

REPORT TO COUNCIL



Date: January 19th, 2021

To: Council

From: City Manager

Department: Development Planning Department

Application: DVP19-0160

Owner: Amandeep and Manpreet Sidhu

Address: 1085 McCurdy Road

Applicant: Grant Maddock, Protech Consulting 2012

Subject: Development Variance Permit

Existing OCP Designation: IND – Industrial (IND)

Existing Zone: I2 – General Industrial

1.0 Recommendation

THAT final adoption of Rezoning Bylaw No.11969 be considered by Council;

AND THAT Council authorizes issuance of Development Variance Permit No. DVP19-0160 for Lot 1 District Lot 143 ODYD Plan 10792 located at 1085 McCurdy Road, Kelowna, BC;

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

Section 15.2.5(d): I2 – General Industrial Development Regulations

To vary the minimum front yard setback from 7.5m required to 6.65m proposed for the existing structure.

AND FURTHER THAT this Development Variance Permit is valid for two (2) years from the date of Council approval, with no opportunity to extend.

Purpose

To consider a Development Variance Permit to vary the minimum front yard setback from 7.5m required to 6.65m, to bring an existing structure into conformance with the zone.

2.0 Development Planning

Staff are recommending support for the proposed variance to the minimum front yard setback. The front yard setback variance is to bring the existing structure into compliance with the proposed I2 – General Industrial zone. The existing structure will not be altered and will not change the front yard setback. This

building will be converted into an office for the automotive repair shop business. All other regulations within Zoning Bylaw no. 8000 will be met and the requested variance does not compromise any municipal infrastructure or services.

3.0 Proposal

3.1 Project Description

The applicant has proposed an automotive/equipment repair shop and office on the subject property. The office will be located in the existing structure along McCurdy Road, while the automotive repair shop will be in the rear in an accessory building. This proposal includes a Development Variance Permit application, because the existing structure that will be used for an office, does not meet the front yard setbacks of the I2 – General Industrial zone. If approved, this Development Variance Permit will bring all structures into conformance with Zoning Bylaw no. 8000.

3.2 Site Context

The subject property is a small remnant parcel located within the Highway 97 Industrial/Commercial Corridor that is zoned A1. The surrounding area is primarily zoned service commercial and general industrial:

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	C3 – Community Commercial	McCurdy Corner Entertainment and Retail Shopping Center
East	I2 – General Industrial	General Industrial
South	C10 – Service Commercial	Service Commercial
West	C10 – Service Commercial	Service Commercial

Subject Property Map: 1085 McCurdy Road



3.3 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	I ₂ ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Min. Lot Area	4000m ²	836m ²
Min. Lot Width	40m	18.29m
Min. Lot Depth	35m	45.72m
Development Regulations		
Max. Site Coverage (buildings)	60%	24.6%
Min. Front Yard	7.5m	● 6.65m
Min. Side Yard (south)	0.0m	2.7m
Min. Side Yard (north)	0.0m	1.5m
Min. Rear Yard	0.0m	7.3m
Other Regulations		
Drive Aisle Width	3.6m	4.2m
● Indicates a requested variance to Section 15.2.5(d): I ₂ – General Industrial Development Regulations		

4.0 **Application Chronology**

Date of Application Received: August 14, 2019
Date Public Consultation Completed: October 11, 2019

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:

Attachment A: Draft Development Permit DVP19-0160