

REPORT TO COUNCIL



Date: February 12, 2019

RIM No. 0940-50

To: City Manager

From: Community Planning Department (LKC)

Application: DVP18 - 0217

Owner: Peters, Nathan

Address: 660 Roanoke Ave

Applicant: Peters, Nathan

Subject: Development Variance Permit

Existing OCP Designation: S2RES - Single/Two Unit Residential

Existing Zone: RU6 RU6 – Two Dwelling Housing

1.0 Recommendation

THAT Council authorizes the issuance of Development Variance Permit No. DVP18-0217 for Lot 22, Block 9, DL9, ODYD Plan 1306, located at 660 Roanoke Ave, Kelowna, BC;

AND THAT variances to the following section[s] of Zoning Bylaw No. 8000 be granted:

Section 13.1.6 d: RU1 – Large Lot Housing Development Regulations

To vary the required minimum east side yard from 2.0 m to 1.8, and the west side yard from 2.0m to 1.3.

AND THAT Council's consideration of this Development Variance Permit be considered subsequent to the outstanding conditions of approval as set out in Schedule "A" attached to the Report from the Community Planning Department dated February 12, 2019.

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 Variance Permit is valid for two (2) years from the date of Council approval, with no opportunity to extend.

2.0 Purpose

To consider the Development Variance Permit application to reduce the east side yard set-back from 2.0m to 1.8m and the west side yard set-back from 2.0m to 1.3m in order to build an addition to the existing single detached house.

3.0 Community Planning

Community Planning supports the proposed Development Permit and associated variances as it is in general accordance with the Official Community Plan (OCP) Comprehensive Design Guidelines, and the variances will have minimal impact on any adjacent neighbours. The variances would allow for an addition to the existing house that would match the existing width of the house.

4.0 Proposal

4.1 Background

The subject property is a single family lot zoned RU6 – Two Dwelling Housing. The subject property fronts Roanoke Ave. There is a garage located in the north-east corner of the property which connects to the back lane. The existing house is 1.8m from the East property line and 1.3m from the West property line.

4.2 Project Description

The property owner has applied for a DVP in order to build an addition that is the same width of the existing house. The proposal requires variances to reduce the east side yard set-back from 2.0m to 1.8m and the west side yard set-back from 2.0m to 1.3m in order to build the addition. The proposed addition meets all other zoning regulations.

4.3 Site Context

Subject Property Map:



5.0 Current Development Policies

5.1 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.

6.o Application Chronology

Date of Application Received: October 16, 2018

Date Public Consultation Completed: January 7, 2019

Report prepared by: Levan King Cranston

Reviewed by: Dean Strachan, Suburban and Rural Planning Manager

Approved for Inclusion: Ryan Smith, Community Planning Department Manager

Attachments:

Attachment 1: Development Variance Permit

Schedule A: Site Plan

Schedule B: Elevations

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