

REPORT TO COUNCIL



Date: October 6th, 2020
To: Council
From: City Manager
Department: Development Planning
Application: DVP20-0032
Owner: John Hodges
Address: 460 Francis Avenue
Applicant: John Hodges
Subject: Development Variance Permit
Existing OCP Designation: S2RES – Single/Two Unit Residential
Existing Zone: RU6 – Two Dwelling Housing

1.0 Recommendation

THAT final adoption of Rezoning Bylaw No. 11999 be considered by Council;

AND THAT Council authorizes issuance of Development Variance Permit No. DVP20-0032 for Lot 8 District Lot 14 ODYD Plan 7336 located at 460 Francis Avenue, 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 minimum distance of two single detached housing units from 4.5m required to 1.78m 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 consider a Development Variance Permit to vary the minimum distance between two single detached housing units from 4.5m required to 1.78m proposed.

3.0 Development Planning

Development Planning staff are recommending support for the proposed variance to the minimum distance between two single detached houses. The separation variance is between the two proposed dwellings and will not result in the new buildings being built closer to the surrounding properties. The RU6 zone's minimum 4.5m distance between two detached dwellings is typically meant for building configurations in front of one

another and not side-by-side dwellings. Building designs of similar characteristics are seen in the RU7 zone, where the minimum distance between two dwellings is 2.0m.

The shortening of the distance between buildings allows for a wider building form leaving additional open space in the rear for private space and a detached garage. All other regulations within Zoning Bylaw no. 8000 will be met including parking, setbacks and height. The requested variance will not compromise any municipal infrastructure or services.

4.0 Proposal

4.1 Project Description

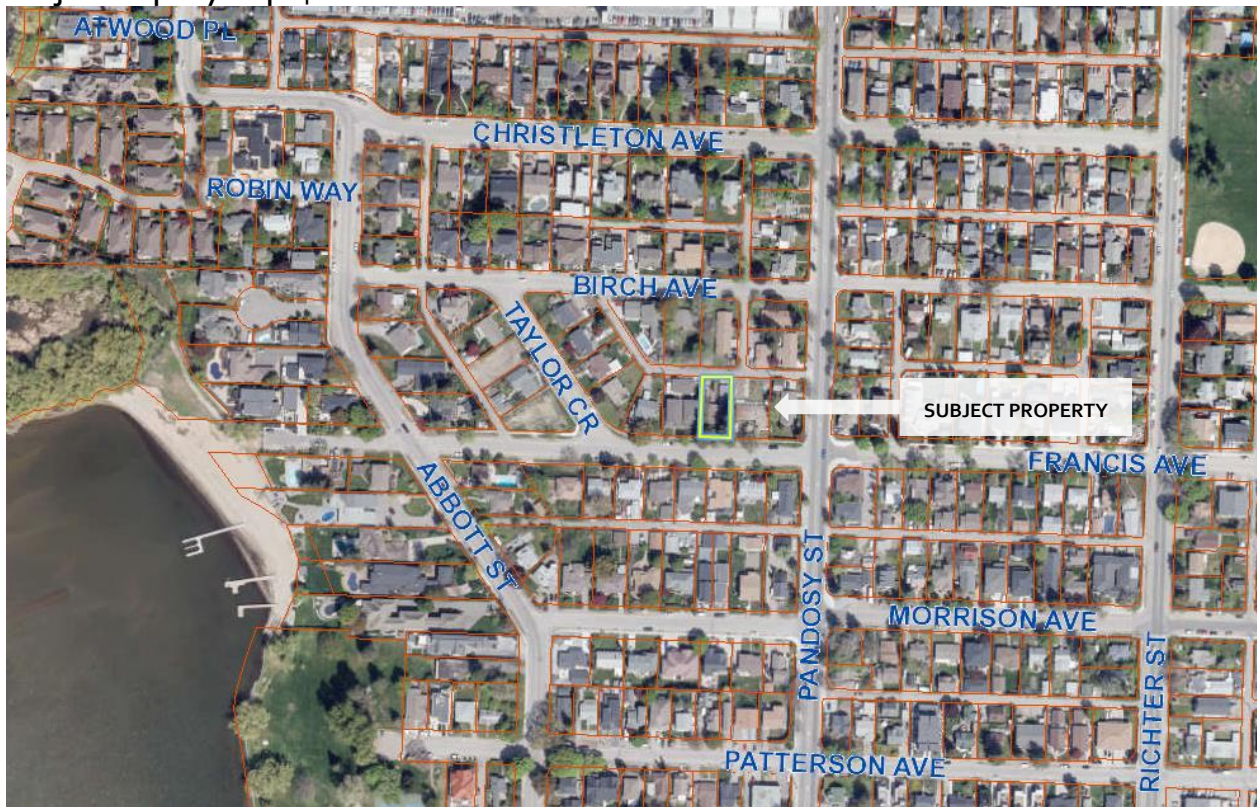
The applicant has proposed the construction of two detached houses on the subject property. The proposed dwellings will be two storeys in height. The dwellings will be designed to be best incorporated into the existing neighbourhood with a natural colour palate. There will be two double garages accessed off the lane, with an additional two uncovered spots parallel to the garages. The garage is one storey that would not be suitable for carriage house conversion in the future. The applicant will also try to keep as many mature trees as possible, and plant numerous low maintenance and non-invasive trees.

4.2 Site Context

The subject property is in the South Pandosy – KLO OCP Sector near the Pandosy Street and Francis Ave intersection. The Future Land Use Designation is S2RES – Single/Two Unit Residential and is within the Permanent Growth Boundary. The surrounding area is primarily zoned RU1 – Large Lot Housing, RU1c – Large Lot Housing with Carriage House and RU6 – Two Dwelling Housing and primarily has the Future Land Use Designation of S2RES – Single/Two Unit Residential. Specifically, adjacent land uses are as follows:

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Orientation	Zoning	Land Use
North	RU1 – Large Lot Housing	Single-Family Dwelling
East	RU1 – Large Lot Housing	Single-Family Dwelling
South	RU1 – Large Lot Housing	Single-Family Dwelling
West	RU6 – Two Dwelling Housing	Two Single-Detached Dwellings

Subject Property Map: 460 Francis Ave**4.3 Zoning Analysis Table**

Zoning Analysis Table		
CRITERIA	RU6 ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Min. Lot Area	700m ²	702.6m ²
Min. Lot Width	18.0m	18.59m
Min. Lot Depth	30.0m	37.8m
Development Regulations		
Max. Site Coverage (buildings)	40%	40%
Max. Site Coverage (buildings, parking, driveways)	50%	50%
Min. Front Yard	4.5m	4.5m
Min. Side Yard (east)	2.0m	2.0m
Min. Side Yard (west)	2.0m	2.0m
Min. Rear Yard (accessory)	1.5m	1.5m
Min. distance of two single detached housing units	1.78m	4.5m
Other Regulations		
Min. Parking Requirements	4	6
① Indicates a requested variance to the minimum distance between two housing units from 4.5m required to 1.78m proposed.		

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Chapter 5: Development Process

Objective 5.3 Focus development to designated growth areas

Policy .2 *Compact Urban Form*. 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

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.

6.0 Application Chronology

Date of Application Received: Jan 29th, 2020

Date Public Consultation Completed: Sept 11th, 2020

Report prepared by: Tyler Caswell, Planner I

Reviewed by: Dean Strachan, Community Planning & Development Manager

Approved for Inclusion: Terry Barton, Development Planning Department Manager

Attachments:

Schedule A: Conceptual Drawing Package

Attachment A: Draft Development Permit DVP20-0032