

REPORT TO COUNCIL



Date: December 4, 2018

RIM No. 0940-00

To: City Manager

From: Community Planning Department (AF)

Application: DVP18-0114 **Owner:** 1119422 B.C. Ltd., Inc. No. BC1119422 & City of Kelowna

Address: 2053 Union Rd & 148 Summerhill Pl **Applicant:** Mehdi Tehrani

Subject: Development Variance Permit Application

Existing OCP Designation: S2RES – Single/Two Unit Residential

Existing Zone: RU6 – Two Dwelling Housing

1.0 Recommendation

THAT Council authorizes the issuance of Development Variance Permit No. DVP18-0114 for Lot M, Section 4, Township 23 ODYD, District Plan KAP56062 located at 2053 Union Road, Kelowna, BC; and Lot N, Section 4, Township 23, ODYD, Plan KAP56062 located at 148 Summerhill Place, Kelowna, BC

AND THAT variances to the following sections of Zoning Bylaw No. 8000 be granted as described in the proposed Subdivision Plan in Schedule A:

Section 13.6.5(b): Urban Residential Zones

To vary lot width from 18.0 m to 13.46 m for proposed Lot A

Section 13.6.5(c): Urban Residential Zones

To vary the lot depth from 30.0 m to 29.0 m for proposed Lot A and 28.51 m for proposed Lot D

2.0 Purpose

To consider three proposed variances to facilitate a proposed 5 lot residential subdivision.

3.0 Community Planning

Community Planning supports the three proposed variances to facilitate the proposed 5 lot subdivision. Typically, staff would not support the creation of lots that do not meet the minimum subdivision requirements, however, considering the surrounding existing subdivision pattern a conventional subdivision that meets the minimum standards and maximizes the efficient development of the land is not achievable. All 5 lots meet the minimum requirements in RU6 – Two Dwelling Housing for lot area, and the variances to lot depth and width are largely due to the unconventional shape of the lot. The 5 lots are relatively similar in size and shape to many other properties in the neighbourhood.

Community Planning has worked with the applicant over the past 6 months on a number of different site iterations and configurations. The 5 proposed lots are intended to be an infill project that balances the objectives of the neighbourhood context while achieving efficient housing density.

4.0 Proposal

4.1 Background

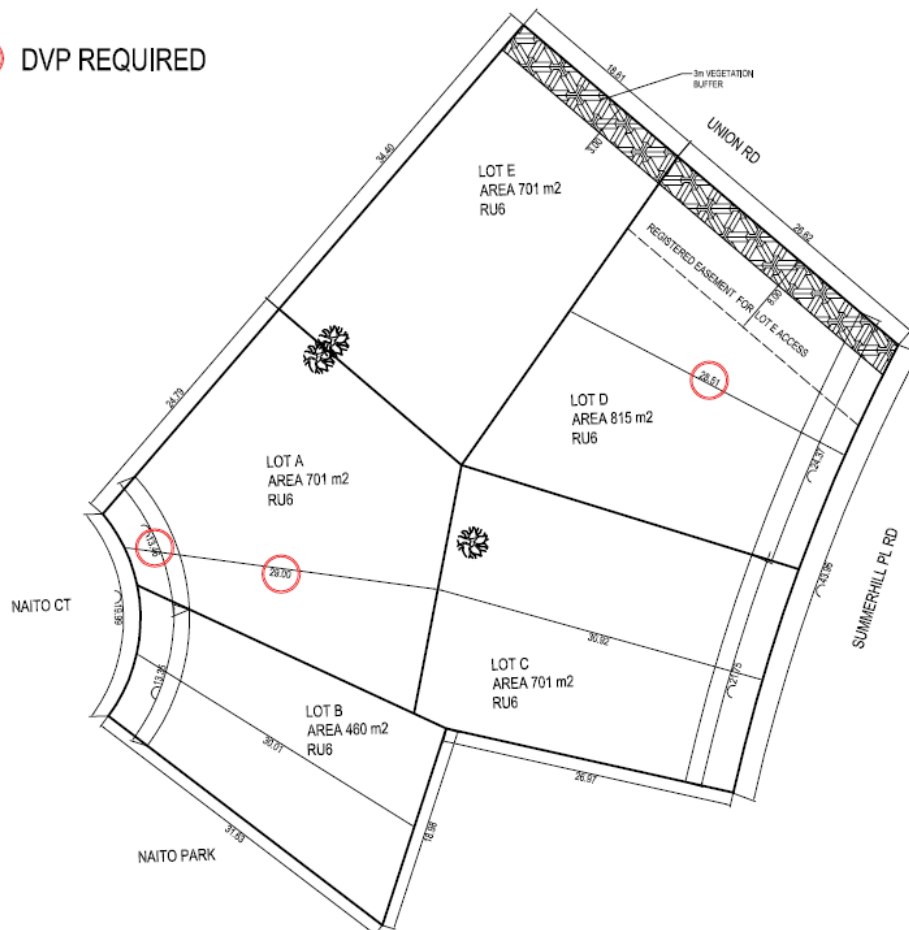
The subject property located at 2053 Union Rd currently comprises an existing one-storey single family dwelling which will need to be fully demolished and subsequently removed from the site to facilitate the proposed 5 lot subdivision. One of the subject properties located at 148 Summerhill Place is currently owned by the City of Kelowna, is being utilized as a vacant lot and will be transferred and sold the applicant should the variances be supported and the subdivision proceed.

4.2 Project Description

The applicant has proposed to vary the lot width requirement in section 13.6.5(b) in the RU6 – Two Dwelling Housing zone from 18.0 m to 13.46 m for Lot A which is identified in the proposed Subdivision Plan below. The applicant has also proposed to vary the lot depth requirement in section 13.6.5(c) from 30.0 m to 29.0 m observed for Lot A and 28.51 m for Lot D.

2053 UNION RD & 148 SUMMERHILL PL RD PROPOSED SUBDIVISION PLAN

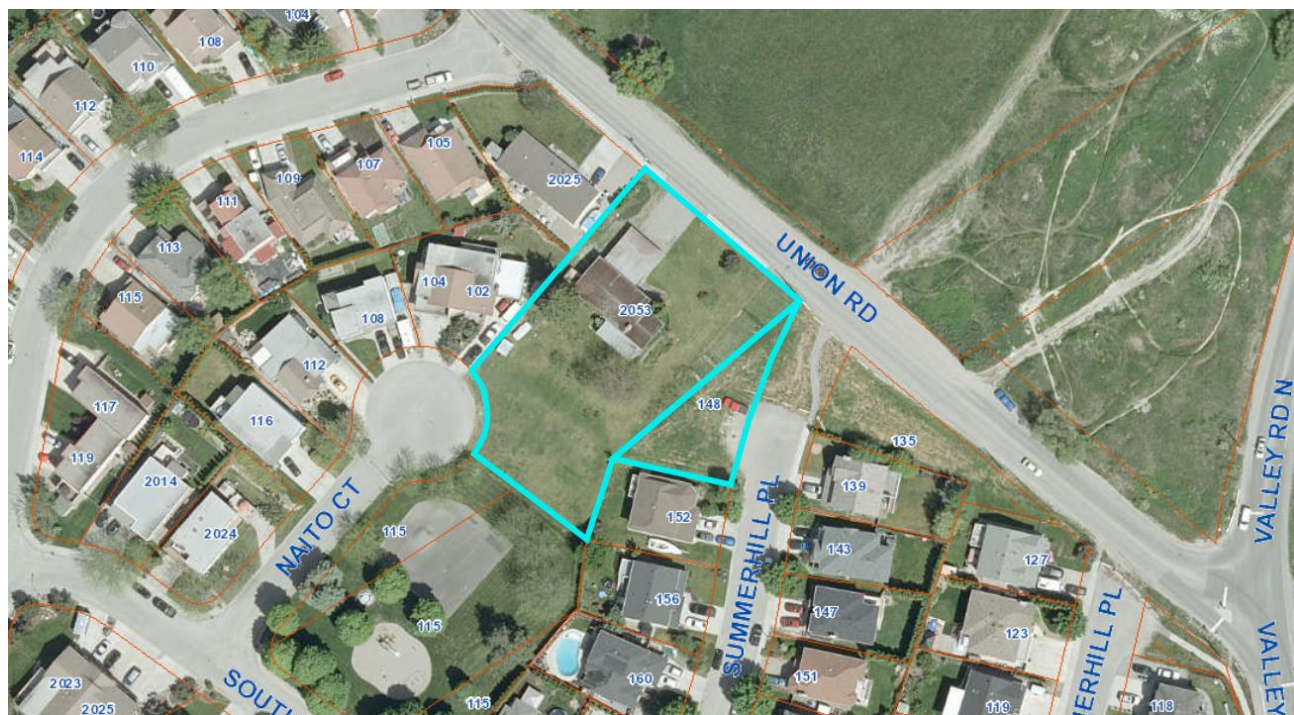
○ DVP REQUIRED



4.3 Site Context

The subject properties are located in the Glenmore – Clifton – Dilworth City Sector near the intersection of Glenmore Road and Union Road and adjacent to Naito Park. They are in close proximity to transit routes located along Union Road and are within walking distance to Naito Park. The surrounding neighbourhood is largely comprised of RU2 – Medium Lot Housing zoned properties. There are a number of existing RU6 – Two Dwelling Housing zoned properties within the neighbourhood. Other surrounding zones include RM1 – Four Dwelling Housing and RM2 – Low Density Row Housing.

Subject Property Map: 2053 Union and 148 Summerhill Pl



4.4 Zoning Analysis Table

Zoning Analysis Table						
CRITERIA	ZONE REQs.	Lot A	Lot B	Lot C	Lot D	Lot E
RU6 Subdivision Regulations						
Lot Area	400 m² for single detached housing, 700 m² for two dwelling housing, 800 m² for two dwelling housing corner site	701 m²	460 m²	701 m²	815 m²	701 m²
Lot Width	13.0 m for single detached housing, 18.0 m for two dwelling housing, 20.0 m for two dwelling housing corner site	13.46 m❶	13.35 m	21.75 m	24.37 m	18.61 m
Lot Depth	30.0 m	29.0 m❷	30.01 m	30.92 m	28.51 m❸	34.40 m
❶ Lot width variance to Lot A ❷ Lot depth variance to Lot A ❸ Lot depth variance to Lot D						

Current Development Policies

4.5 Kelowna Official Community Plan (OCP)

Development Process

Compact Urban Form.¹ Develop a compact urban form that maximizes the use of existing infrastructure and contributes to energy efficient settlement patterns. This will be done by increasing densities (approximately 75 - 100 people and/or jobs located within a 400 metre walking distance of transit stops is required to support the level of transit service) through development, conversion, and re-development within Urban Centres (see Map 5.3) in particular and existing areas as per the provisions of the Generalized Future Land Use Map 4.1.

5.0 Technical Comments

5.1 Building & Permitting Department

- No comments applicable to Development Variance Permit

5.2 Development Engineering Department

- Road and Utility upgrading requirements are outlined in our report under file S18-0046. The requested lot depth and reduced setback variances do not compromise servicing requirements.

5.3 Fire Department

- No comments applicable to Development Variance Permit

6.0 Application Chronology

Date of Application Received:	April 25, 2018
Date Public Consultation Completed:	July 30, 2018
Zoning Bylaw Final Reading:	Oct 9, 2018

Report prepared by:	Andrew Ferguson, Planner
Reviewed by:	Dean Strachan, Suburban and Rural Planning Manager
Approved for Inclusion:	Ryan Smith, Community Planning Department Manager

Attachments:

Schedule A: Subdivision Plan

¹ City of Kelowna Official Community Plan, Policy 5.2.3 (Development Process Chapter).