

# REPORT TO COUNCIL



**Date:** January 21, 2020  
**To:** Council  
**From:** City Manager  
**Department:** Development Planning (AF)  
**Application:** DVP19-0158  
**Owner:** Allan Roderick & Annette Lee Lipkovits  
**Address:** 934 Grenfell Road  
**Applicant:** Allan Roderick Lipkovits  
**Subject:** Development Variance Permit Application

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## 1.0 Recommendation

THAT Council authorizes the issuance of Development Variance Permit No. DVP19-0158 for Lot 2 District Lot 136 Osoyoos Division Yale District Plan 39171, located at 934 Grenfell Road, 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(h): RU6 – Two Dwelling Housing Development Regulations

To vary the required minimum rear yard setback from 7.5 m required to 6.0 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 rear yard setback from 7.5 m required to 6.0m proposed to facilitate an additional single detached house on the subject property.

## 3.0 Development Planning

Staff support the proposed variance to the required rear yard setback distance to facilitate an additional dwelling on the subject property. The reduced rear yard setback for the proposed dwelling is expected to have a minimal impact on the neighbourhood as the lane provides a buffer to the adjacent properties to the north. The property is zoned RU6 – Two Dwelling Housing and meets the lot requirements for two dwelling housing, and the increase in housing density is well supported by OCP urban infill policies.

**4.0 Proposal**

**4.1 Project Description**

The subject property currently has an existing single-family dwelling with an attached garage and is proposing to build a new dwelling at the back of the property under the existing RU6 – Two Dwelling Housing zone. The existing dwelling is accessed from Grenfell Road and the proposed rear dwelling is to be accessed from the lane.

**4.2 Site Context**

The subject property is located in the South Pandosy – KLO City Sector near the intersection of Ethel Street and Guisachan Road, east of Cameron Park and south of Cottonwoods. It is close to transit routes along Gordon Drive. The surrounding neighbourhood is mainly single family residential, with infill housing opportunities west of Ethel Street and some multiple dwelling housing developments along Rose Ave / Guisachan Rd to the north.

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: 934 Grenfell Road**



4.3 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RU6 ZONE REQUIREMENTS	PROPOSAL
Existing Lot		
Min. Lot Area	700 m <sup>2</sup>	928 m <sup>2</sup>
Min. Lot Width	18.0 m	18.74 m
Min. Lot Depth	30.0 m	40.02 m
Development Regulations		
Max. Site Coverage (buildings)	40 %	30 %
Max. Site Coverage (buildings, parking, driveways)	50 %	36 %
Max. Height	9.5 m	6.58 m
Min. Front Yard	4.5 m	4.5 m
Min. Side Yard (east)	2.0 m / 2.3 m	2.0 m
Min. Side Yard (west)	2.0 m / 2.3 m	6.4 m
Min. Rear Yard	7.5 m	● 6.0 m
Other Regulations		
Min. Parking Requirements	2 stalls per dwelling	2 stalls per dwelling
Min. Private Open Space	30 m <sup>2</sup> per dwelling	>30 m <sup>2</sup> per dwelling
● Indicates a requested variance to reduce the minimum rear yard setback from 7.5 m required to 6.0 m proposed		

5.0 **Application Chronology**

Date of Application Received: June 19, 2019  
Date Public Consultation Completed: September 19, 2019

**Report prepared by:** Andrew Ferguson, Planner II

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

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

**Attachments:**

Attachment A: Draft Development Variance Permit DVP19-0158