

REPORT TO COUNCIL



Date: April 5, 2016

RIM No. 0940-50

To: City Manager

From: Community Planning Department (TY)

Application: DVP15-0293

Owner: Norval Bradley

Address: 206 Lochview Rd

Applicant: Oasis Contracting

Subject: Development Variance Permit

Existing OCP Designation: S2RES - Single/Two Unit Residential

Existing Zone: A1 - Agricultural 1

1.0 Recommendation

THAT Council authorizes the issuance of Development Variance Permit No. DVP15-0293 for Lot 2 Section 7 Township 23 ODYD Plan 18805, located at 206 Lochview Road, Kelowna, BC;

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

Section 11.1.6 (c): A1 - Agricultural 1 Development Regulations

To vary the required minimum front yard from 6.0 m permitted to 1.3 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 front yard setback on the subject property.

3.0 Community Planning

Community Planning supports the proposed variance as the existing single family dwelling is located 1.35 m from the front property line. Proper permits and applications were applied for at the time of construction and a Board or Variance decision approved a dwelling to be constructed in this location.

The owner wishes to renovate their dwelling in order to enclose a stairwell that is used to access the main floor from Lochview Road. The renovation is proposed with the same front yard setback as the existing single family home. As this renovation would increase the existing dwelling footprint it does require Council approval through a development variance permit.

Other renovations are proposed throughout the dwelling, the addition along the front property line is the only portion of the renovations that requires a development variance permit.

Kelowna's Official Community Plan (OCP) seeks to consider the existing architecture and established streetscape when considering a variance such as this. The established front yard setback of single family homes along Lochview Road are substantially closer to the front property line than typical A1 zoned properties as the steep terrain along this road limits the available land for dwellings. Staff are in support of the proposed application as the streetscape will not be altered and the proposed design meets the form and character of the existing dwelling facade and does not increase the (legal) non-conformity of the dwelling.

4.0 Proposal

4.1 Background

In 1992, a single family dwelling was constructed on the property, it was built 1.35 m from the front property. From Lochview Road, the grade of the property slopes down towards Okanagan Lake at an average of 45%. The owners applied for a Variance through a Board of Variance (BOV) application in order to site the dwelling this close to the front property line in order to reduce grading impacts on the hillside. The BOV decision allowed the dwelling to be constructed within 0.3 m of the front property line however the dwelling was constructed with a 1.35 m setback.

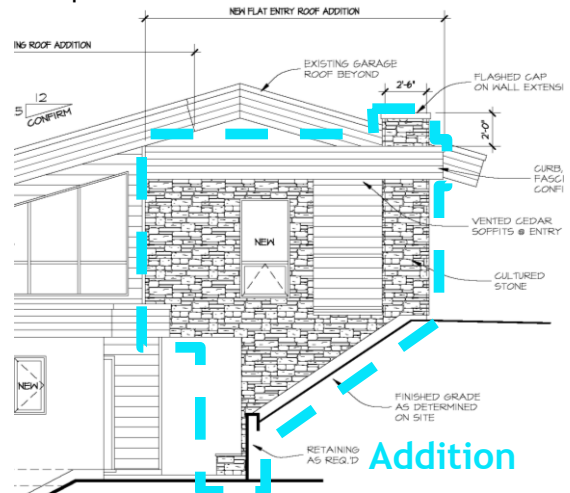
4.2 Project Description

The applicant is proposing to enclose an existing stairwell that leads to the main floor of the dwelling from Lochview Road. The main floor of the dwelling is one storey below Lochview Road. The addition will result in a front door facing Lochview Road that leads to an indoor stairwell. The addition will be flush with the existing garage along Lochview Road, set back 1.3 m from the front property line. The addition is 3.0 m in length.

Existing South Elevation



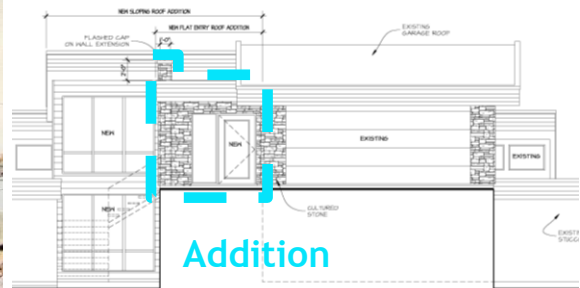
Proposed South Elevation



Existing East View



Proposed East Elevation



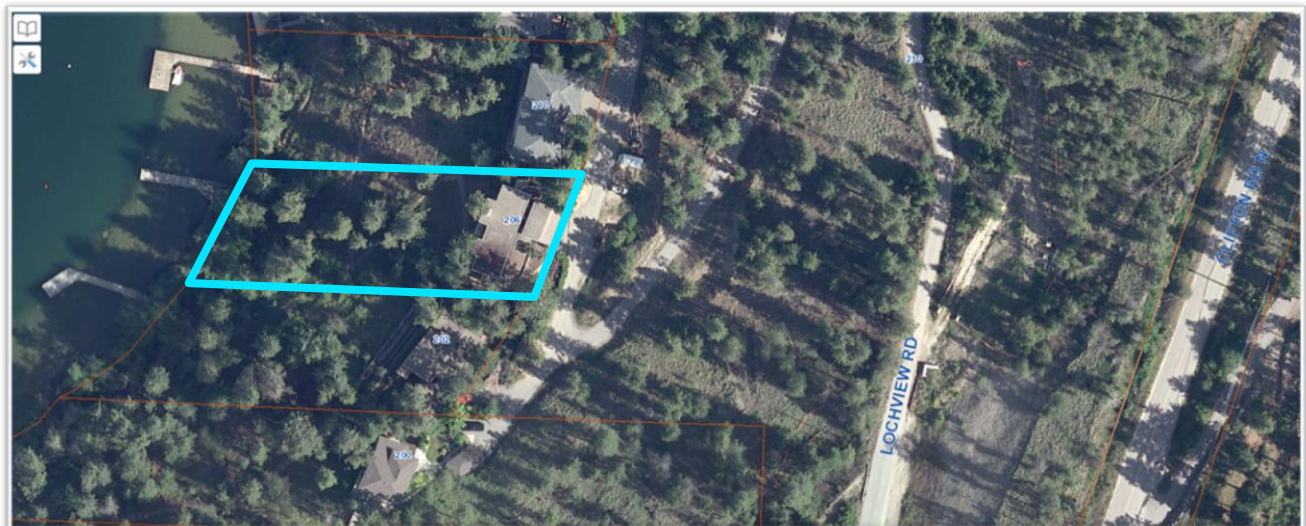
4.3 Site Context

The subject property is located on the shore of Okanagan Lake, on Lochview Road in the Glenmore-Clifton-Dilworth Sector of Kelowna. The parcel is zoned A1 - Agricultural 1, is located in the Okanagan Lake Foreshore Development Permit Area and is within the Permanent Growth Boundary.

Adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	A1	Single Family Residential
East	A1	Vacant Lot / Road Right of Way
South	A1	Single Family Residential
West	W1	Okanagan Lake

Subject Property Map: 206 Lochview Road



4.4 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	A1 ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Minimum Lot Area	9.9 acres/40,000 m ²	0.7 acres/2,691 m ²
Minimum Lot Width	40.0 m	32.4 m
Development Regulations		
Maximum Site Coverage (residential buildings)	10%	9.5%
Maximum Height	9.5 m	6.0 m
Minimum Front Yard	6.0 m	1.3 m ⓘ
Minimum Side Yard (north)	3.0 m	3.2 m
Minimum Side Yard (south)	3.0 m	3.2 m
Minimum Rear Yard	10.0 m	+ 60.0 m
Other Regulations		
Minimum Parking Requirements	2	2
Minimum Okanagan Lake Sightlines	120°	+ 120°
ⓘ Indicates a requested variance to front yard setback		

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Comprehensive Development Permit Areas

Context.¹ Respect and enhance the original character of an existing building when modifying its exterior;

The proposed renovation carries the same architectural character as the existing building. Quality material such as cultured stone and stucco are proposed.

Relationship to the street.² Locate buildings to provide an effective street edge while respecting the established, desired streetscape rhythm;

Lochview Road has an established average front yard setback of 2.7 m.

6.0 Technical Comments

6.1 Building & Permitting Department

A Full Plan Check is required at time of Building Permit application.

Current Building Code Current Building code applies to the addition as well as spatial calculation at time of application.

6.2 Development Engineering

The proposed variance does not compromise any municipal services.

¹ City of Kelowna Official Community Plan, Policy 2.5 (Urban Design Development Permit Areas Chapter).

² City of Kelowna Official Community Plan, Policy 3.1 (Urban Design Development Permit Areas Chapter).

7.0 Application Chronology

Application Received:	November 26, 2015
Public Consultation Completed:	January 16, 2016
Public Consultation and Notification Package Submitted:	February 29, 2016

Report prepared by:

Tracey Yuzik, Planner

Approved for Inclusion: ☐ Todd Cashin, Suburban and Rural Planning Manager

Attachments:

DRAFT DVP15-0293
Schedule A: Site Plan
Schedule B: Elevations