

# REPORT TO COUNCIL



**Date:** July 30, 2019

**RIM No.** 0940-50

**To:** Council

**From:** City Manager

**Application:** DVP19-0072

**Owner:** Richard Lawrence Dempster &  
Marie Delourdes Dempster

**Address:** 677 Ellis Street

**Applicant:** Westerkamp Design Inc.

**Subject:** Development Variance Permit

Existing OCP Designation: S2RES – Single / Two Unit Residential

Existing Zone: RU6 – Two Dwelling Housing

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## **1.0 Recommendation**

THAT Council authorizes the issuance of Development Variance Permit No. DVP19-0072 for Lot B District Lot 9 ODYD Plan EPP52340, located at 677 Ellis Street, Kelowna, BC;

AND THAT variances to the following section of Zoning Bylaw No. 8000 be granted in accordance with Schedule "A":

### **Section 13.6.6 (a): RU6 – Two Dwelling Housing Development Regulations**

To vary the maximum site coverage from 40% permitted to 42.7% 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 buildings from 40% permitted to 42.7% proposed on the subject property to facilitate the construction of a deck.

## **3.0 Development Planning**

Development Planning Staff are supportive of the application to vary site coverage for buildings from 40% permitted to 42.7% proposed to facilitate the construction of a deck. The variance request is relatively minor and the proposed deck structure is above ground therefore would not contribute to additional hardscaping on the subject property. Further, the overall development on the property remains under the total permitted site coverage for buildings, driveways, and parking at 44.9% proposed compared to 50% permitted.

The proposed deck structure would not be highly visible from adjacent properties, and overall building massing is reduced with the deck separating the main dwelling from the garage with the rooftop patio. The proposed deck structure uses modern materials consistent with the main dwelling including white stucco and metal.

#### 4.0 Proposal

##### 4.1 Project Description

The proposal is to add a new above ground deck connection between the second floor of an existing single-family dwelling and a garage to facilitate access to a rooftop deck on top of the garage. Landscaping is proposed on the rooftop deck and throughout the site. The proposed deck addition is 8.8 m<sup>2</sup>, bringing the total site coverage to 203.5 m<sup>2</sup> (42.7%), which requires a variance.

##### 4.2 Site Context

The subject property is located north of downtown Kelowna in a residential area characterized by single and two dwelling housing. Adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU6 – Two Dwelling Housing	Single Dwelling Housing
East	RU6 – Two Dwelling Housing	Single Dwelling Housing
South	RU6 – Two Dwelling Housing	Single Dwelling Housing
West	P3 – Parks and Open Space	Public Parks

**Subject Property Map: 677 Ellis Street**



##### 4.3 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RU6 ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Lot Area	400m <sup>2</sup>	478m <sup>2</sup>

Lot Width	13.0m	13.0m
Lot Depth	30.0m	36.69m
<b>Development Regulations</b>		
Height	9.5m / 2.5 storeys	7.6m
Front Yard	4.5m	4.5m
Side Yard (south)	2.0m	2.0m
Side Yard (north)	2.0m	2.0m
Rear Yard	1.5m	1.5m
Site Coverage (buildings)	40%	42.7% <sup>❶</sup>
Site Coverage (buildings, driveways, and parking areas)	50%	44.9%
<b>Other Regulations</b>		
Minimum Parking Requirements	2 spaces	2 spaces
<sup>❶</sup> Indicates a requested variance to increase maximum site coverage from 40% permitted to 42.7% proposed.		

## 5.0 Application Chronology

Date of Application Received: February 26, 2019

Date Public Consultation Completed: June 12, 2019

**Report prepared by:** Arlene Janousek, Planner

**Reviewed by:** Laura Bentley, Urban Planning & Development Policy Manager

**Approved for Inclusion:** Terry Barton, Development Planning Department Manager

### Attachments:

Schedule "A": Site Plan

Attachment A: Draft Development Variance Permit No. DVP19-0072