

REPORT TO COUNCIL



Date: May 29, 2018

RIM No. 0940-00

To: City Manager

From: Community Planning Department (KB)

Application:	DVP18-0069	Owner:	Jeffrey Neil Brown Yvonne Nicole Brown
Address:	743-745 Finns Road	Applicant:	Urban Options Planning and Permits

Subject: Development Variance Permit

Existing OCP Designation: COMM - Commercial

Existing Zone: I2 – General Industrial

1.0 Recommendation

THAT Council authorizes the issuance of Development Variance Permit No. DVP18-0069 for Lot 1 Section 34 Township 26 Osoyoos Division Yale District Plan 3389, located at 743-745 Finns Road, Kelowna, BC;

AND THAT variances to the following sections of Zoning Bylaw No. 8000 be granted in general accordance with Schedule "A":

Section 15.2.5(d): I2 – General Industrial Development Regulations

To vary the required minimum front yard (north) from 7.5 m permitted to 6.0 m proposed.

Section 15.2.5(d): I2 – General Industrial Development Regulations

To vary the required minimum front yard (south) from 7.5 m permitted to 6.0 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 front yards (north and south) on the subject property.

3.0 Community Planning

Community Planning Staff support the requested variances to the north and south front yard setbacks. The lot is double fronting on both Finns Road and Fitzpatrick Road, and is relatively small (approximately 607 m²) in area. Due to the unconventional property lines, if the applicant were to develop a building without

variances, it would result in a small allowable building footprint. Staff do not anticipate the requested variances to have any significant impact on the context of the neighbourhood.

4.0 Proposal

4.1 Project Description

The applicant is requesting variances to the north and south front yard setbacks to facilitate the development of a new industrial building. All existing structures on the subject property are proposed to be removed. Parking for the new building is proposed to be located off of Fitzpatrick Road.

4.2 Site Context

The subject property is a double fronting lot between Finns Road and Fitzpatrick Road in the City's Rutland Sector. It is approximately 0.15 acres (607 m²) in area and there is currently an active license for an automotive sales business, which is a permitted use in the I2 zone.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use	Future Land Use
North	I2 – General Industrial	Industrial	Industrial
East	I2 – General Industrial	Industrial	Commercial
South	I2 – General Industrial & A1 – Agriculture 1	Industrial and Residential	Industrial
West	I2 – General Industrial	Vacant Land	Commercial & Industrial

Subject Property Map: 743-745 Finns Road



4.3 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	I ₂ ZONE REQUIREMENTS	PROPOSAL
Development Regulations		
Front Yard (north)	7.5 m	6.0 m ^①
Front Yard (south)	7.5 m	6.0 m ^②
Side Yard (east)	0.0 m	0.3 m
Side Yard (west)	0.0 m	4.5 m
^① Indicates a requested variance to the required front yard (north) setback ^② Indicates a requested variance to the required front yard (south) setback		

5.0 Technical Comments

5.1 Development Engineering Department

This Development Variance Permit application does not compromise any municipal services.

6.0 Application Chronology

Date of Application Received: March 8, 2018

Date Public Consultation Completed: May 1, 2018

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 No. DVP18-0069

Schedule "A" - Site Plan