

REPORT TO COUNCIL



Date: 1 May 2018

RIM No. 0940-50

To: City Manager

From: Community Planning Department (BBC)

Application: DVP17-0285

Owner: William Bonn

Address: 1109 Churchill Road

Applicant: William Bonn

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. DVP17-0285 for Lot 25, Section 30, Township 26, Osoyoos Division, Yale District, Plan 27662, located at 1109 Churchill Road, Kelowna, BC to allow the construction of a new single family dwelling;

AND THAT variances to the following section of Zoning Bylaw No. 8000 be granted, as shown in Schedule "A":

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

To vary the required minimum flanking street setback to a garage or carport which is accessed from that street from 6.0 m permitted to existing 4.5 m proposed.

AND THAT variances to the following section of Subdivision, Development and Servicing Bylaw No. 7900 be granted, as shown in Attachment "A":

Schedule 4.6 - Curb and Gutter, Sidewalks and Bike Lanes

To vary residential driveway access maximum width of 6.0m permitted to existing 10.0m proposed.

AND THAT the applicant be required to complete the requirements of Attachment "A" as attached to the Report from Development Engineering dated January 19, 2018;

AND THAT Council's consideration of this Development Variance Permit be considered subsequent to the completion of following conditions:

1. The applicant to decommission the existing secondary driveway access to the subject property located at the intersection of Mount Royal Drive and Churchill Road;

2. The applicant to post with the City a Landscape Performance Security deposit in the form of a "Letter of Credit" in the amount of \$2,000 for rehabilitation and landscaping following decommissioning of the secondary driveway;

AND THAT the applicant be required to complete the above noted conditions of Council's approval of the Development Variance Permit Application in order for the permits to be issued;

AND FURTHER THAT this Development Permit is valid for two (2) years from the date of Council approval, with no opportunity to extend.

2.0 Purpose

To vary the maximum flanking street (Churchill Road) setback to garage access from 6.0 m permitted to 4.5 m proposed, and to vary the maximum driveway access width from 6.0 m permitted to 10.0 m proposed.

3.0 Community Planning

Staff support the requested variances to retain the existing flanking street setback to the garage at 4.5m, and to retain the existing driveway width at 10.0m. Churchill Road, where the driveway is located, is a short low volume local street at 120m in length with only one other neighbouring property taking access. While staff do prefer to see new development be in accordance with the Zoning Bylaw, the wider, shorter driveway should have minimal neighbourhood impact. In addition, the removal of the second driveway at the corner of Churchill Road and Mount Royal will be a safety benefit to the operations of the intersection.

To fulfill the requirements of Council Policy No. 367, the applicant submitted a neighbour consultation summary form on January 27, 2018 outlining that neighbours within 50 m of the subject property were notified.

4.0 Proposal

4.1 Background

The subject property currently contains a single family dwelling with an attached garage. The applicant proposes to demolish the existing dwelling and construct a new, 1½ storey single family dwelling with finished basement and attached garage on the subject property.

4.2 Project Description

The subject property is located at the corner of Mount Royal Drive and Churchill Road, and is currently accessed via two driveways; the main driveway access is from Churchill Road, and a secondary driveway access is from the intersection of Mount Royal Drive and Churchill Road. As stated in Subdivision, Development and Servicing Bylaw No. 7900, Schedule 4.6, each property shall only have one access per road frontage. As such, the applicant has agreed to decommission the existing secondary driveway access to the subject property, additionally rehabilitate the area with additional landscaping.

4.3 Site Context

The subject property is located on Churchill Road at the corner of Mount Royal Road. The main access is off Churchill Road.

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: 1109 Churchill Road



4.4 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RU ₁ ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Lot Area	550 m ²	1,516 m ²
Lot Width	17.0 m	Variable; minimum 15.24 m
Lot Depth	30.0 m	55.52 m
Development Regulations		
Maximum Site Coverage	40 %	22.7 %
Maximum Height	9.5 m / 2 ½ storeys	5.7 m / 1 ½ storeys
Minimum Front Yard	6.0 m	6.0 m

Flanking Side Yard (north)	4.5 m	4.5 m
Side Yard (south)	2.0 m	2.0 m
Minimum Rear Yard	7.5 m	7.5 m
Other Regulations		
Minimum Parking Requirements	2	3
Minimum flanking street setback to a garage or carport	6.0 m	4.5 m ❶
Maximum driveway access width	6.0 m	10.0 m ❷
❶ Indicates a requested variance to vary the required minimum setback to a garage from 6.0m permitted to existing 4.5m proposed. ❷ Indicates a requested variance to vary the maximum driveway access width from 6.0m permitted to existing 10.0m proposed.		

5.0 Technical Comments

5.1 Development Engineering Department

Refer to Attachment A dated January 19, 2018.

5.2 Building & Permitting Department

- Full Plan check for Building Code related issues will be done at time of Building Permit applications.

6.0 Application Chronology

Date of Application Received: December 4, 2017

Date Public Consultation Completed: January 27, 2018

Supplemental Drawings Received: March 8, 2018

Report prepared by: Barbara B. Crawford, Planner

Reviewed by: Terry Barton, Urban Planning Manager

Approved for Inclusion: Ryan Smith, Community Planning Department Manager

Attachments:

Draft Development Variance Permit

Attachment A - Development Engineering Services Memos

Schedule A – Site Plan & Conceptual Landscape Plan

Schedule A – Conceptual Elevations