

REPORT TO COUNCIL



Date: June 14, 2016
RIM No. 0940-50
To: City Manager
From: Community Planning Department (LK)
Application: DVP16-0106 **Owner:** Trevor & Kyla Feddersen
Address: 866 Coronado Crescent **Applicant:** Trevor Feddersen
Subject: Development Variance Permit
Existing OCP Designation: S2RES - Single /Two Unit Residential
Existing Zone: RU1 - Large Lot Housing

1.0 Recommendation

THAT Council Authorizes the issuance of Development Variance Permit No. 8000 DVP15-0106 for Lot 24 District Lot 580A SDYD Plan 25407, located at 866 Coronado Crescent;

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

Section 13.1.6(d): RU1 - Large Lot Housing Development Regulations

To vary the required minimum side yard from 2.3 m permitted to 2.19 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 required minimum side yard setback to facilitate an addition to an existing single detached dwelling.

3.0 Community Planning

Community Planning Staff supports the requested side setback variance to facilitate a second storey addition to the east side of an existing single family dwelling. The addition to the dwelling is directly above the existing garage area and will not increase the overall footprint of the building.

Council Policy No. 367 with respect to public consultation was undertaken by the applicant. All adjacent neighbours within a 50 m radius of the subject parcel were contacted by the applicant.

4.0 Proposal

4.1 Project Description

The single family dwelling was constructed on the subject parcel in 1976. The following year, an addition for the existing attached single car garage was completed. The proposal is to add a second level above the existing garage. The requested variance is to decrease the second storey setback to the east side property line. The Zoning Bylaw requires a side setback of 2.0 m for a single storey structure. With the addition in this area, the building becomes two storey and the setback requirement increases to 2.3 m. The proposed setback is 2.19 m at the front corner of the house. As the building is slightly skewed on the lot, the side setback increases to 2.33 m at the rear corner of the house and will exceed the zoning bylaw requirement. The requested variance to the side setback is minor in nature and the Building Permit will address the increased life safety requirements.

The applicant is proposing a second storey addition above the existing garage located at the east end of the dwelling. Due to the increased floor to ceiling distance within the garage, the addition will have a slightly higher roof peak than that of the existing. The overall building height remains well below the maximum allowed within the development regulations of the Zoning Bylaw. The existing upper floor area will be minimally reconfigured for access to the new addition. The proposed addition will provide for a new great room and larger master bedroom.

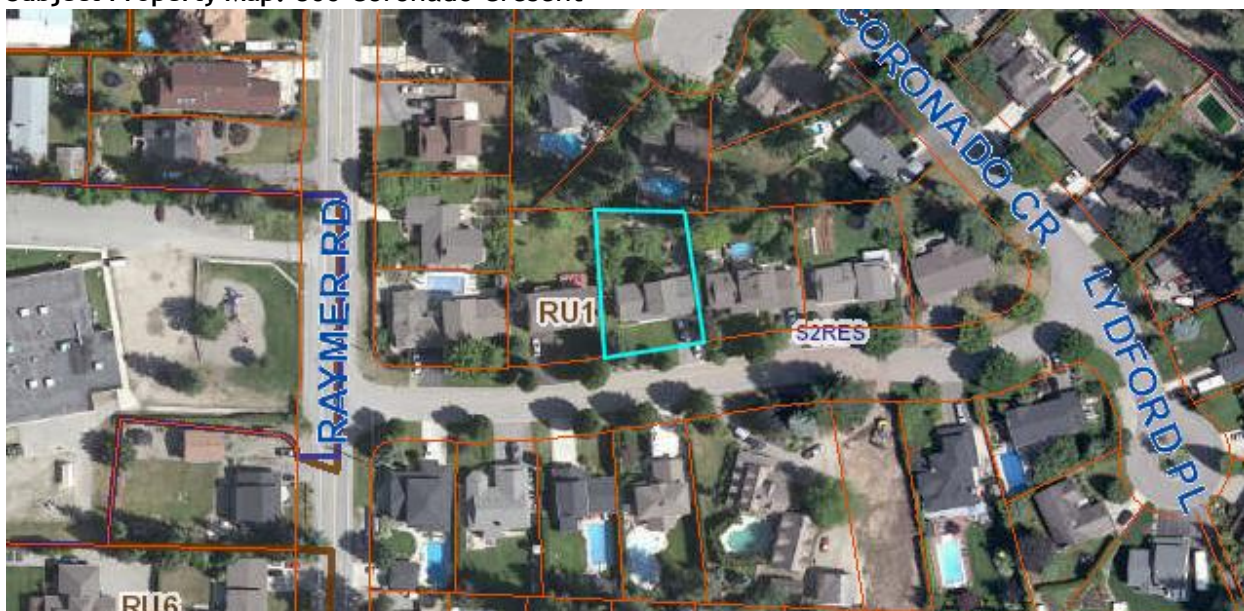
The exterior finishes and roofing materials of the addition will be completed to match the existing dwelling.

4.2 Site Context

Adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1 - Large Lot Housing	S2RES - Single /Two Unit Residential
East	RU1 - Large Lot Housing	S2RES - Single /Two Unit Residential
South	RU1 - Large Lot Housing	S2RES - Single /Two Unit Residential
West	RU1 - Large Lot Housing	S2RES - Single /Two Unit Residential

Subject Property Map: 866 Coronado Cresnet



4.3 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RU1 ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Minimum Lot Area	550 m ²	971 m ²
Minimum Lot Width	16.5 m	24.38 m
Minimum Lot Depth	30 m	33.67 m
Development Regulations		
Maximum Site Coverage (buildings)	40%	18.48%
Maximum Site Coverage (buildings, driveways and parking)	50%	24.61%
Maximum Height	9.5 m or 2 ½ storeys	7.18 m to peak & 2 storeys
Minimum Front Yard	6.0 m	8.96 m
Minimum Side Yard (east)	2.3 m	2.19 m (-0.11 m) ❶
Minimum Side Yard (west)	2.3 m	3.73 m
Minimum Rear Yard	7.5 m	26.71 m
Other Regulations		
Minimum Parking Requirements	2 stalls	2 stalls
❶ Indicates a requested variance to the proposed east side setback.		

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.

6.0 Technical Comments

6.1 Building & Permitting Department

- Full Plan check for Building Code related issues will be done at time of Building Permit applications.

6.2 Development Engineering Department

- Refer to Attachment A.

6.3 Fire Department

- Requirements of section 9.10.19 Smoke Alarms and Carbon Monoxide alarms of the BCBC 2012 are to be met.

7.0 Application Chronology

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

Date of Application Received: April 8, 2016
Date Public Consultation Completed: May 1, 2016

Report prepared by:

Lydia Korolchuk, Planner

Reviewed by: ☐ Terry Barton, Urban Planning Manager

Approved for Inclusion: ☐ Ryan Smith, Community Planning Department Manager

Attachments:

Site Context Map
Attachment A: Development Engineering Memorandum
Site Plan & Floor Plans
Conceptual Elevations
Draft Development Variance Permit No. DVP16-0106