

REPORT TO COUNCIL



Date: October 8, 2019

RIM No. 0940-00

To: Council

From: City Manager

Application: DVP18-0208

Owner: Ricky Jeannotte

Address: 575 Perry Road

Applicant: Ricky Jeannotte

Subject: Development Variance Permit

1.0 Recommendation

THAT Council authorizes the issuance of Development Variance Permit No. DVP18-0208 for Lot 14, Section 23, Township 26, ODYD, District Plan 16353, located at 575 Perry Rd, Kelowna, BC;

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

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

To vary the required minimum setback of a front yard lot line to a garage or carport having vehicular entry from the front from 6.0 metres to 4.0 metres;

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 a Development Variance Permit to vary the setback of a front yard lot line to a garage or carport having vehicular entry from the front from 6.0 metres to 4.0 metres.

3.0 Development Planning

Staff are recommending support for the proposed variance to allow for a garage addition to an existing single family dwelling. The proposal meets general infill policies and the variance is not anticipated to have any significant negative impact on the surrounding neighborhood.

4.0 Proposal

4.1 Project Description

The applicant is proposing to construct a garage addition to an existing single family dwelling as well as change the driveway access point from Perry Road to Lacey Road. Currently, the existing dwelling has a single bay garage and driveway which is accessed from Perry Road. The driveway access is restricted by a

fire hydrant which is located directly adjacent to the driveway. The location of the fire hydrant makes for an awkward and a potentially hazardous obstruction to vehicle entry and exit. The proposed garage would be accessed from Lacey Road to avoid the hydrant and provide a more suitable driveway access point. The proposed addition is a two bay garage and is approximately 1,000 ft² in size. It would be slightly higher than the existing house and designed to be similar in form and character. The proposal meets the parking requirements of the Zoning Bylaw by providing two stalls located in the garage with the driveway area would only being appropriate for Compact Vehicle or Motorcycle Parking as defined by the Zoning Bylaw.

Currently the boulevard on Lacey road is quite large (approximately 6.0 m from property line to paved surface) and the proposal is not anticipated to impact site lines at the intersection of Perry Road and Lacey Road. Lacey Road is at a 20.0 metre width with no further dedication required.

4.2 Site Context

The subject property is located in the Rutland area east of Hollywood Road, on the corner of Perry Road and Lacey Road. The area is primarily RU1 zoned properties. Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	Ru1 – Large Lot Housing	Residential
East	Ru1 – Large Lot Housing	Residential
South	Ru1 – Large Lot Housing	Residential
West	Ru1 – Large Lot Housing	Residential

Subject Property Map: 575 Perry Road



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Chapter 5: Development Process

Objective 5.3 Compact Urban Form

Policy .2 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 with 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.

Chapter 5: Development Process

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: October 10, 2018
Application Revised: July 4, 2019
Date Public Consultation Completed: April 10, 2019

Report prepared by: Wesley Miles, Planner Specialist
Reviewed by: Dean Strachan, Community Planning & Development Manager
Approved for Inclusion: Terry Barton, Development Planning Department Manager

Attachments:

Draft Development Variance Permit DVP18-0208
Schedule A: Site Plan