

REPORT TO COUNCIL



Date: April 10, 2018

RIM No. 0940-00

To: City Manager

From: Community Planning Department (TA)

Application: DVP17-0220 **Owner:** David Reginald John Rolleston
Jennifer Lynn Rolleston

Address: 504 Knowles Road **Applicant:** David & Jennifer Rolleston

Subject: Development Variance Permit

Existing OCP Designation: S2RES – Single / Two Unit Residential

Existing Zone: RU2 – Medium Lot Housing

1.0 Recommendation

THAT Council authorizes the issuance of Development Variance Permit No. DVP17-0220 for Lot 1 District Lot 167 ODYD Plan 15446, located at 504 Knowles Road, Kelowna, BC;

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

Section 13.2.5 (b): RU2 – Medium Lot Housing Subdivision Regulations

To vary the minimum lot depth from 30.0m required to 27.5m 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 consider a variance to the minimum lot depth from 30.0m required to 27.5m proposed to facilitate a two lot subdivision.

3.0 Community Planning

Community Planning supports the proposed variance to vary the minimum lot depth from 30.0m required to 27.5m proposed to facilitate a two lot subdivision. Due to the irregular shape of the lot the required 30.0 m depth cannot be achieved, however the proposal does meet all the other subdivision requirements in including minimum lot area. The proposed subdivision is compatible within the neighbourhood and allows for a modest increase in density consistent with the City's OCP urban infill policies.

4.0 Proposal

4.1 Background

The subject property was recently rezoned from RU₁ – Large Lot Housing to RU₂ – Medium Lot Housing to facilitate a two lot subdivision.

4.2 Project Description

The proposed two lot subdivision triggers a variance as the irregular shape of the lot does not meet the minimum lot depth when the side property lines are averaged. The variance would reduce the minimum lot depth from 30.0m required to 27.5m proposed. The proposed subdivision meets all other requirements of Zoning Bylaw No. 8000.

504 KNOWLES RD, KELOWNA, BC

PID: 003-277-691 LOT 1, PLAN 15446

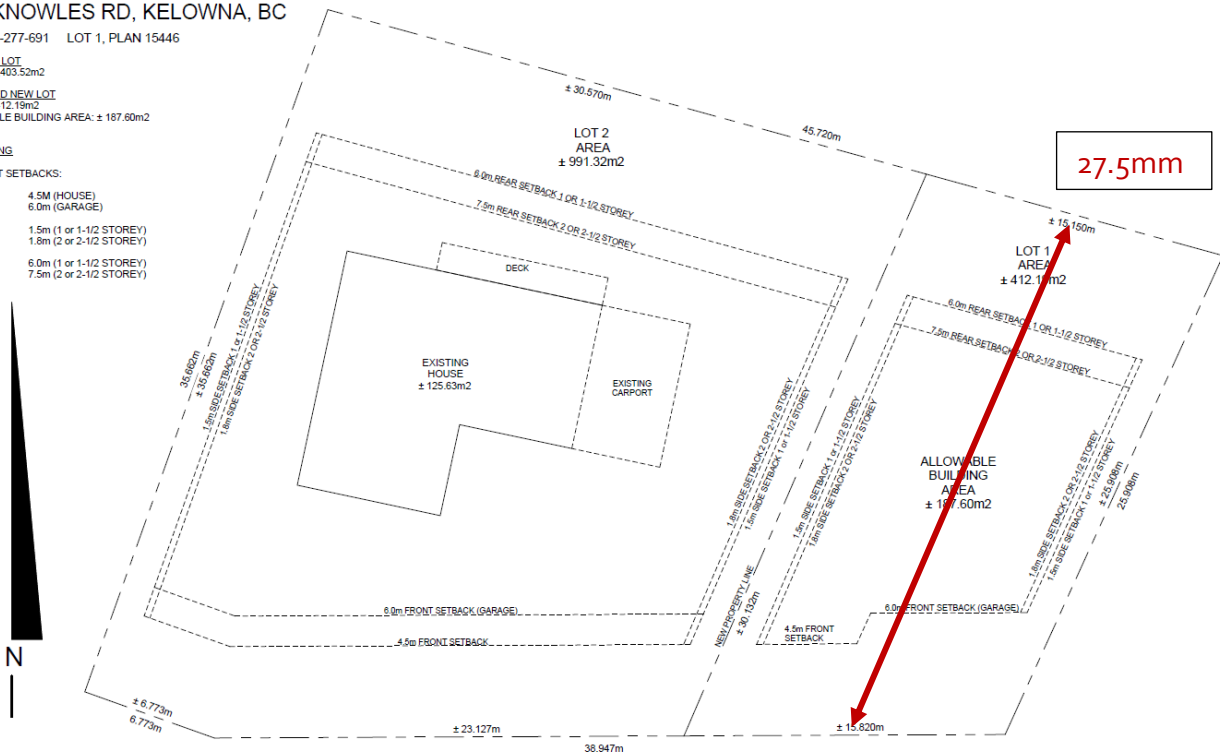
ORIGINAL LOT
AREA: ± 1,403.52m²

PROPOSED NEW LOT
AREA: ± 412.19m²
ALLOWABLE BUILDING AREA: ± 187.60m²

RU₂ ZONING

INFILL LOT SETBACKS:

- FRONT: 4.5M (HOUSE)
6.0m (GARAGE)
- SIDE: 1.5m (1 or 1-1/2 STOREY)
1.8m (2 or 2-1/2 STOREY)
- REAR: 6.0m (1 or 1-1/2 STOREY)
7.5m (2 or 2-1/2 STOREY)



504 Knowles Road, Kelowna, BC
September 19, 2017 | SCALE 1:150

4.3 Site Context

The subject property is located west of Lakeshore Road in the Lower Mission. It is walking distance to the Eldorado Road beach access and the Lakeshore Recreation Corridor. The neighbourhood is characterized by Single Dwelling Housing, and there is one other active RU₁ to RU₂ rezoning in close proximity on Eldorado Road.

The subject property earns a walkscore of 29 which means that most errands require a vehicle.

Specifically, adjacent land uses are as follows:

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

Subject Property Map: 504 Knowles Road



4.4 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RU ₂ ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Lot Area	400m ²	412.2m ²
Lot Width	13.0m	15.8m
Lot Depth	30.0m	~27.5m ❶
❶ Indicates a requested variance to the minimum lot depth from 30.0m required to ~27.5m proposed.		

5.0 Application Chronology

Date of Application Received: September 22, 2017

Date Public Consultation Completed: December 17, 2017

Date Rezoning Bylaw No. 1545 Adopted: February 20, 2018

Report prepared by: Trisa Atwood, Planner II

Reviewed by: Terry Barton, Urban Planning Manager

Approved for Inclusion: Ryan Smith, Community Planning Department Manager