

REPORT TO COUNCIL



Date: October 8, 2019

To: Council

From: City Manager

Department: Development Planning – Suburban, Rural

Application: DVP18-0093

Owner: Thomas (Michael) Brown

Address: 4480 Walker Road

Applicant: Mike Brown

Subject: Development Variance Permit

1.0 Recommendation

THAT final adoption of Rezoning Bylaw No. 11829 be considered by Council;

AND THAT Council authorizes the issuance of Development Variance Permit No. DVP18-0047 for Lot 1 District Lot 167 ODYD Plan 16858, located at 4480 Walker Road, Kelowna, BC;

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

Section 13.2.5(b): RU2 – Medium Lot Housing Development Regulations

To vary the required minimum lot depth from 30.0 m required to 25.7 m 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 lot depth of a parcel from 30.0 m required to 25.7 m proposed in order to facilitate a two-lot subdivision.

3.0 Development Planning

Development Planning Staff support the proposed variance to the parcel depth to facilitate a two-lot subdivision. The reduced lot depth will not negatively affect the development viability of the parcel as a second dwelling can be developed on the site without requiring variances. The increase in housing density is well supported by OCP Urban Infill Policies and the form, character and massing of the new housing should be complementary to the neighbourhood. The site has a Walk Score of 18 – Car Dependent (Almost all errands require a car), a Transit Score of 22 – a few nearby public transportation options in the area and a Bike Score of 37 – Somewhat Bikeable. The parcel is within 650 m of an elementary school and 1.1 km of neighbourhood commercial along Lakeshore Road.

All Development Engineering requirements will be addressed with the subdivision application (S18-0038.)

4.0 Proposal

4.1 Background

The request for rezoning a portion of the parcel came before Council and received 3rd reading following the Public Hearing on May 21, 2019. A portion of the parcel would be rezoned from the RU1 – Large Lot Housing zone to the RU2 – Medium Lot Housing zone. Should Council support the parcel depth variance request, the applicant will proceed with completing the Subdivision requirements.

4.2 Project Description

The request to vary the parcel depth from 30 m required to 25.7 m proposed would allow for a two-lot subdivision of the subject parcel. Although the parcel depth would be reduced by 4.3 m, the parcel will have an increased frontage from 13.0 m required to 17.6 m proposed. The subdivision regulations require a minimum parcel area of 400 m² and the proposal is in excess of this by over 50 m². The parcel will have a total area of 451.4 m².

Development Planning Staff support the variance request as the overall area and width more than make up for the reduced parcel depth. Along with this, the applicant does have the support of multiple neighbours in the area. The subdivision would pose minimal impacts on the adjacent parcel, while modestly increasing the density.

No development permit is required for the project. After the subdivision is completed, the development would proceed to building permit application as Zoning Bylaw development regulation compliance would again be reviewed at that stage.

4.3 Site Context

The subject parcel is located in a neighbourhood of RU1 zoned, Single/Two Unit Residential designation. 4480 Walker Road is located in the North Mission-Crawford sector of Kelowna. The parcel is 1,415 m² in size and fronts Walker Road with Lakeland Road as a flanking street.

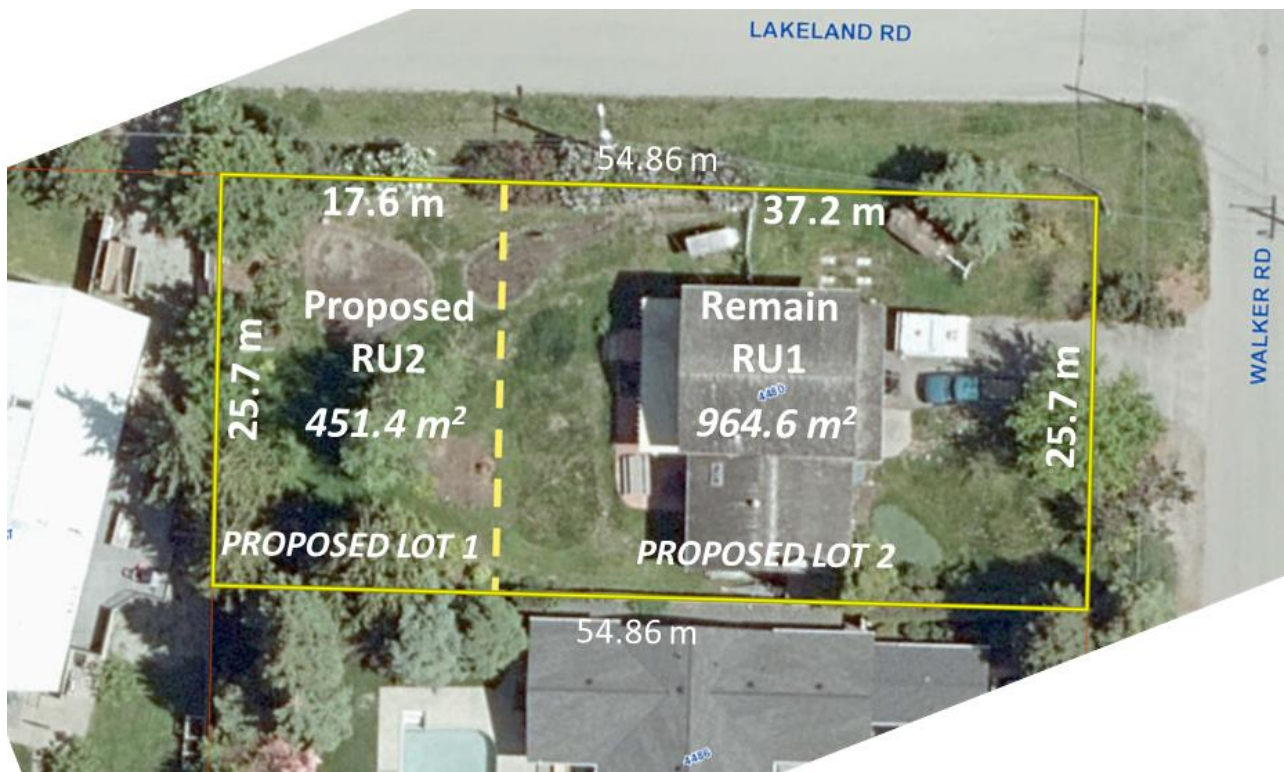
Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1 – Large Lot Housing	Single Dwelling Housing
East	RU1 – Large Lot Housing	Single Dwelling Housing
South	RU1 – Large Lot Housing	Single Dwelling Housing
West	RU1 – Large Lot Housing	Single Dwelling Housing

Subject Property Map: 4480 Walker Road



Proposed Two Lot Split & Rezoning:



4.4 Subdivision Regulations Table

Zoning Analysis Table		
CRITERIA	RU ₂ ZONE REQUIREMENTS	PROPOSAL
Subdivision Regulations		
Min. Lot Area	400 m ²	451.4 m ²
Min. Lot Width	13.0 m	17.6 m
Min. Lot Depth	30 m	25.7 m
● Indicates a requested variance to the parcel depth from 30.0 m required to 25.7 m proposed.		

4.5 Zoning Analysis Table

CRITERIA	RU ₂ – MEDIUM LOT HOUSING ZONE REQUIREMENTS
Minimum Front Yard	4.5 m (6.0 m from a garage or carport)
Minimum Side Yard	1.5 m (for up to 1 ½ storey portion of building) 1.8 m (for 2+ storey portion of building)
Minimum Rear Yard	6.0 m (for up to 1 ½ storey portion of building) 7.5 m (for 2+ storey portion of building)
Maximum Site Coverage	40 % buildings (50 % including driveways and parking areas)

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Objective 5.3 Focus development to designated growth areas

Policy .1 Permanent Growth Boundary. Establish a Permanent Growth Boundary as identified on Map 4.1 and Map 5.2. The City of Kelowna will support development of properties outside the PGB for more intensive use only to the extent permitted as per the OCP Future Land Use designations in place as of initial adoption of OCP Bylaw 10500, except for Agri-Business designated sites or as per Council's specific amendment of this policy. The PGB may be reviewed as part of the next major OCP update.

Objective 5.22 Ensure context sensitive housing development

Policy .6 Sensitive Infill. Encourage new development or redevelopment in existing residential areas to be sensitive to or reflect the character of the neighbourhood with respect to building design, height and siting.

6.0 Application Chronology

Date of Application Received: May 1, 2018

Date Public Consultation Completed: July 3, 2019

Report prepared by: Lydia Korolchuk, Planner II

Reviewed by: Dean Strachan, Community Planning & Development Manager

Approved for Inclusion: Terry Barton, Development Planning Department Manager

Attachments :

Attachment A: Draft Development Permit DP18-0093