

REPORT TO COUNCIL



Date: September 15, 2015

RIM No. 0940-50

To: City Manager

From: Community Planning Department (LK)

Application: DVP15-0143 **Owner:** Richard Skurzyk & Patricia Walker

Address: 3320 Jackson Ct **Applicant:** Richard Skurzyk

Subject: Development Variance Permit Application

Existing OCP Designation: S2RES - Single / Two Unit Residential

Existing Zone: RR3 - Rural Residential 3

1.0 Recommendation

THAT Council NOT authorize the issuance of Development Variance Permit No. DVP15-0143 for Lot 24 Section 16 Township 26 ODYD Plan 24182, located at 3320 Jackson Court, Kelowna, BC.

2.0 Purpose

To consider a Staff recommendation NOT to vary the maximum height of an accessory residential building.

3.0 Community Planning

Community Planning Staff does not support the requested height variance from 4.50 m maximum to 5.17 m proposed for a new accessory building.

The oversize doors of the proposed building will be visible from the street as the building is oriented to the front property line. The accessory building has been designed with a front eave to match the existing dwelling. The eave projects 1.68 m (5' - 6") from the face of the building which adds to the overall massing of the building.

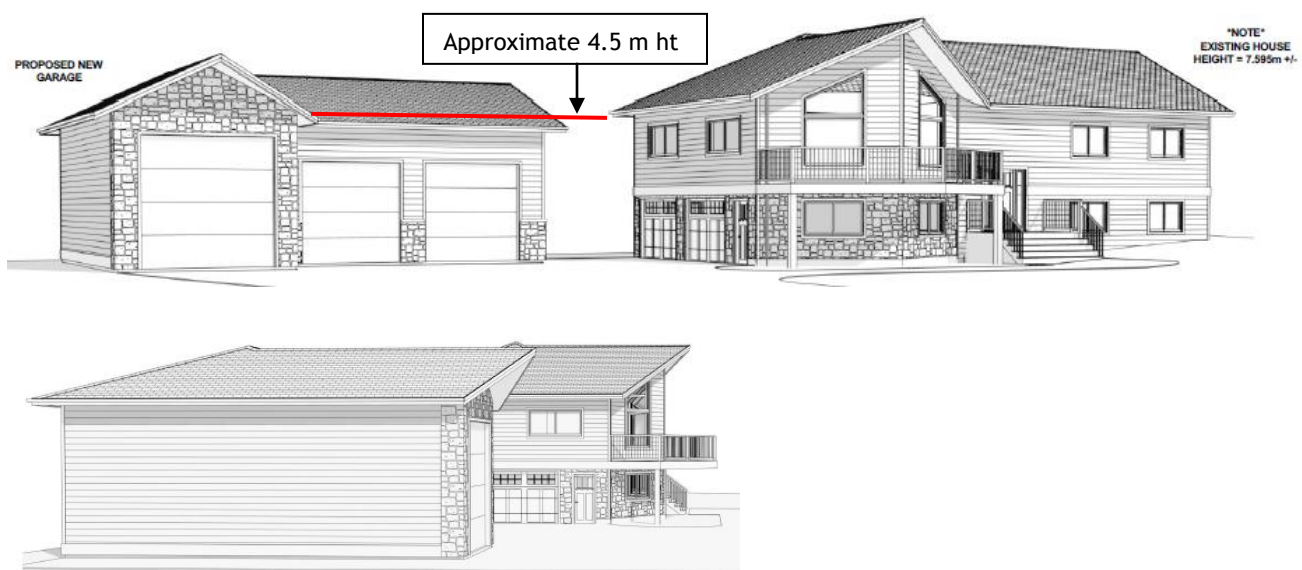
Planning Staff requested the applicant amend the plans such that the 2-bay portion of the building meet the 4.5 m maximum height requirement and the eave overhang be amended to two feet. The height variance for the third bay would be supportable in order to accommodate the recreational vehicle . This compromise would provide the needed 5.75 m height required for the RV and then step down to the maximum allowable height of 4.5 m. The overall massing of the building would be limited to one third of the building width and provide a less imposing elevation when viewed from the street. The applicant was not willing to modify the building height. The Zoning Bylaw measures building height to the mid-point of the roof, the proposed is 5.75m. The overall building height to the roof peak is 5.98m.

4.0 Proposal

4.1 Project Description

In 1974, the existing single detached dwelling was constructed with an attached side entry double car garage. The parcel is zoned RR3 - Rural Residential 3 and is outside of the Permanent Growth Boundary. The surrounding neighbourhood, while zoned for country residential development, has the look and feel of an urban residential neighbourhood.

The proposed accessory building has a large footprint of 147.16 m² and can accommodate three vehicles. The structure is planned with a single 12'x12' door to house either a recreational vehicle or motor boat. The two additional bays have 10'x10' doors with a vehicle hoist planned for one bay. There is also additional RV parking indicated on the south side of the proposed structure.



4.2 Site Context

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RR3 - Rural Residential 3	Single Detached Housing
East	RR3 - Rural Residential 3	Single Detached Housing
South	RR3 - Rural Residential 3	Single Detached Housing
West	RR3 - Rural Residential 3	Single Detached Housing

Subject Property Map: 3320 Jackson Court



4.3 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RR3 ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Min. Lot Area	1600m ²	1783m ²
Min. Lot Width	18m	24.02m
Min. Lot Depth	30m	41.45m
Development Regulations		
Max. Site Coverage	30%	17.93%
Max. Accessory Building Coverage	14%	8.25%
Max. Height (to midpoint)	4.5m	5.17m●
Min. Front Yard	18m	21.76m
Min. Side Yard (south)	1.2m	3.67m
Min. Rear Yard	1.5m	6.40m
Other Regulations		
Min. Separation Distance to Primary Dwelling	1.0m	5.07m
● Indicates a requested variance to the maximum building height.		

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Development Process

Building Height.¹ In determining appropriate building height, the City will take into account such factors as:

- Contextual fit into the surrounding urban fabric
- Shadowing of the public realm
- View impacts
- Overlook and privacy impacts on neighbouring buildings

Massing and Height.² Ensure developments are sensitive and compatible with the massing of the established and/or future streetscape.

General Considerations.³ Avoid flat, monotonous faces with entrances as a dominant feature facing a street.

6.0 Technical Comments

No comments received.

7.0 Application Chronology

Date of Application Received:	June 10, 2015
Date Neighbourhood Consultation Completed:	May 30, 2015

8.0 Alternate Recommendation

THAT Council authorizes the issuance of Development Variance Permit No. DVP15-0143, for Lot 24 Section 16 Township 26 ODYD Plan 24182, located at 3320 Jackson Court, Kelowna, BC;

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

Section 12.3.6(b): Rural Residential 3 - Development Regulations

To vary the accessory building height from 4.5 m maximum to 5.17 m 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:

Lydia Korolchuk, Planner

¹ City of Kelowna Official Community Plan, Policy 5.5.1 (Development Process Chapter).

² City of Kelowna Official Community Plan, Policy 14.4.2 (Urban Design DP Areas).

³ City of Kelowna Official Community Plan, Policy 14.23.1.3 (Urban Design DP Areas).

Reviewed by:



Lindsey Ganczar, Planning Supervisor

Approved for Inclusion:



Ryan Smith, Community Planning Department Manager

Attachments:

Site Context Map

Schedule A - Site Plan

Schedule B - Conceptual Elevations

Development Engineering Memorandum