

REPORT TO COUNCIL



Date: April 21, 2020

To: Council

From: City Manager

Department: Development Planning

Application: DVP18-0224

Owner: Craig B. Bulawka Professional Corporation

Address: 588 Radant Rd

Applicant: Craig B. Bulawka

Subject: Development Variance Permit

Existing OCP Designation: S2RES – Single/Two Unit Residential

Existing Zone: RU6 – Two Dwelling Housing

1.0 Recommendation

THAT Council authorizes the issuance of Development Variance Permit No. DVP18-0224 for Lot 3, Section 6, Township 26, Osoyoos Division Yale District, Plan 9002, located at 588 Radant Road, Kelowna, BC;

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

Section 13.6.6(i): RU6 – Two Dwelling Housing Development Regulations

To vary the required minimum separation between two single detached houses from 4.5 m permitted to 1.8 m proposed.

AND THAT the applicant be required to complete the above noted conditions of Council's approval of the Development Variance Permit Application in order for the permits to be issued;

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 variance to the minimum distance separating the proposed two detached houses.

3.0 Development Planning

Staff are recommending support for the proposed development variance permit. The separation variance is between the proposed buildings and will not result in the new buildings being constructed in closer proximity

to neighbouring properties. Additionally, the proposed building designs combine traditional materials and elements with contemporary design feature that are appropriate for the area. The buildings share some common elements, however are distinct from one another in terms of window design, rooflines and the variation in which the external materials are used. Furthermore, the applicant is also proposing an attractive landscape design for the development.

To fulfil Council Policy No. 367, the applicant submitted a Neighbour Consultation Summary Form to staff on February 26, 2019, outlining that the neighbours within 50 m of the subject property were notified.

Variance

The applicant is requesting consideration to vary the required minimum distance separating two single detached buildings from 4.5 m permitted to 1.8 m proposed.

The applicant has indicated that by shortening the distance between buildings, it allows for a wider building form, leaving additional open space in the rear for private space and detached garage building. The design meets the external side yard setbacks to the neighbouring properties to the east and west, as such the neighbouring lots should not be impacted by the proposed design.

The two buildings are separated by up to 3.0 m along the foundation for much of the length of the buildings. At the beginning of the second storey (at 347.0m elevation) the buildings are separated by 1.8 m due to the first floor fascia overhang (Figure 1). Additionally, the requested variance will not compromise any municipal infrastructure or services.



Figure 1 – Front elevations of proposed two dwellings.

4.0 Proposal

4.1 Project Description

On January 27, 2020, the Zoning Bylaw Amendment was adopted, designating the property as RU6 – Two Dwelling Housing.

The applicant has proposed the construction of two detached houses on the subject property. The applicant has designed two unique homes that will share common materials and design elements, as well will provide an attractive landscape design to help mitigate for the requested variance.

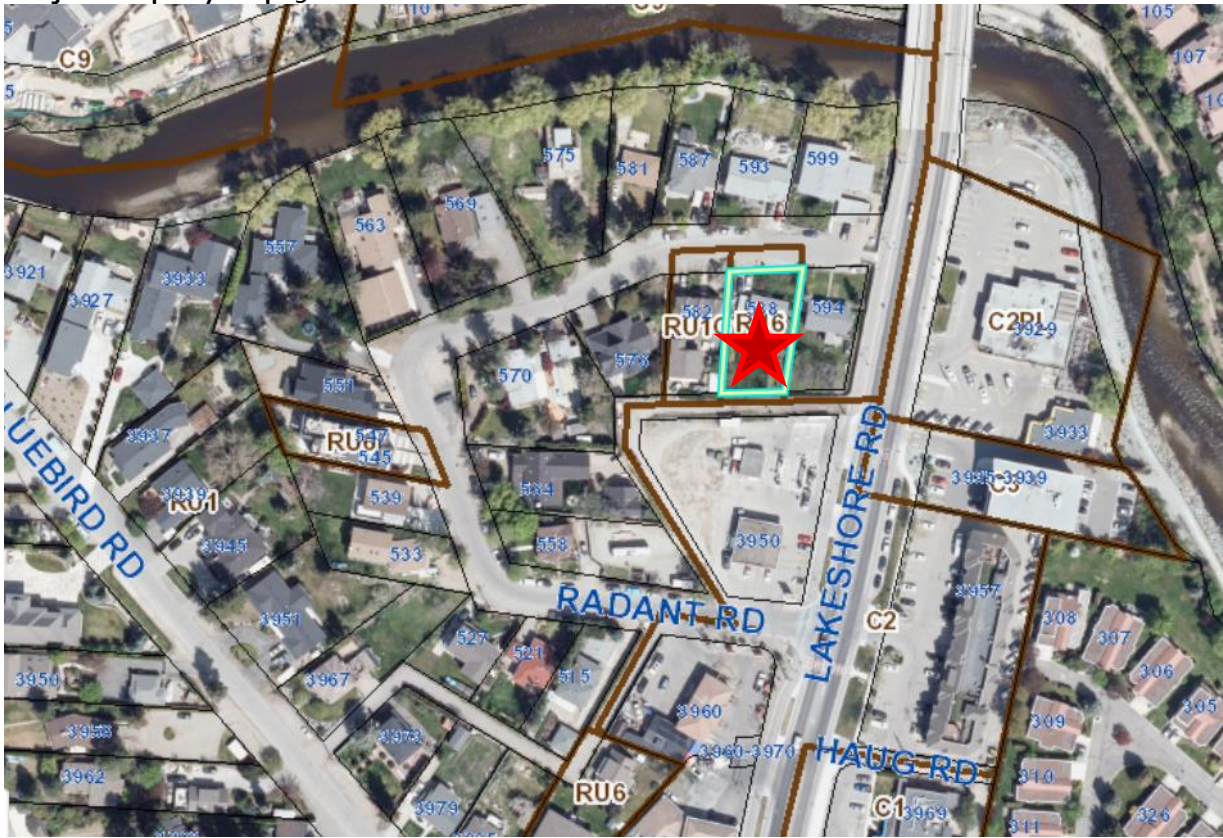
As illustrated in Figure 1, the variation in which the external materials are used between the two buildings complement the overall design. The two buildings will also be distinguished by differentiated rooflines. Both are very contemporary designs however, Building 'A' will consist of a slanted roofline, while Building "B" will combine a slanted roof accent with a slightly peaked roof giving the illusion of a flat roofline from the streetscape. The designs minimize windows on both sides of the buildings, as such is sensitive to privacy between the two new detached buildings as well as the privacy of neighbouring properties to the east and west. These design elements combined with the proposed landscaping will soften the variance that is being sought.

Both homes will be accessed from the rear lane, with garages to the rear of the property. The garages are one storey garages that would not be suitable for carriage house conversion in the future.

4.2 Site Context

The subject property is located in the North Mission – Crawford city sector, on the south side of and near Radant Road cul-de-sac. Neighbouring the site are single family dwellings to the north, west and east, with Lakeshore Road located approximately 20 meters further to the east. The property has access to a lane along the south side of the property and is near a gas bar slightly further to the south. The subject property is designated S2RES – Single / Two Unit Residential and is within the Permanent Growth Boundary. There is currently one additional property with a duplex on an RU6 lot in the neighbourhood, located at 545 and 547 Radant Road. Adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1 – Large Lot Housing	Single family dwellings
East	RU1 – Large Lot Housing Lakeshore Road C2PL – Neighbourhood Commercial (Liquor Primary and Retail Sales)	Single family dwellings Lakeshore Road Pub, liquor store commercial
South	Lane C2 – Neighbourhood Commercial RU1 – Large Lot Housing	Lane Gas bar Single family dwellings
West	RU1c – Large Lot Housing with Carriage House RU1 – Large Lot Housing RU6 – Two Dwelling Housing	Single family dwelling with carriage house Single family dwellings Detached duplex dwellings

Subject Property Map: 588 Radant Road**4.3 Zoning Analysis Table**

Zoning Analysis Table		
CRITERIA	RU6 ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Minimum Lot Area	700m ²	817m ²
Minimum Lot Width	18m	21.7m – front 19.7m - rear
Minimum Lot Depth	30m	39.7m – west 40.0m - east
Development Regulations		
Maximum Site Coverage (buildings)	40%	39.9%
Maximum Site Coverage (buildings, parking, driveways)	50%	43%
Maximum Height	9.5m / 2.5 storeys	7.8m
Minimum Front Yard	4.5m	4.5m
Minimum Side Yard (east)	2.3m	2.3m
Minimum Side Yard (west)	2.3m	2.3m
Minimum Rear Yard	1.5m	1.5m
Distance Between Buildings	4.5 m	1.8 m ●
● Indicates a requested variance to vary the required minimum separation between two single detached houses from 4.5 m permitted to 1.8 m proposed		

5.0 Current Development Policies

5.1 Zoning Bylaw No: 8000 – Section 6: General Development Regulations

Section 13.6.6(i) – Two Dwelling Housing Regulations

A site may be developed with a maximum of two single detached housing units where all the requirements for duplex housing have been met. The two single detached housing units must be separated by a minimum distance of 4.5 metres.

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.

7.0 Application Chronology

Date of Application Received:	November 19, 2018
Date Public Consultation Completed:	February 26, 2019
Date Rezoning Bylaw Adopted:	January 27, 2020
Date of Supplemental Drawings Received:	March 16, 2020

Report prepared by:	Barbara B. Crawford, Planner II
Reviewed by:	James Moore, Urban Planning & Development Policy Manager
Approved for Inclusion:	Terry Barton, Development Planning Department Manager

Attachments:

Attachment A - Draft Development Variance Permit No. DVP18-0224
Schedule A & B – Site and Landscape Plan
Attachment B – Landscape Estimate