

REPORT TO COUNCIL



Date: June 4, 2019

RIM No. 0940-00

To: City Manager

From: Community Planning Department (AJ)

Application: DVP19-0025 **Owner:** Gary William Carpendale, Ruth Anne Carpendale, Riley Tyler Darke & Casey Taylor Darke

Address: 2331 Aberdeen Street **Applicant:** Gary Carpendale

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. DVP19-0025 for Lot 1, District Lot 136, ODYD, Plan 9138, located at 2331 Aberdeen Street, Kelowna, BC;

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

Section 6.5.3 (a): General Development Regulations - Accessory Buildings in Residential Zones

To vary the maximum site coverage for accessory buildings from 90m² permitted to 97.2m² 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 maximum site coverage for accessory buildings from 90m² to 97.2m² on the subject property.

3.0 Community Planning

The applicant is seeking a variance to increase the size of the garage from 90.0m² permitted to 97.2m² proposed. The variance will allow for the accommodation of four full sized vehicle stalls separated by walls. The intention of the variance request is to provide increased garage functionality and security. The requested variance has minimal impact on the private open space of this development as each unit has a private rear yard area in the eastern portion of the property. Community Planning Staff are supportive of the variance request.

4.0 Proposal

4.1 Background

The subject property is zoned RU7 and is located on the corner of Aberdeen Street and Grenfell Avenue. A single family dwelling previously on the property has been demolished.

4.2 Project Description

The applicant is seeking to densify the subject property with a four-unit infill development. To accommodate the four-unit housing project, driveway access from Aberdeen Street is proposed to be removed, and all parking is to be accessed from the rear laneway. Other than the variance being considered in this report, the proposal is compliant with Zoning Bylaw No. 8000 and meets other regulations for sensitive infill development.

4.3 Variance

4.4 Site Context

Adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU6	Single Dwelling Housing
East	RU7	Four Dwelling Housing
South	RU7	Single Dwelling Housing
West	P3	Public Parks

Subject Property Map: 2331 Aberdeen Street



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	7.65m
Front Yard	4.0m	4.0m
Side Yard (east)	2.0m	3.15m
Side Yard (west)	3.0m	3.0m
Rear Yard	0.9m	2.2m
Other Regulations		
Minimum Parking Requirements	4 medium stalls	4 full sized 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 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 Building & Permitting Department

- The site servicing and offsite requirements have been identified in DP19-0024.
- The variance on the site coverage of the proposed accessory building does not conflict with any existing City infrastructure or easements.

7.0 Application Chronology

Date of Application Received: January 14, 2019
Date Public Consultation Completed: February 11, 2019

Report prepared by: Arlene Janousek, Planner
Approved for Inclusion: Terry Barton, Urban Planning Manager

Attachments:

Draft Development Variance Permit DVP19-0025
Schedule A: Site Plan

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

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