

REPORT TO COUNCIL



Date: August 13, 2018

RIM No. 0940-50

To: City Manager

From: Community Planning Department (SS)

Application: DVP18-0131 **Owner:** Susanna Viola-Reczka
Antonio Viola

Address: 2220 Wilkinson Street **Applicant:** Susanna Viola-Reczka
Antonio Viola

Subject: Development Variance Permit Application

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. DVP18-0131 for Lot 4, District Lot 136, ODYD, Plan KAP20116, located at 2220 Wilkinson Street, Kelowna, BC;

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

Section 13.2.6(d): RU2 – Medium Lot Housing Development Regulations

To vary the required minimum side yard from 1.5 m permitted to 0.66 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.

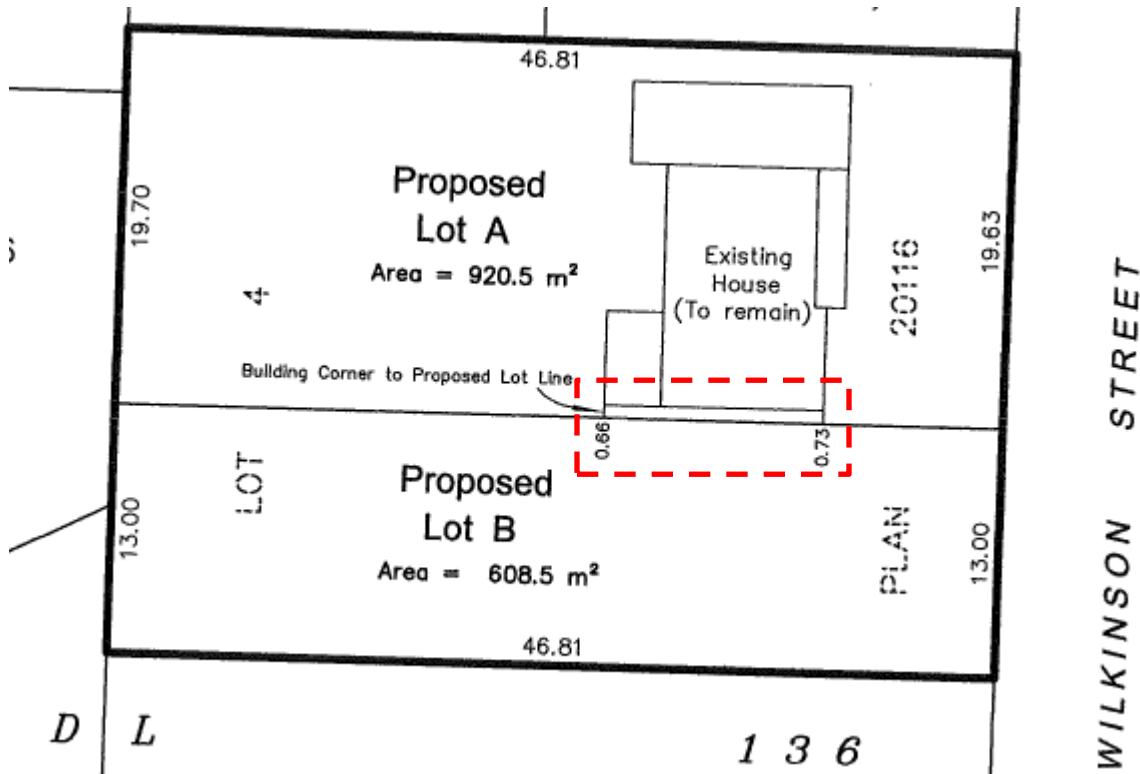
2.0 Purpose

To vary the minimum side yard on the subject property to facilitate a two lot subdivision.

3.0 Community Planning

Community Planning Staff supports the requested variance to reduce the minimum side yard from 1.5 m permitted to 0.66m proposed. The variance will facilitate a two lot subdivision where the south portion of the existing property will be subdivided to create a new residential lot under the RU2 zone. The existing house on the north portion of the property is to be retained.

The property owner intends to retain the existing dwelling on the northern portion of the property, resulting in the variance request along what will become the south side lot line, as shown in the image below. This variance allows the proposed lot on the south portion of the property to meet the RU2 subdivision regulations for lot width. The existing house is one storey and there are no windows on the west façade, alleviating potential concerns regarding spatial separation requirements. No other variances are required as part of the subdivision.



In fulfillment of Council Policy No. 367, the applicant completed neighbourhood consultation by individually contacting properties within 50 m of the subject property. No concerns were raised during this consultation. At the time of writing, Staff has not been contacted with any questions or concerns.

4.0 Proposal

4.1 Site Context

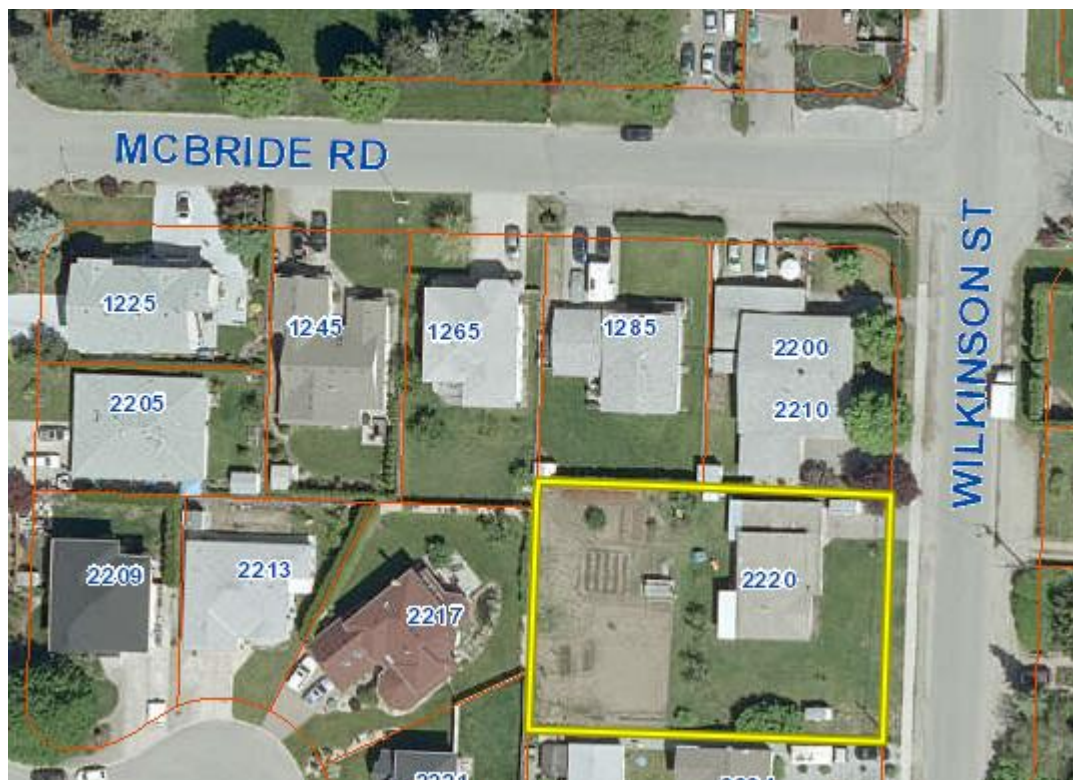
The subject property is located on the west side of Wilkinson Street, south of McBride Road in the City's Central City Sector. The Future Land Use designation in the Official Community Plan is S2RES – Single / Two Unit Residential. The surrounding area is characterized by single dwelling housing development.

Adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU6 – Two Dwelling Housing	Two dwelling housing
East	RU1 – Large Lot Housing	Single dwelling housing

South	RU6 – Two Dwelling Housing	Two dwelling housing
West	RU2 – Medium Lot Housing	Single dwelling housing

Subject Property Map: 2220 Wilkinson Street



4.2 Zoning Analysis Table

Zoning Analysis Table			
CRITERIA	RU ₂ ZONE REQUIREMENTS	PROPOSED LOT A	PROPOSED LOT B
Subdivision Regulations			
Minimum Lot Area	400 m ²	920.5 m ²	608.5 m ²
Minimum Lot Width	13.0 m	13.0 m	19.63 m
Minimum Lot Depth	30.0 m	46.81 m	46.81 m
Development Regulations			
Minimum Front Yard	4.5 m 6.0 m to garage or carport	Meets requirements	Meets requirements
Minimum Side Yard(north)	1.5 m for 1 or 1 1/2 storey 1.8m for 2 or 2 1/2 storey	Meets requirements	n/a
Minimum Side Yard(south)	1.5 m	0.66 m ❶	n/a
Minimum Rear Yard	6.0 m for 1 or 1 1/2 storey 7.5m for 2 or 2 1/2 storey	Meets requirements	n/a

❶ Indicates a requested variance to reduce the required minimum side yard from 1.5m permitted to 0.66m proposed.

5.0 Technical Comments

5.1 Building & Permitting Department

- A Building permit is required and the work completed to address the spatial separation issues prior to the release of the DEVP.

5.2 Development Engineering Department

- See attached memorandum, dated June 25, 2018

6.0 Application Chronology

Date of Application Received: June 22, 2018

Date Public Consultation Completed: August 7, 2018

Report prepared by:

Sergio Sartori, Development Technician

Reviewed by:

Dean Strachan, Subdivision, Suburban and Rural Planning Manager

Approved for Inclusion:

Ryan Smith, Community Planning Department Manager

Attachments:

Draft Development Variance Permit DVP18-0131

Schedule A : Site Plan