

# REPORT TO COUNCIL



**Date:** June 21<sup>st</sup>, 2022

**To:** Council

**From:** City Manager

**Department:** Development Planning

**Application:** DVP22-0044      **Owner:** Various Owners

**Address:** Multiple Addresses      **Applicant:** Bryan W. Boughton –  
Glenmeadows Strata K854

**Subject:** Development Variance Permit Application

**Existing OCP Designation:** C-NHD – Core Area Neighbourhood

**Existing Zone:** RU5 – Bareland Strata Housing

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## 1.0 Recommendation

THAT Council NOT authorize the issuance of Development Variance Permit No. DVP22-0044 from properties identified in 'Schedule A', located at 615 Glenmeadows Road, Kelowna, BC, be considered by Council.

## 2.0 Purpose

To review a Staff recommendation to NOT issue a Development Variance Permit to vary the maximum fence height from 1.2m permitted to 2.0m proposed on the subject property.

## 3.0 Development Planning

The applicant is proposing an addition to the existing strata wall that borders Glenmore Road. The intention of the wall addition is to create additional privacy, security and noise mitigation from the pedestrian and vehicle traffic along Glenmore Road.

While walled developments were popular forms of residential development in Kelowna in the 1990s, their lack of integration into their overall neighbourhood has been problematic. Fences and walls stretching over blocks of the city can create an exclusionary built environment and fragment the development from neighbouring properties. Imagine Kelowna identified social inclusion as one of its key priorities and the OCP Policy 5.4.8 discourages walled communities for these reasons. As a result, staff are not supportive of increasing the height of the strata wall due to its visual dominance. Staff suggest that a more successful design interface would include lower height semi-transparent fencing complemented by landscaping and tree planting as an effective interface to Glenmore Drive.



Fig. 1: The Verve – Street interface along Glenmore Drive.

#### 4.0 Proposal

##### 4.1 Background

A Text Amendment (TA19-0004) to the fencing and retaining walls section was adopted by Council on April 20<sup>th</sup>, 2020, which amended the fence height maximums for urban residential properties from 2.0m permitted on flanking streets and front yards to 1.06m. After the bylaw was in place for a year, a new Text Amendment (TA20-0023) came forward to change this regulation from 1.06m to 1.2m, which was adopted by Council on June 14<sup>th</sup>, 2021. The original size of 1.06m was adopted because it was the same height as pool railing height, however, after a little over a year, Staff proposed the 1.2m fence height after listening to fence manufacturing companies and property owners. The 1.2m still achieves the lower fencing height in residential zones in the front yard but was better aligned with fencing standards.

##### 4.2 Project Description

The proposed Development Variance Permit Application is to allow for an increase to the fence height along Glenmore Road from 1.2m permitted to 2.0m proposed. The strata currently have a 1.4m wall and the proposal is to add a metal bracket addition to the wall for all the properties along Glenmore Road. The strata is looking to increase the wall height for increased security, privacy, and noise mitigation along Glenmore Road.



Fig. 2: Existing Strata Wall along Glenmore Drive.

#### 4.3 Site Context

The subject property is in the Glenmore – Clifton – Dilworth OCP Sector and the surrounding area is primarily zoned RU5 – Bareland Strata Housing, RU2 – Medium Lot Housing and P2 – Education and Minor Institutional. The surrounding area has a Future Land Use Designation of C-NHD - Core Area Neighbourhood and EDINST – Educational / Institutional.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU5 – Bareland Strata Housing	Bareland Strata
East	RU5 – Bareland Strata Housing	Bareland Strata
South	P2 – Education and Minor Institutional & RU2 – Medium Lot Housing	Religious Assembly / Single-Family Dwellings
West	RU2 – Medium Lot Housing	Single-Family Dwellings

**Subject Property Map: 615 Glenmeadows Rd**



**5.0 Current Development Policies**

5.1 Kelowna Official Community Plan (OCP)

**Objective 5.4 Strategically locate community services to foster greater inclusion and social connections in the Core Area.**

Policy 5.4.8 Walled Developments	Discourage developments enclosed on all sides by walls, gates or other physical or visual barriers that hinder efforts to create more pedestrian, bicycle and transit friendly communities, block access to public park land or inhibit the efficient use of infrastructure.
	<i>The proposed variance to the wall/fence height would make this strata become walled along Glenmore Road and would close off the street interface.</i>

**6.0 Application Chronology**

Date of Application Received: February 17<sup>th</sup>, 2022

Date Public Consultation Completed: March 14<sup>th</sup>, 2022

**7.0 Alternate Recommendation**

THAT Council authorizes the issuance of Development Variance Permit No. DVP22-0044 for the properties identified on 'Schedule A', located at 615 Glenmeadows Road, Kelowna, BC, be considered by Council;

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

**Section 7.5.3 – Fencing and Retaining Walls:**

To vary the maximum fence height in urban residential zones from a flanking road from 1.2m permitted to 2.0m proposed.

AND FURTHER THAT this Development Variance Permit is valid for two (2) years from the date of Council approval, with no opportunity to extend.

**Report prepared by:** Tyler Caswell, Planner

**Reviewed by:** Dean Strachan, Community Planning & Development Manager

**Reviewed by:** Terry Barton, Development Planning Department Manager

**Approved for Inclusion:** Ryan Smith, Divisional Director, Planning & Development Services

**Attachments:**

Schedule A: Affected Addresses

Schedule B: Drawing Package

Attachment A: Draft Development Variance Permit DVP22-0044