

REPORT TO COUNCIL



Date: April 9, 2019

RIM No. 0940-00

To: City Manager

From: Community Planning Department (AJ)

Application: DVP19-0053 **Owner:** Chad Gould

Address: 869 Cadder Avenue **Applicant:** Chad Gould

Subject: Development Variance Permit Application

Existing OCP Designation: SIH – Sensitive Infill Housing

Existing Zone: RU7 – Infill Housing

1.0 Recommendation

THAT Council authorizes the issuance of Development Variance Permit No. DVP19-0053 for Lot 30 Section 19 Township 26, ODYD, Plan 700, located at 869 Cadder Avenue, Kelowna, BC;

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

Section 8.1.9(c) Parking and Loading: Location

To allow two required parking stalls to be located within 1.5m of the west side property line and within 1.5m of the rear property line.

Section 8.1.9(e) Parking and Loading: Location

To remove the requirement to screen a parking stall parallel to and flanking a lane by a physical barrier.

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 varying the location of two required parking stalls to be located within 1.5m of the west side property line and within 1.5m of the rear property line and to consider varying the requirement to screen a parking stall parallel to and flanking a lane by a physical barrier.

3.0 Community Planning

Community Planning staff support the Development Variance Permit on the subject property as it is consistent with Official Community Plan (OCP) policies regarding urban growth and infill. The two

variances are to allow all required parking to be accessed from the rear lane of the property and should have a nominal impact.

4.0 Proposal

4.1 Background

A carriage house was approved and built on the subject property in 2016, when the property was zoned RU6 – Two Dwelling Housing. Following the Infill Challenge, the subject property was rezoned to RU7 to allow for further infill development. The applicant is proposing to further densify the subject property; however, parking challenges have arisen due to the location of the existing carriage house.

4.2 Project Description

This application proposes building a duplex fronting Cadder Avenue, which would require demolishing the existing single family dwelling on the north portion of the lot. To accommodate the duplex, driveway access off Cadder Avenue is proposed to be removed, and all parking is to be accessed from the rear laneway. Other than the variances being considered in this report, the proposal is compliant with Zoning Bylaw No. 8000 and meets other guidelines for sensitive infill development.

4.3 Variances

Three medium sized parking stalls are required: one for the existing carriage house and two for the proposed duplex. Parking for the carriage house is accommodated by an attached garage. One required parking stall for the duplex is proposed to be located perpendicular to the lane west of the carriage house, and the other is proposed to be parallel to the lane south of the carriage house. The west duplex parking stall would be within the west side yard setback, and the south duplex parking stall would be within the rear yard setback, requiring a variance.

The applicant is also requesting a variance to remove the requirement to screen the proposed south parallel parking stall from the lane. Due to the configuration of parking stalls, Community Planning staff determined that the requirement to screen the parallel parking stall from the laneway would hinder vehicle movement and may present a safety concern. The proposed west parking stall would be screened by existing fencing on west side of the property.

4.4 Site Context

Adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU6 – Two Dwelling Housing	Single Family Dwelling
East	RU7 – Infill Housing	Single Family Dwelling
South	RU7 – Infill Housing	Two Dwelling Housing
West	RU7 – Infill Housing	Two Dwelling Housing

Subject Property Map: 869 Cadder Avenue**4.5 Zoning Analysis Table**

Zoning Analysis Table		
CRITERIA	RU7 ZONE REQUIREMENTS	PROPOSAL
Development Regulations		
Floor Area Ratio	0.8	0.8
Height	8.0m	8.0m
Front Yard	4.0m	4.0m
Side Yard (west)	1.2m	1.2m
Side Yard (east)	1.2m	1.2m
Rear Yard	0.9m	3.0m
Other Regulations		
Minimum Parking Requirements	3 medium stalls	3 medium stalls

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

¹ City of Kelowna Official Community Plan, Policy 5.2.3 (Chapter 5).

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.

Sensitive Infill.² Encourage new development or redevelopment in existing residential areas to be sensitive to or reflect the character or the neighbourhood with respect to building design, height, and siting.

6.0 Technical Comments

6.1 Development Engineering Department

- Application does not compromise any municipal services.

7.0 Application Chronology

Date of Application Received: February 19, 2019

Date Public Consultation Completed: March 6, 2019

Report prepared by: Arlene Janousek, Planner

Reviewed by: Terry Barton, Urban Planning Manager

Approved for Inclusion: Ryan Smith, Community Planning Department Manager

Attachments:

Draft Development Variance Permit DVP19-0053

Schedule A: Site Plan

² City of Kelowna Official Community Plan, Policy 5.22.6 (Chapter 5).