

REPORT TO COUNCIL



Date: January 23, 2018

RIM No. 0940-00

To: City Manager

From: Community Planning Department (KB)

Application: DVP17-0261 **Owner:** Leslie & Andrew Dickieson

Address: 635 Welke Road **Applicant:** Align West Homes Ltd. (David Pfuetzner)

Subject: Development Variance Permit

Existing OCP Designation: S2RES – Single / Two Unit Residential

Existing Zone: RU1 – Large Lot Housing

1.0 Recommendation

THAT Council authorizes the issuance of Development Variance Permit No. DVP17-0261 for Lot 3 District Lot 358 ODYD Plan 30918, located at 635 Welke Road, Kelowna, BC;

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

Section 13.1.6(d): RU1 – Large Lot Housing Development Regulations

To vary the required minimum side yard from 2.3 m permitted to 1.68 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.

2.0 Purpose

To vary the required minimum side yard on the subject property to allow for a second storey addition to an existing single family dwelling.

3.0 Community Planning

Community Planning recommends support for the requested variance to the side yard set-back to allow for an addition on the existing non-conforming single family dwelling. For the proposed addition, the foundation and support for the second floor is best supported by the existing foundation, rather than the applicant incurring expense with engineers and girders posting unnecessary stress on either end of the existing foundation. There is also an existing wood burning chimney on that side of the house, that could remain in the same plane if the line of the house is maintained from below, which also creates greater visual

street appeal. Further, the applicant feels that reducing the width of the upper floor makes the layout of the two new bedrooms less practical.

The variance is not anticipated to have a negative effect on the adjacent properties.

4.0 Proposal

4.1 Background

The single family dwelling was constructed in 1982 has an existing non-conforming side yard on the east side.

4.2 Project Description

The proposal is to construct a second storey addition on an existing first storey, which has setbacks that are considered to be legally non-conforming. To allow for a second storey to be constructed in the same plane, without stepping back the second storey, a variance is required. The applicant is requesting a variance for the second storey addition, from 2.3m (permitted) to 1.68m (proposed).

No windows are proposed on the east elevation of the second storey addition, therefore impact on adjacent properties is perceived to be minimal, and privacy will be maintained between the properties.

4.3 Site Context

The subject property is located at the corner of Welke Road and Del Monte Court in the City’s North Mission – Crawford Sector. It is approximately 0.305 acres (1,234 m²) in area and currently has one single detached house. The surrounding area is characterized by single family dwellings.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	Ru1 – Large Lot Housing	Residential
East	Ru1 – Large Lot Housing	Residential
South	Ru1 – Large Lot Housing	Residential
West	Ru1 – Large Lot Housing	Residential

Subject Property Map: 635 Welke Road



4.4 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RU ₁ ZONE REQUIREMENTS	PROPOSAL
Development Regulations		
Side Yard (east)	2.3 m	1.68 m ❶
❶ Indicates a requested variance to the east side yard from 2.3 m required to 1.68 m proposed		

5.0 **Technical Comments**

5.1 Development Engineering Department

This DVP application to vary the side yard setback for a second storey addition from 2.3m (permitted) to 1.68m (proposed) does not compromise any municipal services.

6.o Application Chronology

Date of Application Received: November 15, 2017
Date Public Consultation Completed: December 6, 2017

Report prepared by: Kimberly Brunet, Planner
Reviewed by: Terry Barton, Urban Planning Manager
Approved for Inclusion: Ryan Smith, Community Planning Department Manager

Attachments:

Draft Development Variance Permit DVP17-0261
Schedule "A" - Site Plan
Schedule "B" – Floor Plans and Elevations