

REPORT TO COUNCIL



Date: April 9, 2019

RIM No. 0940-50

To: City Manager

From: Community Planning Department (LKC)

Application: DVP19-0054 **Owner:** Ian Ferguson & Suzanne Thorpe

Address: 904 Tronson Dr **Applicant:** Ian Ferguson

Subject: Development Variance Permit

Existing OCP Designation: S2RES – Single / Two Unit Residential

Existing Zone: RU1 – Large Lot Housing

1.0 Recommendation

THAT Council authorizes the issuance of Development Variance Permit No. DVP19-0054 for Lot 26, Section 29, Township 26, ODYD Plan 24924, located at 904 Tronson Dr, Kelowna, BC;

THAT variance to the following section of Zoning Bylaw No. 8000 be granted:

Section 13.1.6(d): RU1 – Large Lot Housing Development Regulations

To vary the required minimum north side yard setback from 2.0m permitted to 1.53m 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

The purpose of this application is to vary the north side yard setback to 1.53m for the purpose of building an enclosed two car garage that will support the necessary parking requirements to allow for a secondary suite in the existing home.

3.0 Community Planning

Staff are recommending support for the proposed variance to allow for a north side yard setback to be varied from the required 2.0m to 1.53m in order to construct a two car garage for the purpose of meeting the parking requirements to allow for a legal secondary suite in the existing home. This variance will not impact any neighbours as the subject property is located next to a public path. There is an existing fence that will remain between the proposed garage and the walkway and will mitigate any possible intrusion the variance would bring to the public walkway. The project complies with all other zoning regulations and OCP policies.

4.0 Proposal

4.1 Background

The subject property is located in a Glenmore single family area and has an existing one and a half story single family dwelling with a single car carport.

4.2 Project Description

The applicant pursues a variance in order to construct a two car garage for the purpose of meeting the parking requirements to allow for a legal secondary suite in the existing home. The proposed garage will take the place of the existing carport. In addition, the proposed garage conforms with the existing character of the home and will not look out of place.

4.3 Site Context

The subject property is designated S2RES – Single / Two Unit Residential, is zoned RU1- Large Lot Housing and is in the Glenmore sector of the city.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1	S2RES
East	RU1	S2RES
South	RU1	S2RES
West	RU1	S2RES

Subject Property Map: 904 Tronson Drive



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.

6.0 Technical Comments

6.1 Building & Permitting Department

6.2 Development Engineering Department

See Development Engineering Department Memorandum

7.0 Application Chronology

Date of Application Received: January 14, 2019

Date Public Consultation Completed: March 3, 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 A: Development Variance Permit Draft

Schedule A: Site Plan & Renderings

Schedule B: Development Engineering Memorandum

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