

REPORT TO COUNCIL



Date: September 15, 2015

RIM No. 0940-00

To: City Manager

From: Community Planning, Community Planning & Real Estate (LK)

Application: DP15-0147
DVP15-0148

Owner: Darla Kopp

Address: 621 Roanoke Ave

Applicant: Darla Kopp

Subject: Development Permit and Development Variance Permit Applications

Existing OCP Designation: S2RES - Single / Two Dwelling Housing

Existing Zone: RU6 - Two Dwelling Housing

1.0 Recommendation

THAT Council authorizes the issuance of Development Permit No. DP15-0147 for Lot 11 Block 1 District Lot 9 ODYD Plan 1306, located at 621 Roanoke Avenue, Kelowna, BC subject to the following:

1. The dimensions and siting of the building to be constructed on the land be in general accordance with Schedule "A";
2. The exterior design and finish of the building to be constructed on the land, be in general accordance with Schedule "B";

AND THAT Council authorizes the issuance of Development Variance Permit No. DVP15-0148 for Lot 11 Block 1 District Lot 9 ODYD Plan 1306, located at 621 Roanoke Avenue, Kelowna, BC;

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

Section 13.6.6(a): RU6 - Two Dwelling Housing - Development Regulations

To vary the maximum lot coverage of a carriage house from 14% to 16%.

AND FURTHER THAT this Development Permit and 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 the form and character, and a variance, for a proposed Carriage House on the subject property.

3.0 Community Planning

Community Planning supports the lot coverage variance to allow the construction of a new Carriage House. The form and character of the Carriage House fits within the local context and the building meets all other Zoning regulations.

The parcel is located within the Permanent Growth Boundary. Policies within the Official Community Plan (OCP) support sensitive integration into existing neighbourhoods where services are already in place and densification can easily be accommodated.

4.0 Proposal

4.1 Project Description

The existing single detached dwelling was constructed in 1945 and has a much smaller footprint than the current housing standard. The existing single car garage will be removed to accommodate the new building. The proposed Carriage House will be constructed in the rear of the parcel with site access provided from the rear lane. The Carriage House will provide one parking stall within the attached garage. The remaining main floor space is for a craft room for the homeowner. The Zoning Bylaw parking requirement is met with two additional parking stalls which are provided on either side of the Carriage House.

The Carriage House suite entrance is accessed from the stairs off the lane. This design meets the OCP Chapter 14 Guideline 1.4 which encourages entrances to be directly accessed and visible from the lane.

One variance is required to allow the Carriage House maximum lot coverage to be increased from 14% to 16%. The actual suite area of 44.41 m² is well below the Zoning Bylaw maximum of 90 m² and the 33% site coverage of all buildings on the parcel is below the 40% maximum. The variance to increase the lot coverage of the Carriage House does not adversely affect the subject parcel or the adjacent ones. The required on site parking, private open space and all building setbacks have been met. The variance is required due to the smaller size of the parcel and principal dwelling which then limits the size of the Carriage House. The floor area of a Carriage House is allowed to be 75% of the floor area of the primary dwelling. The maximum second storey floor area can be up to 75% of the area of the main floor. The proposal meets these rules. In trying to maximize the size of the Carriage House in relation to the primary dwelling, the size of the Carriage House in relation to the parcel is over the maximum allowed by 8.92 m². This will not be noticeable to the naked eye or negatively affect the surrounding parcels.

In fulfillment of Council Policy No. 367 regarding public consultation, the applicant undertook neighbour consultation by providing proposal application packages to each of the adjacent parcels within 50 m of the subject parcel.

4.2 Site Context

The subject property is located on the south side of Roanoke Avenue between Kingsway and Richter Street within the Central City Sector of Kelowna.

Adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU6 - Two Dwelling Housing	Single Detached Dwelling
East	RU6 - Two Dwelling Housing	Single Detached Dwelling
South	RU6 - Two Dwelling Housing	Single Detached Dwelling
West	RU6 - Two Dwelling Housing	Single Detached Dwelling

Subject Property Map: 621 Roanoke Avenue



4.3 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RU6 ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Minimum Lot Area	400 m ²	446 m ²
Minimum Lot Width	13.0 m	12.2 m
Minimum Lot Depth	30 m	36.6 m
Development Regulations		
Maximum Site Coverage (buildings)	40%	33%
Maximum Site Coverage (buildings, driveways and parking)	50%	35%
Development Regulations (Carriage House)		
Maximum Height	4.8 m	4.14 m
Minimum Side Yard (east)	2.0 m	2.44 m
Minimum Side Yard (west)	2.0 m	2.45 m
Minimum Rear Yard	1.5 m	1.5 m
Max. Carriage House Lot Coverage	14%	16% ●
Max. Accessory Building Footprint	90 m ²	44.41 m ²
Max. Carriage House Net Floor Area of Principal Building	75%	63.88%
Other Regulations		
Minimum Parking Requirements	3 stalls	3 stalls
Minimum Private Open Space	30 m ² per dwelling	+30 m ²

Min. Distance to Principal Building	3.0 m	3.68 m
● Indicates a requested variance to the maximum lot coverage for accessory buildings and carriage houses.		

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Intensive Residential - Carriage House / Two Dwelling Housing

Consideration has been given to the following guidelines as identified in Section 14.C. of the City of Kelowna Official Community Plan relating to Intensive Residential - Carriage House / Two Dwelling Housing Development Permit Areas:

INTENSIVE RESIDENTIAL - CARRIAGE HOUSE / TWO DWELLING HOUSING	YES	NO	N/A
General Considerations			
Does the dwelling complement the character of the neighbourhood and the principal dwelling?	✓		
Is private outdoor space maximized for each dwelling unit?	✓		
Does lighting placement ensure safety and reduce light pollution?	✓		
Are parking spaces and garages located in the rear yard?	✓		
Are impermeable surfaces minimized?	✓		
Do all street facing elevations have a high quality of design?			✓
Are entrances a dominant feature visible from the street or lane?	✓		
Does the design consider the scale and placement of windows on building faces, projections and dormers?	✓		
Is utility and mechanical equipment screened from view?			✓
Do windows and outdoor areas respect the privacy of adjacent properties?	✓		
Does the building location minimize shadowing on the private open space of adjacent properties?	✓		
Does fencing or landscaping screen views of private open space on adjacent properties?	✓		
Is fencing material in keeping with that of abutting properties?			✓
Are existing healthy mature trees and vegetation being retained?	✓		
Does the front yard landscaping use drought tolerant native plants?			✓
Two Dwelling Housing and Carriage Houses			
Does the design create a "lanescape" with a main entrance, massing towards the lane and landscaping?	✓		
Do all street facing elevations have an equal level and quality of design?			✓

INTENSIVE RESIDENTIAL - CARRIAGE HOUSE / TWO DWELLING HOUSING	YES	NO	N/A
Does the exterior design and finish complement the principal dwelling?	✓		
Do the roofline, windows and façades incorporate variation to establish individual character?		✓	
Does the massing next to private open space of adjacent properties reduce the sense of scale?	✓		

Intensive Residential - Character Neighbourhood Consideration has been given to the following guidelines as identified in Section 14.D. of the City of Kelowna Official Community Plan relating to Intensive Residential - Character Neighbourhood Development Permit Areas:

INTENSIVE RESIDENTIAL - CHARACTER NEIGHBOURHOOD	YES	NO	N/A
Site and Context Considerations			
Does the building location maximize usable and private open space?	✓		
Are parking spaces and garages located in the rear yard?	✓		
Is all parking screened from public view or contained in a structure?	✓		
Does articulation on the front façade create depth and architectural interest?			✓
Do all street facing elevations have an equal level and quality of design?			✓
Are garages recessed behind the front elevation?			✓
Do garages face away from the street?			✓
Does the project complement the established character of the neighbourhood?	✓		
Does the design limit height difference to adjacent properties?	✓		
Are established front yard setbacks maintained?			✓
Does the building location minimize shadowing on the private open space of adjacent properties?	✓		
Does fencing or landscaping screen views of private open space on adjacent properties?	✓		
Does the placement of windows, decks and other features respect the privacy of adjacent properties?	✓		
Is the front yard landscaped with a variety of trees, shrubs, flower beds or other landscape materials?			✓
Are existing healthy mature trees and vegetation being retained?	✓		
Are impermeable surfaces minimized?	✓		
Do the driveways and parking areas use permeable paving materials?		✓	

Form and Character			
Is the established streetscape massing maintained?	✓		
Are accessory buildings smaller than the principal building?	✓		
If converting to multiple unit housing, is the exterior appearance of a single family structure maintained?			✓
Are details from the front elevations carried to the midpoint of the side elevation or the nearest articulated element?	✓		
Are exterior colours in keeping with the traditional colours for the building's architectural style?	✓		
Are high quality, low maintenance roofing and building materials being used?	✓		
Are the roofing and building materials similar to traditional materials?			✓
Are a mixture of building materials used to enhance visual appeal and building design?	✓		
Are entrances and porches a dominant feature facing the street?			✓
Do entrances match the pattern of the established architectural style?			✓

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.

Sensitive Infill.² 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.

General Considerations.³ Design entrances to be directly accessed and visible from the street and/or lane.

6.0 Technical Comments

6.1 Building & Permitting Department

- 1) Development Cost Charges (DCC's) are required to be paid prior to issuance of any Building Permits.
- 2) Operable bedroom windows required as per the 2012 edition of the British Columbia Building Code (BCBC 12).
- 3) Full Plan check for Building Code related issues will be done at time of Building Permit applications.

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

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

³ City of Kelowna Official Community Plan, Guideline 14.21.1.4 (Urban Design DP Area Chapter).

- 4) Please indicate how the requirements of Radon mitigation and NAFS are being applied to this structure at time of permit application.

6.2 Development Engineering Department

See attached memorandum dated July 3, 2015.

7.0 Application Chronology

Date of Application Received: June 18, 2015

Date Amended Plans Received: July 24, 2015

Date Public Consultation Completed: July 29, 2015

Report prepared by:

Lydia Korolchuk, Planner

Reviewed by:

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Lindsey Ganczar, Planning Supervisor

Approved for Inclusion:

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Ryan Smith, Community Planning Department Manager

Attachments:

Site Context Map

Site Plan

Conceptual Elevations

Development Engineering Memorandum

Draft Development Permit & Development Variance Permit
(DP15-0147 & DVP15-0148)