

# REPORT TO COUNCIL



**Date:** October 6, 2020

**To:** Council

**From:** City Manager

**Department:** Development Planning

**Application:** DVP20-0142

**Owner:** Long Van Thanh Quang & Iona  
Ladine Quang

**Address:** 4341 Hazell Road

**Applicant:** Richard Michel

**Subject:** Development Variance Permit Application

**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. DVP20-0142 for Lot 3 District Lot 358 ODYD Plan 18307, located at 4341 Hazell Road, 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 front yard from 4.5 m permitted to 2.5 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 front yard setback from 4.5 m permitted to 2.5 m proposed on the subject property.

## 3.0 Development Planning

Development Planning staff support the variance request to reduce the minimum front yard setback to facilitate an addition to an existing single-family dwelling. The subject property has a large Fortis right of way in the rear yard for an underground transmission line; therefore, constructing the addition in the rear yard is not possible. There is a large boulevard along Hazell Road which will mitigate the visual impact of the addition. Overall, the proposal will result in a development that remains consistent with the S2RES – Single

/ Two Unit Residential future land use designation and meets all other development requirements under the RU1 zone.

#### 4.0 Proposal

##### 4.1 Project Description

The applicant is proposing a two-storey addition on the north side of the property, which would extend approximately 2 m into the required front yard. The proposal includes a new garage and a small addition to the rear of the existing house, with additional second floor living space included above.

##### 4.2 Site Context

The subject property is in the North Mission – Crawford City Sector two blocks east of Gordon Drive, and is within the Permanent Growth Boundary. Adjacent land uses are:

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: 4341 Hazell Road



##### 4.3 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RU1 ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Min. Lot Area	550 m <sup>2</sup>	1345 m <sup>2</sup>
Min. Lot Width	16.5 m	±33 m
Min. Lot Depth	30 m	±42.5 m
Development Regulations		
Max. Site Coverage (buildings)	40%	21 %

Max. Height	9.5 m / 2.5 storeys	8.5 m / 2 storeys
Min. Front Yard	4.5 m	2.5 m <sup>❶</sup>
Min. Side Yard (south)	2.0 m	2.13 m
Min. Side Yard (north)	2.3 m	2.44 m
Min. Rear Yard	7.5 m	±22 m
❶ Indicates a requested variance to required minimum front yard from 4.5 m permitted to 2.5 m proposed.		

## 5.0 Current Development Policies

### 5.1 Kelowna Official Community Plan (OCP)

#### *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.

### Chapter 4: Future Land Use

#### *Single / Two Unit Residential*

Single detached homes for occupancy by one family, single detached homes with a secondary suite or carriage house, semi-detached buildings used for two dwelling units, modular homes, and those complementary uses (i.e. minor care centres, minor public services / utilities, and neighbourhood parks), which are integral components of urban neighbourhoods.

## 6.0 Application Chronology

Date of Application Received: July 7, 2020

Date Public Consultation Completed: July 29, 2020

**Report prepared by:** Arlene Janousek, Environmental Coordinator

**Reviewed by:** James Moore, Urban Planning Manager

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

### **Attachments:**

Attachment A: Draft Development Permit DVP20-0142