

May 23, 2019

Subject Property:

1712 Ridgedale Avenue

Lot 5, District Lot 2710, Similkameen Division Yale District,
Plan 8796, Except Plan 20465

Application:

Development Variance Permit PL2019-8501

The applicant is proposing to construct a 960 sq. ft. single storey carriage house 6.0m from the front property line. To facilitate the construction, the applicant has applied to vary the following sections of Zoning Bylaw No. 2017-08:

- Section 8.2.3.5: To allow the siting of a carriage house in the R1 zone to be located closer to the front lot line than the principal dwelling; and
- Section 10.1.2.6.i: To allow vehicle access to the carriage house to be from the street (Ridgedale Avenue).

Information:

The staff report to Council and Development Variance Permit PL2019-8501 will be available for public inspection from **Friday, May 24, 2019 to Tuesday, June 4, 2019** at the following locations during hours of operation:

- Penticton City Hall, 171 Main Street
- Penticton Library, 785 Main Street
- Penticton Community Centre, 325 Power Street

You can also find this information on the City's website at www.penticton.ca/publicnotice.

Please contact the Planning Department at (250) 490-2501 with any questions.

Council Consideration:

Council will consider this application at its Regular Council Meeting scheduled for **6:00 pm, Tuesday, June 4, 2019** in Council Chambers at Penticton City Hall, 171 Main Street.



Public Comments:

You may appear in person, or by agent, the evening of the Council meeting, or submit a petition or written comments by mail or email no later than **9:30 am, Tuesday, June 4, 2019** to:

Attention: Corporate Officer, City of Penticton
171 Main Street, Penticton, B.C. V2A 5A9
Email: publichearings@penticton.ca.

No letter, report or representation from the public will be received by Council after the conclusion of the June 4, 2019 Council Meeting.

Please note that all correspondence submitted to the City of Penticton in response to this Notice must include your name and address and will form part of the public record and will be published in a meeting agenda when this matter is before the Council or a Committee of Council. The City considers the author's name and address relevant to Council's consideration of this matter and will disclose this personal information. The author's phone number and email address is not relevant and should not be included in the correspondence if the author does not wish this personal information disclosed.

Blake Laven, RPP, MCIP
Manager of Planning

Date: June 4, 2019
To: Donny van Dyk, Chief Administrative Officer
From: Nicole Capewell, Planner 1
Address: 1712 Ridgedale Avenue

Subject: Development Variance Permit PL2019-8501

File No: 2019 PRJ-059

Staff Recommendation

THAT Council approve "Development Variance Permit PL2019-8501" for Lot 5, District Lot 2710, Similkameen Division Yale District, Plan 8796, Except Plan 20465, located at 1712 Ridgedale Avenue, a permit to vary the following sections of Zoning Bylaw No. 2017-08:

1. Section 8.2.3.5: to allow the siting of a carriage house in the R1 zone to be located closer to the front lot line than the principal dwelling; and
2. Section 10.1.2.6.i: to allow vehicle access to the carriage house to be from the street (Ridgedale Avenue).

Background

The subject property (Attachment 'B') is zoned R1 (Large Lot Residential) and is designated in the City's Official Community Plan as LR (Low Density Residential). Photos of the site are included as Attachment 'D'. The subject property is approximately 1,092m² (0.27) and contains a single family dwelling located to the rear of the property. The intention of the applicant is to utilize the large open area at the front of the property to construct a single storey carriage house. To facilitate the development, the applicant is requesting two variances to the Zoning Bylaw:

1. To allow the carriage house to be located closer to the front lot line than the principal dwelling; and
2. To allow vehicle access for the carriage house to be from Ridgedale Avenue.

Proposal

The applicant is proposing to construct a 960 sq. ft. single storey carriage house at 1712 Ridgedale Avenue. The carriage house would be located 6.0m from the front property line. To facilitate the construction, the applicant is requesting a Development Variance Permit to vary the following sections of Zoning Bylaw No. 2017-08:

1. Section 8.2.3.5: to allow the siting of a carriage house in the R1 zone to be located closer to the front lot line than the principal dwelling; and
2. Section 10.1.2.6.i: to allow vehicle access to the carriage house to be from the street (Ridgedale Avenue).

Financial implication

This application does not pose any financial implications to the City. Development costs are the responsibility of the applicant.

Technical Review

This application was reviewed by the City's Technical Planning Committee. Other servicing and building code requirements have been identified and will be addressed as part of the building permit process. It is the property owner's responsibility to provide services and/or upgrade existing services as required.

Development Statistics

The following table outlines the proposed development statistics on the plans submitted with the rezoning application:

	Requirement Carriage House R1 Zone	Provided on Plans
Minimum Lot Area for Carriage House:	370 m ²	1092 m ²
Maximum Building Footprint:	90 m ²	90 m ²
Maximum Carriage House Floor Area (CHFA):	135 m ²	135 m ²
Maximum Lot Coverage:	40%	22%
Vehicle Parking:	3	3
Required Setbacks		
Front Yard (Ridgedale Ave):	6.0 m	6.0 m
Interior Side Yard (west):	1.5 m	1.5 m
Interior Side Yard (east):	1.5m	12 m
Rear Yard (south):	1.5 m	~25 m
Maximum Building Height	7.0 m	5.0 m

Analysis

Development Variance Permit

Approve Development Variance Permit

When considering a variance to a City bylaw, staff encourages Council to consider if there is a hardship on the property that makes following the bylaw difficult or impossible, whether approval of the variance would cause a negative impact on neighbouring properties and if the variance request is reasonable.

The proposed variances and staff's analysis on each are as follows:

1. *Section 8.2.3.5: to allow the siting of a carriage house in the R1 zone to be located closer to the front lot line than the principal dwelling.*

The applicant is proposing to construct a single storey carriage house on 1712 Ridgedale Avenue. There is currently a single family house, with an attached garage, which are positioned to the rear of the subject property. The siting of the single family dwelling is unique, as the principal building is approximately 1.5m from the rear property line, rather than being close to the street like most of the dwellings along Ridgedale Avenue.

The current siting of the single family dwelling results in the entire rear of the property being used for the house, leaving a large open area at the front of the property. The property owner has a desire to construct a modest single-storey carriage house within that open space.

The subject property is zoned R1 (Large Lot Residential), which allows for the construction of a carriage house at the rear of the property. Given the siting of the single family dwelling, there is no available space at the rear of the property. As such, the applicants are requesting a variance to allow for the carriage house to be located in front of the single family dwelling.

The proposed location of the carriage house will meet the required 6.0m front yard setback for a single family dwelling, which will be in line with the other properties along Ridgedale Avenue. The subject property is a large lot and the proposed carriage house is well within the allowable lot coverage permitted on the property.

Staff consider the requested variance will also improve the public realm by having a dwelling unit that fronts onto the street. As the house is at the rear of the property, there is a limited street presence at the subject property. The proposed carriage house would improve this, and create a small 'cottage' fronting onto the street. Typical houses on the same block of Ridgedale Avenue are setback between 6-10 m from the front property line. The proposed carriage house would continue this trend (See Figure 1).



Figure 1 - Typically houses on Ridgedale Avenue are setback between 6-10m from the street

Further, there are a number of properties within close proximity of the subject property which have carriage houses (as identified on Attachment 'X'). In 2018, a carriage house on Glen Place received variance approval for a carriage house to be located closer to the front lot line than the house, due to an odd shaped lot. This variance was supported by numerous letters of support from the neighbours.

Given the above, staff consider the siting variance to be reasonable and recommend that Council support the variance.

2. *Section 10.1.2.6.i: to allow vehicle access to the carriage house to be from the street (Ridgedale Avenue).*

The applicant is also requesting a variance to allow for vehicle access to the carriage house to be from the street. The Zoning Bylaw has a provision, where if there is a lane, vehicle access must be from the lane.

Although the subject property has a lane, as previously noted, the single family dwelling on the property is located very close to the rear property line. There isn't currently vehicle access from the lane to the subject property, and it would be difficult to create access due to the orientation of the house.

As such, the applicant has requested a variance to allow vehicle access for the carriage house to also be from the street. Staff note that the subject property is very large, and there is enough parking provided to meet the Zoning Bylaw requirements. The applicant would continue to utilize the existing driveway to the subject property, and would not require construction of any new driveways to accommodate the carriage house.

Given the above, staff consider the requested variances are reasonable. Staff recommend that Council support the variance application and direct staff to issue the Development Variance Permit.

Deny Development Variance Permit

Council may consider that the proposed variances will negatively affect the neighbourhood, in particular, the adjacent neighbours. If this is the case, Council should deny the variance. Should Council choose to deny the variance application, the subject property will not be able to accommodate a carriage house.

Alternate recommendations

1. THAT Council support "Development Variance Permit PL2019-8501" with conditions.
2. THAT "Development Variance Permit PL2019-8501" be referred back to staff.

Attachments

Attachment A:	Subject Property Location Map
Attachment B:	Zoning Map of Subject Property
Attachment C:	Official Community Plan Map of Subject Property
Attachment D:	Images of Subject Property
Attachment E:	Letter of Intent
Attachment F:	Ridgedale Avenue Carriage Houses
Attachment G:	Proposed Site Plan
Attachment H:	Proposed Building Rendering
Attachment I:	Proposed Floor Plans
Attachment J:	Draft Development Variance Permit (DVP)

Respectfully submitted,

Nicole Capewell
Planner 1

Concurrence

Director Development Services	Chief Administrative Officer
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Draft

Attachment A – Subject Property Location Map

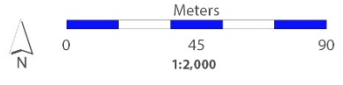


1712 Ridgedale Avenue

Property Location Map



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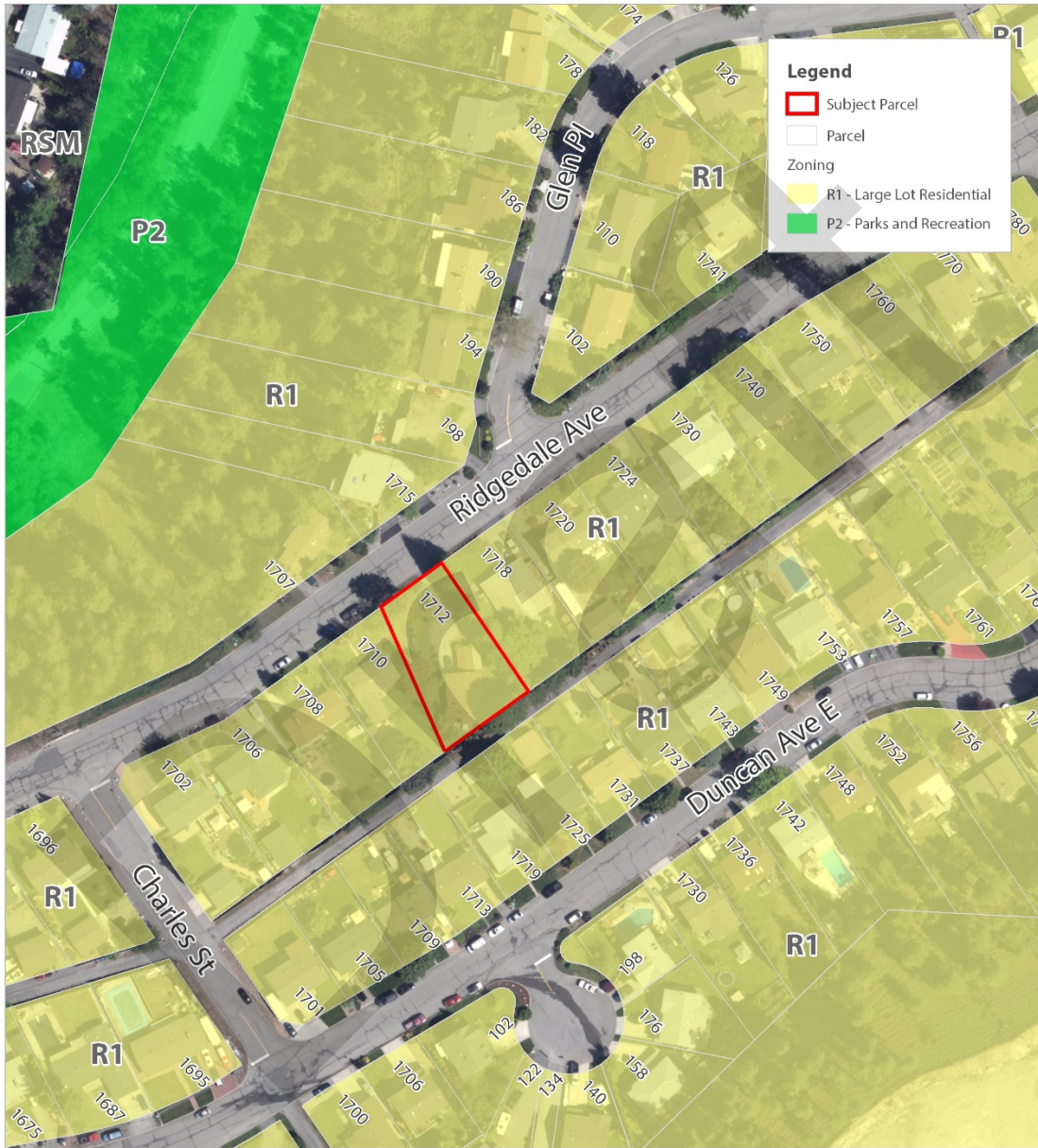
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Attachment B – Zoning Map of Subject Property

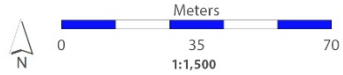


1712 Ridgedale Avenue

Zoning Map



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1712 Ridgedale Avenue

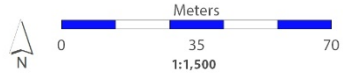
Official Community Plan Map



Legend

- Subject Parcel
- Parcel
- Future Land Use
 - Columbia Heights
 - Low Density Residential
 - Medium Density Residential
 - Parks and Recreation
 - Natural

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Attachment D – Images of Subject Property



Figure 2 – Looking south toward subject property from Ridgedale Avenue



Figure 3 – Looking west on subject property towards proposed carriage house location



Figure 4 - Looking along western property line shared between 1712 Ridgedale Avenue and 1710 Ridgedale Avenue



Figure 5 – Existing house at 1712 Ridgedale Avenue as seen from the rear lane (the house is positioned very close to the rear property line)

Attachment E – Letter of Intent

Letter of Intent
to support of Request for Variance
1217 Ridgedale Avenue, Penticton, BC V2A 5S6

Please accept this Letter of Intent as part of my request for a variance to the requirement that a Carriage House is set at the rear of the property, behind the primary residence. The variance is requested because the primary residence is set near the back of the 11,000 square foot lot.

A second variance is requested to allow parking for the Carriage House to also be at the front, off Ridgedale Avenue, rather than off the rear alley. The attached site plan includes three parking spots showing the ample space. Further, parking at the rear would require digging up the rear garden.

The proposed carriage home is a modest one story with partial basement has design features which compliment the primary residence, including matching light yellow siding with charming white gable and window trim.

The primary residence, belongs to my mother, Donna Keefe who is now almost eighty and has owned and lived in the home for over 30 years. I will live in the carriage house with my children as an alternative renting.

What is perhaps most relevant here, and what I would ask the board to consider, is (1) the variance request to permit the Carriage Home to be in front rather than at the rear of the property due to the primary resident being set back of the very large lot; (2) the variance requesting parking in front does not cause any burden on any neighboring residence; (3) the proposed style and structure of the Carriage House is in step with the existing neighborhood; and (4) the proposed project would be an improvement to the neighborhood and result in an overall increase in property value and tax base created by improvement.

Thank you for your consideration.

Respectfully submitted,
Lisa Birch





1712 Ridgedale Avenue

Ridgedale Avenue Carriage Houses



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Figure 6 – Properties in Orange contain carriage houses

Attachment G – Proposed Site Plan

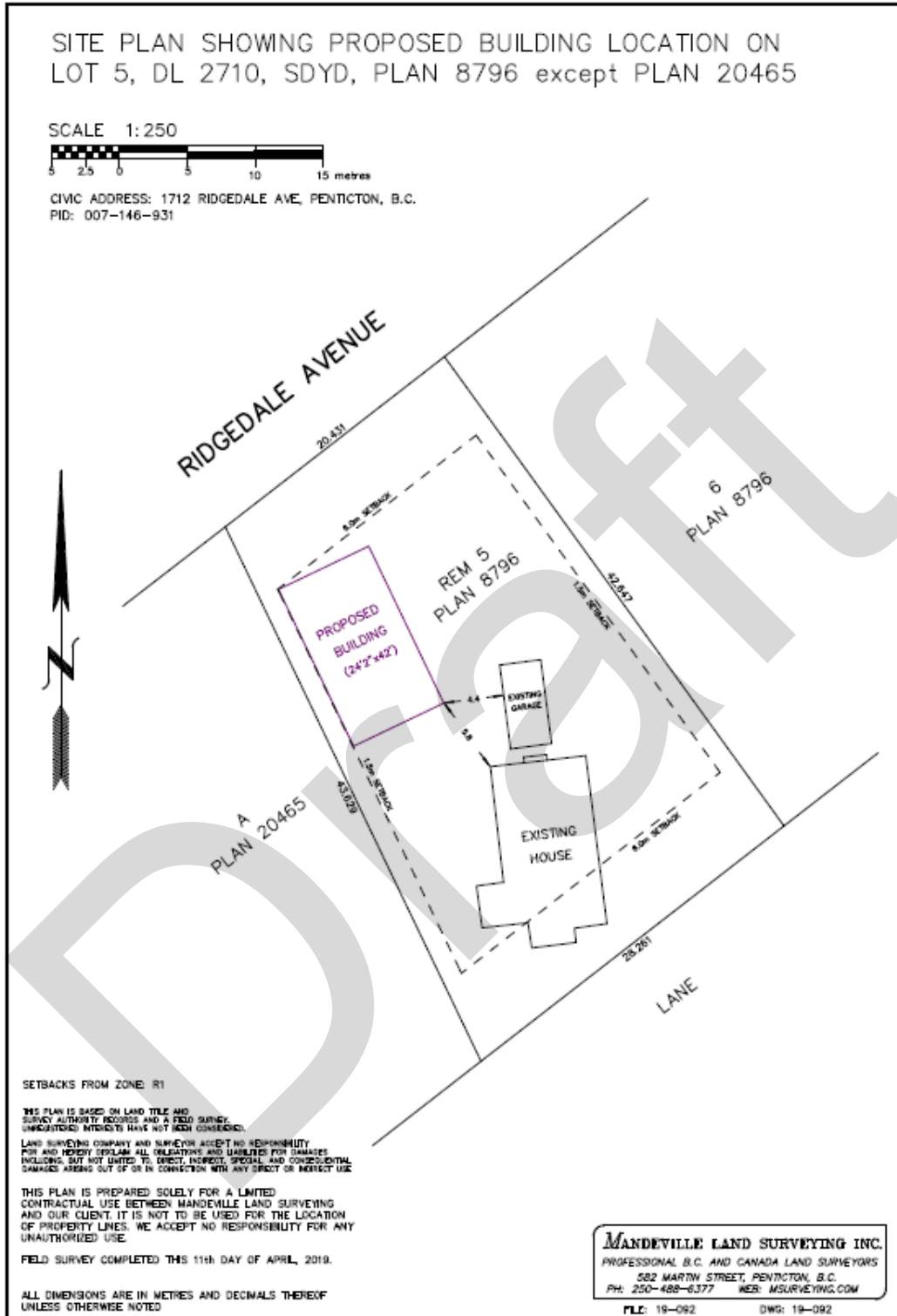


Figure 7 – Proposed Site Plan

Attachment H – Proposed Building Rendering



Figure 8 – Proposed Building Rendering

Attachment I – Proposed Floor Plans

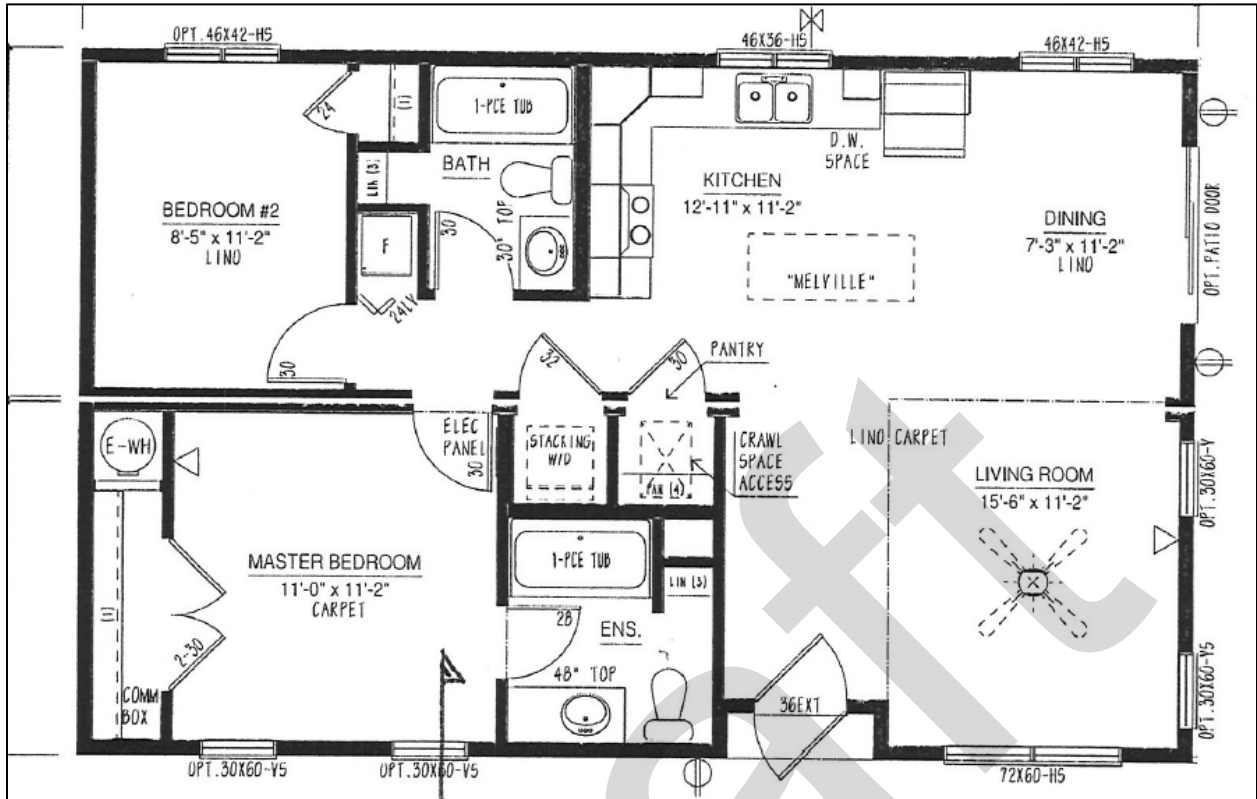


Figure 9 – Main Level Floor Plans

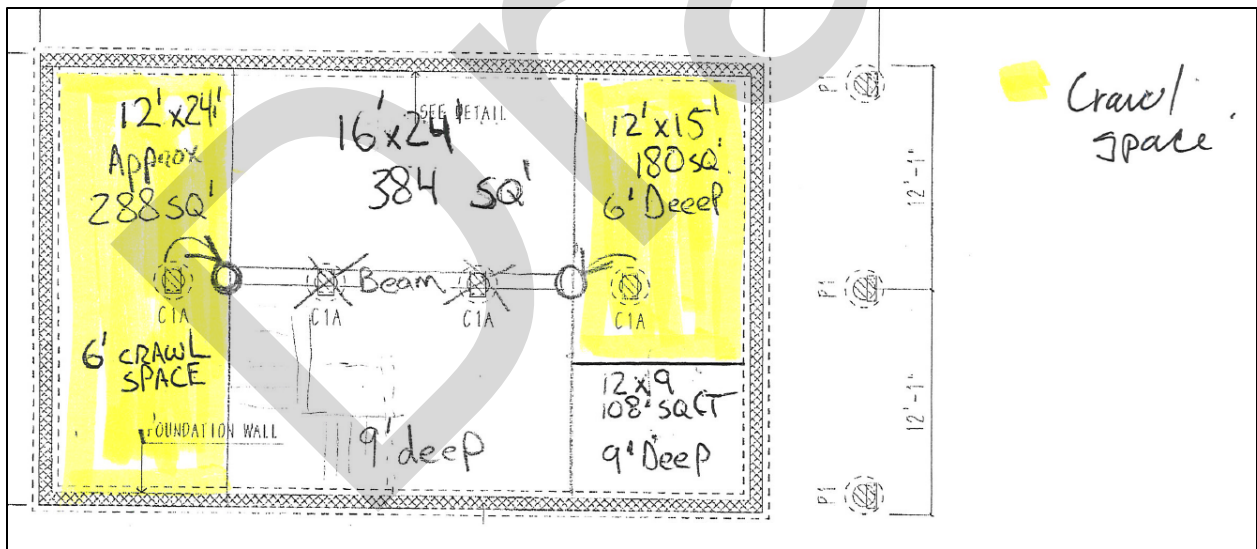


Figure 10 – Proposed Basement Level Floor Plans

(note the areas highlighted will be crawl space areas only used for storage, and will not be livable areas)



City of Penticton
171 Main St. | Penticton B.C. | V2A 5A9
www.penticton.ca | ask@penticton.ca

Development Variance Permit

Permit Number: DVP PL2019-8501

Owner Name
Owner Address

Conditions of Permit

1. This permit is issued subject to compliance with all of the bylaws of the City, except as specifically varied or supplemented by this Permit.
2. This permit applies to:
Legal: Lot 5 District Lot 2710 Similkameen Division Yale District Plan 8796, Except Plan 20465
Civic: 1712 Ridgedale Avenue
PID: 007-146-931
3. This permit has been issued in accordance with Section 498 of the *Local Government Act*, to vary the following sections of Zoning Bylaw 2017-08 to allow for an addition to the principal building:
 - a. Section 8.2.3.5: to allow the siting of a carriage house in the R1 zone to be located closer to the front lot line than the principal dwelling; and
 - b. Section 10.1.2.6.i: to allow vehicle access to the carriage house to be from the street (Ridgedale Avenue).

General Conditions

4. In accordance with Section 501 of the *Local Government Act*, the lands subject to this permit shall be developed in general accordance with this permit and the plans attached as Schedule 'A'.
5. In accordance with Section 504 of the *Local Government Act*, if the holder of this permit does not commence the development authorized by this permit within 2 years of the date of this permit, this permit shall lapse.
- 6. This permit is not a building permit. In order to proceed with this development, the holder of this permit must hold a valid building permit issued by the Building Inspection Department.**
7. This permit does not constitute any other municipal, provincial or federal approval. The holder of this permit is responsible to obtain any additional municipal, federal, or provincial approvals prior to commencing the development authorized by this permit.
8. This permit does not include off-site infrastructure costs that may be required at the building permit stage, such as Development Cost Charges (DCC's), road improvements and electrical servicing. There may be substantial infrastructure and servicing costs payable at a later date. For more information on servicing and infrastructure requirements please contact the Development Engineering Department at (250) 490-2501. For more information on electrical servicing costs, please contact the Electric Utility at (250) 490-2535.

Authorized by City Council, the ____ day of _____, 2019

Issued this ____ day of _____, 2019

Angela Collison,
Corporate Officer

DRAFT