red;">❶</span> |
| <span style="color: red;">❶</span> Indicates a requested variance to the maximum height |                                                                           |                                          |

5.0 **Current Development Policies**

5.1 Kelowna Official Community Plan (OCP)

Chapter 5: Development Process

*Objective 5.3 Focus development to designated growth areas*

*Policy .2 - Compact Urban Form.* 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.

*Objective 5.22 Ensure context sensitive housing development*

*Policy .6 – Sensitive Infill.* Encourage new development or redevelopment in existing residential areas to be sensitive to or reflect the character of the neighborhood with respect to building design, height and siting.

*Policy .12 – Carriage Houses & Accessory Apartments.* Support carriage houses and accessory apartments through appropriate zoning regulations.

**6.0 Technical Comments**

**6.1 Development Engineering Department**

This application does not compromise any City of Kelowna municipal infrastructure.

**7.0 Application Chronology**

Date of Application Accepted: April 9, 2021

Date Public Consultation Completed: May 25, 2021

**Report prepared by:** Kimberly Brunet, Planner II  
**Reviewed by:** Jocelyn Black, Urban Planning Manager  
**Reviewed by:** Terry Barton, Development Planning Department Manager  
**Approved for Inclusion:** Ryan Smith, Divisional Director, Planning & Development Services

**Attachments:**

Attachment A: Draft Development Variance Permit DVP21-0082

Schedule A: Site Plan

Schedule B: Building Elevations and Floorplans