

REPORT TO COUNCIL



Date: February 2, 2016

RIM No. 0940-50

To: City Manager

From: Community Planning Department (LK)

Application: DVP15-0271 **Owner:** JSI Supply Inc., Inc. No. DC0582863

Address: 732 Highpointe Pl **Applicant:** David Shevchuk

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. DVP15-0271 for Strata Lot 27 Section 30 Township 26 ODYD Strata Plan KAS3162, together with an interest in the common property in proportion to the unit entitlement of the Strata Lot as shown on Form V, located at 732 Highpointe Place, Kelowna, BC;

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

Section 13.1.6(b): RU1 - Large Lot Housing Development Regulations

To vary the height of the building from 9.5 m maximum to 12.19 m proposed.

2.0 Purpose

To vary the maximum building height on the subject property to facilitate the construction of a new single family dwelling.

3.0 Community Planning

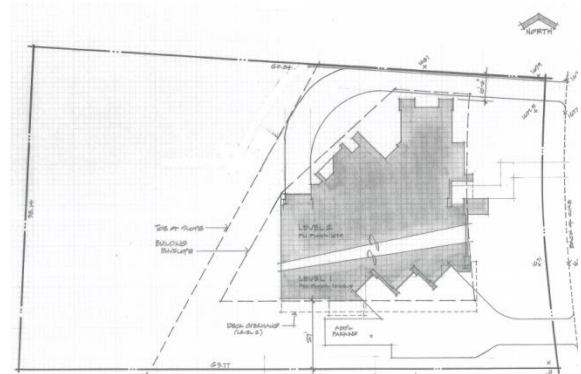
Community Planning Staff supports the requested variance to the maximum building height on the subject parcel at 732 Highpointe Place to facilitate the construction of a new single family dwelling. The benefit of the height variance will allow the new dwelling to have access to the lower level parking area on the sloping lot.

The subject parcel has a Future Land Use of S2RES - Single / Two Unit Residential and the application meets the guidelines of the Official Community Plans (OCP). The OCP promotes sensitive infill development to reflect the character of the neighbourhood with respect to building design, height and siting.

4.0 Proposal

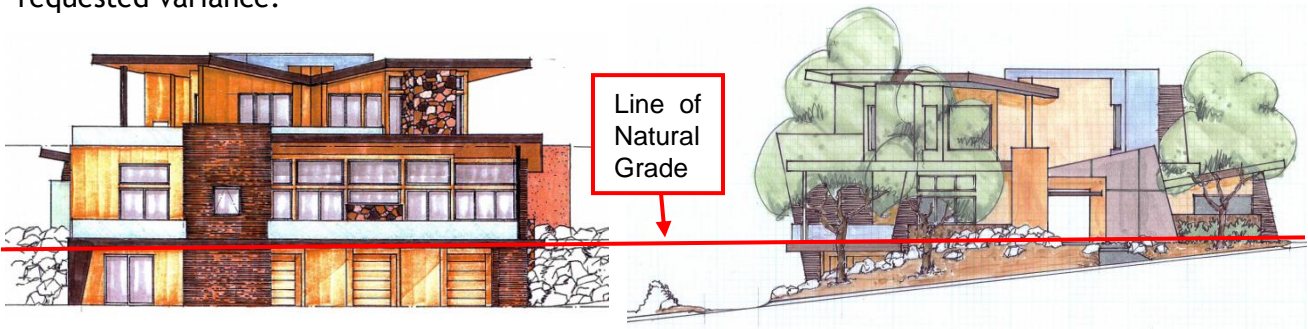
4.1 Project Description

The applicant is proposing to build a new single detached dwelling on the subject parcel which is located at 732 Highpointe Place within the Highpointe strata development. The parcel has an uphill slope along the roadway frontage. The house is designed as a walkout to the south side of the parcel to provide lower level access to the parking garage. Zoning Bylaw 8000 indicates that walkout basements oriented to the rear of a parcel will not be considered for determining the height of the building. This regulation does not apply to a side walkout scenario, therefore the variance is required.



The requested variance is to allow the maximum height of a dwelling to be over 9.50 m. The proposal is 12.19 m from the lowest level to the roof peak. Building height is generally measured from grade to the mid-point of a roof. Since the building has a flat roof design, the building height is measured from the lowest point of grade to the top of the roof peak. The garage area is set lower than the natural grade at the basement level. Therefore, it does not raise the overall height of the building. The house is a two storey development when viewed from the street and north side. Minimal windows are provided along the north side of the house to ensure privacy for the future development of the adjacent site.

Council Policy No. 367 with respect to public consultation was undertaken by the applicant. All adjacent neighbours within a 50 m radius were contacted by the applicant with plans available for viewing through the Strata Board. The Strata Board has provided a letter in support of the requested variance.



Side Elevation (South)

Front Elevation (East) - Highpointe Pl

4.2 Site Context

Adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1 - Large Lot Housing	Single Family Dwelling
East	RU1 - Large Lot Housing	Single Family Dwelling
South	RU1 - Large Lot Housing	Single Family Dwelling
West	RU1 - Large Lot Housing	Single Family Dwelling

Subject Property Map: 732 Highpointe Pl



4.3 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RU1 ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Minimum Lot Area	550 m ²	2227 m ²
Minimum Lot Width	30 m	34.12 m
Minimum Lot Depth	30 m	63.77 m
Development Regulations		
Maximum Site Coverage (buildings)	40%	17%
Maximum Site Coverage (buildings, driveways and parking)	50%	23%
Maximum Height	9.5 m	12.19 m ●
Minimum Front Yard	4.5 m	6.0 m
Minimum Side Yard (north)	2.3 m	3.2 m
Minimum Side Yard (south)	2.3 m	8.2 m
Minimum Rear Yard	7.5 m	28.0 m
Other Regulations		
Minimum Parking Requirements	3 stalls	6 stalls
Minimum Private Open Space	30 m ²	+30 m ²

● Indicates a requested variance to the building height from 9.5m maximum to 12.19 m proposed.

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Development Process

Sensitive Infill.¹ 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.

6.0 Technical Comments

6.1 Development Engineering Department

- See Attachment 'A' below.

7.0 Application Chronology

Date of Application Received: October 29, 2015
Date Public Consultation Completed: December 22, 2015

Report prepared by:

Lydia Korolchuk, Planner

Reviewed by:



Terry Barton, Urban Planning Manager

Approved for Inclusion:



Ryan Smith, Community Planning Department Manager

Attachments:

Site Context Map

Schedule A - Site Plan

Schedule B - Conceptual Elevations

Attachment A - Development Engineering Memorandum

Draft Development Variance Permit - DVP15-0271

¹ City of Kelowna Official Community Plan, Policy 5.22.6 (Development Process Chapter).