

REPORT TO COUNCIL



Date: May 12th, 2020

To: Council

From: City Manager

Department: Development Planning (TC)

Application: DVP20-0050

Owner: Andrew Kaiser & Panagiota Athanasopoulos

Address: 691 Barnaby Road

Applicant: Chris Little (Little Building Solutions Inc.)

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. DVP20-0050 for Lot 9 District Lots 357 and 358 ODYD Plan 31179, located at 691 Barnaby Road, Kelowna, BC;

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

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

To vary the required minimum rear yard setback from 7.5m permitted to 6.2m 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 reduce the rear yard setback from 7.5m required to 6.2m proposed to accommodate an addition to the principal dwelling on the subject property.

3.0 Development Planning

Development Planning Staff support the Development Variance Permit for the rear yard setback. The applicant is seeking a variance to reduce the rear yard setback from 7.5m to 6.2m along the south property line. The subject property has a unique orientation as it faces northeast, but the home faces north to avoid being built on an angle. This unique property line orientation has limited the total buildable area, including

any rear yard development. No neighbourhood impacts are anticipated with the proposed rear yard addition to the principal dwelling.

4.0 Proposal

4.1 Project Description

The proposal is to vary the rear yard setback from 7.5m to 6.2m to accommodate an addition to the principal dwelling. The single-storey addition is to accommodate a family room for the home. The addition was constructed before the setback encroachment was identified and if the Development Variance Permit is approved, the construction will be finished.

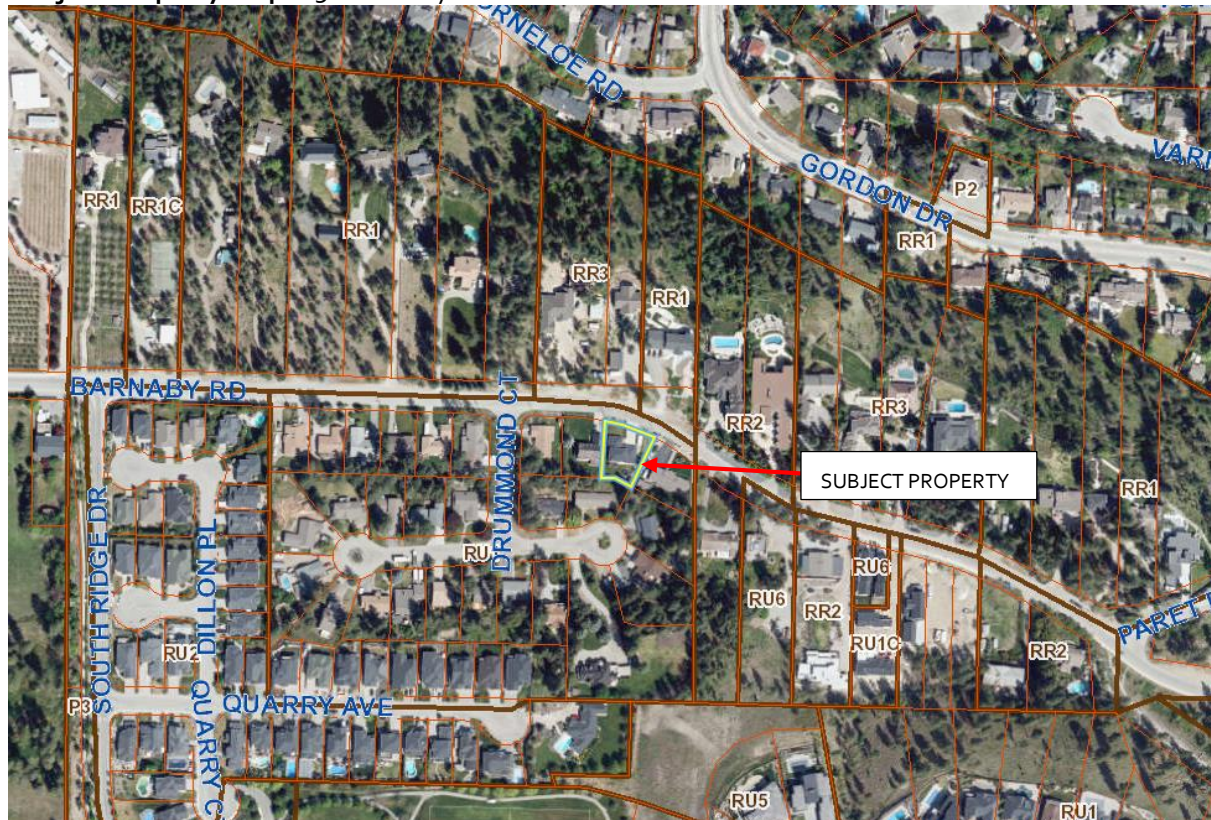
4.2 Site Context

The subject property is zoned RU1 and has a future land use designation of S2RES – Single/Two Unit Residential. The property is located on Barnaby Road and is in the Southwest Mission OCP Sector. The surrounding area is characterized by single-family residential development.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RR3 – Rural Residential 3 & RR1 – Rural Residential 1	Single-Family Dwelling
East	RU1 – Large Lot Housing	Single-Family Dwelling
South	RU1 – Large Lot Housing	Single-Family Dwelling
West	RU1 – Large Lot Housing	Single-Family Dwelling

Subject Property Map: 691 Barnaby Road



4.3 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RU ₁ ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Min. Lot Area	550m ²	930.8m ²
Min. Lot Width	16.5m	28.0m
Min. Lot Depth	30.0m	35.0m
Development Regulations		
Max. Site Coverage (buildings)	40%	27%
Min. Front Yard	4.5m	6.38m
Min. Side Yard (West)	2.0m	3.14m
Min. Side Yard (East)	2.0m	3.46m
Min. Rear Yard	7.5m	6.2m●
● Indicates a requested variance to Section 13.1.6(e): RU ₁ – Large Lot Housing for the required minimum rear yard setback.		

5.0 **Application Chronology**Date of Application Received: February 5th, 2020Date Public Consultation Completed: March 31st, 2020**Report prepared by:** Tyler Caswell, Planner I**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 DVP20-0050

Schedule A: Proposed Site Plan