

# REPORT TO COUNCIL



**Date:** January 19<sup>th</sup>, 2021

**To:** Council

**From:** City Manager

**Department:** Development Planning

**Application:** DVP20-0063

**Owner:** Amanda Maccormack and  
Donald Maccormack

**Address:** 4382 Gordon Drive

**Applicant:** Donald (Mac) Maccormack

**Subject:** Development Variance Permit Application

**Existing OCP Designation:** S2RES – Single/Two Unit Residential

**Existing Zone:** RU1 – Large Lot Housing

**Proposed Zone:** RU6 – Two Dwelling Housing

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## 1.0 Recommendation

THAT final adoption of Rezoning Bylaw No. 12049 be considered by Council;

AND THAT Council authorizes the issuance of Development Variance Permit No. DVP20-0063 Lot 1 District Lot 358 ODYD Plan 15098, located at 4382 Gordon Drive, Kelowna, BC;

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

**Section 13.6.5(c): RU6 – Two Dwelling Housing, Subdivision Regulations**

To vary the minimum lot depth from 30.0 m required to 23.3 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 consider a Development Variance Permit application to vary Section 13.6.5(c) of the Zoning Bylaw to reduce the required lot depth from 30.0 m to 23.3 m.

## 3.0 Development Planning

Development Planning staff support the proposed variance to reduce the minimum lot depth for the subject site. Staff are recommending the application be supported as it's consistent with Official

Community Plan policies related to infill development. The proposal would allow for an infill subdivision of a lot that is currently oversized and underdeveloped.

The proposal is consistent with the OCP policy related to compact urban form as the proposal would result in an increase in density and allow for infill development in an existing neighborhood close to amenities. The subject property is near several schools such as Dorothea Walker Elementary and Okanagan Mission Secondary School. The property is also in close proximity to transit bus routes. There is one existing single detached house on the property that is currently being substantially renovated. If approved the proposal would allow for the property to be subdivided, the existing house would remain on one lot, and up to two new dwellings could be constructed on the new proposed lot.

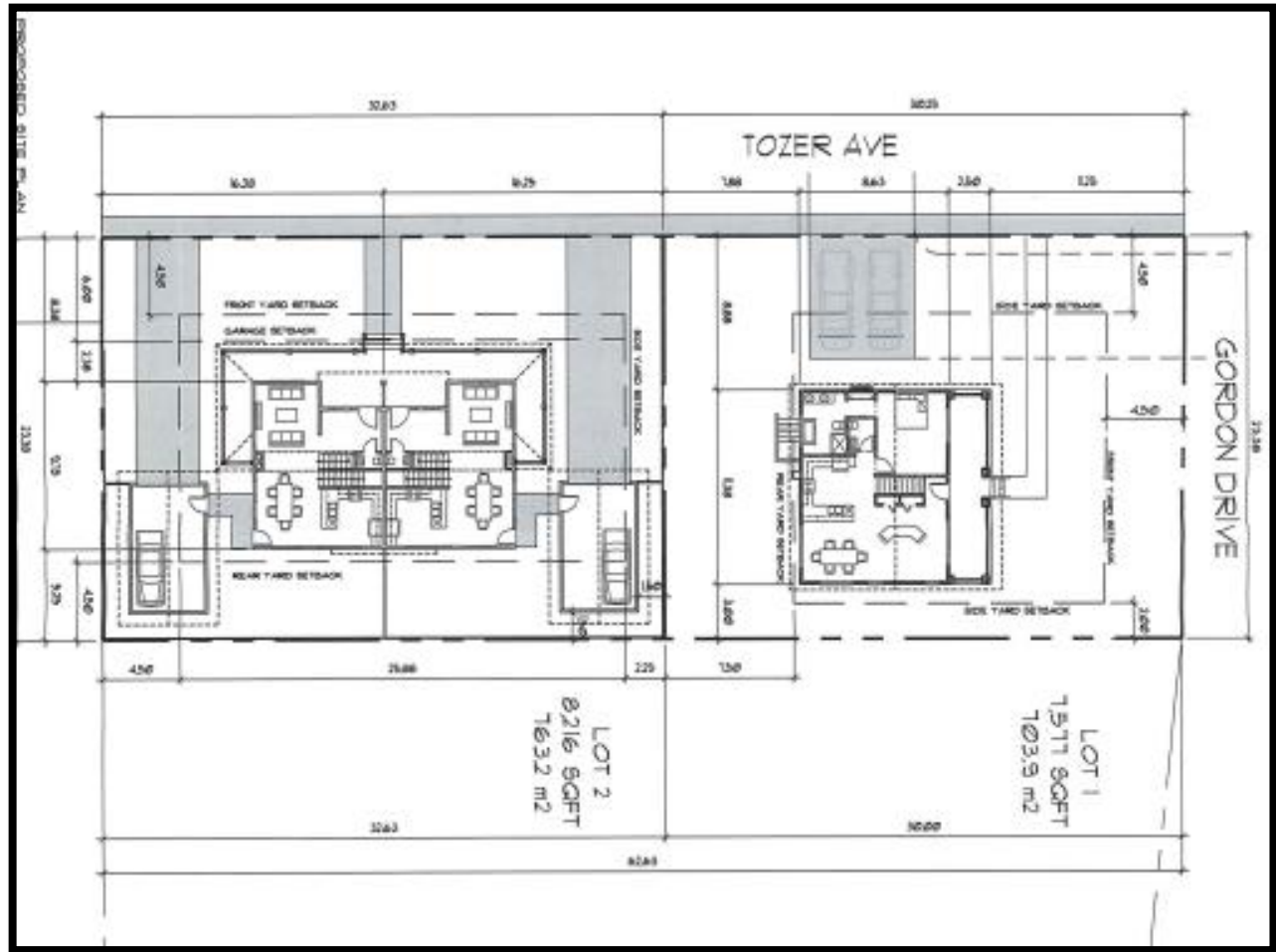
#### **4.0 Proposal**

##### **4.1 Background**

The variance application is related to a proposed rezoning application to rezone the subject site from RU1 to RU6. In June of 2020 council gave the rezoning bylaw (BL12049) 2<sup>nd</sup> and 3<sup>rd</sup> reading and passed a resolution that final adoption of the rezoning bylaw be considered in conjunction with Council's consideration of a Development Variance Permit for the subject site.

##### **Project Description**

The applicant intends to rezone and subdivide and then build a 3-bedroom duplex/semi-detached structure on the new lot. A conceptual site plan has been provided showing that the existing house and proposed duplex could fit on the proposed lots (attached).

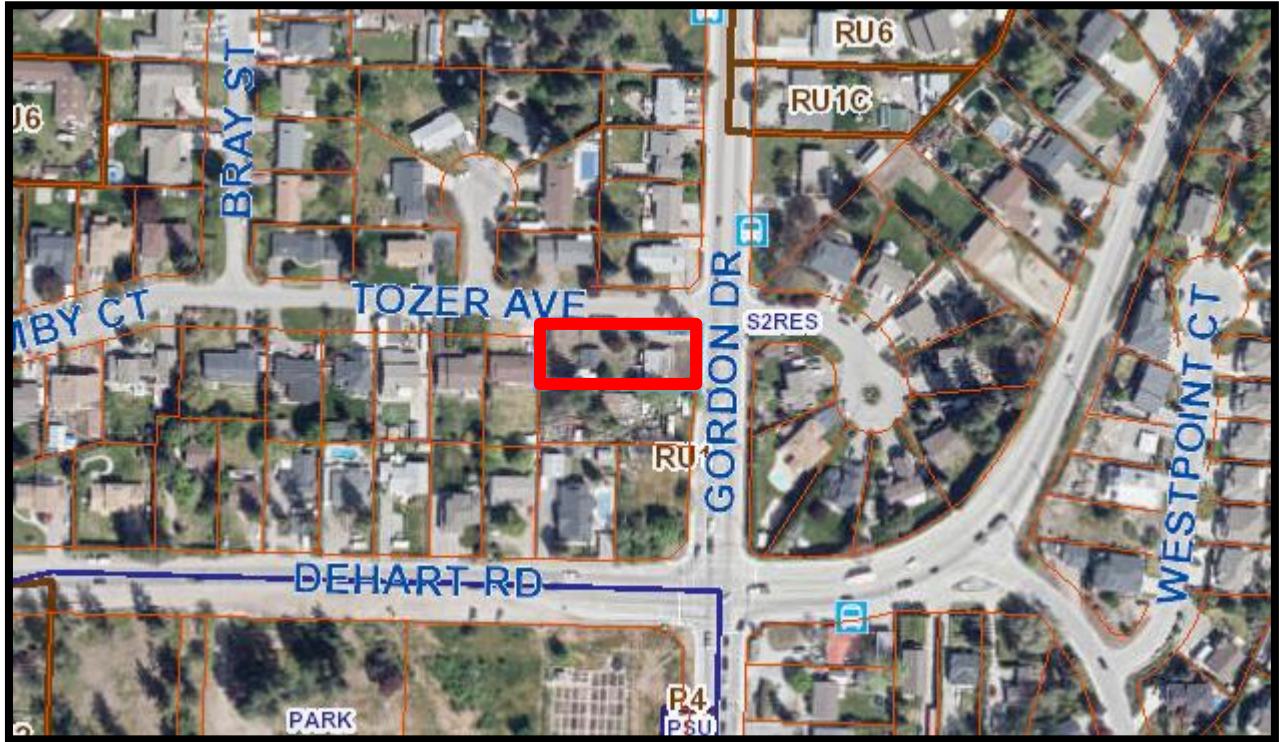


### Site Context

The subject property is a corner lot in the North Okanagan Mission OCP Sector at the intersection of Gordon Drive and Tozer Avenue. The surrounding area is primarily RU1 – Large Lot Housing. The surrounding area primarily also has a Future Land Use Designation of S2RES – Single/Two Unit Residential. Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1 – Large Lot Housing	S2RES – Single/Two Unit Residential
East	RU1 – Large Lot Housing	S2RES – Single/Two Unit Residential
South	RU1 – Large Lot Housing	S2RES – Single/Two Unit Residential
West	RU1 – Large Lot Housing	S2RES – Single/Two Unit Residential

### Subject Property Map:



## 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: February 12<sup>th</sup> 2020  
Date Public Consultation Completed: April 27<sup>th</sup> 2020

Report prepared by: Alex Kondor, Planner Specialist

Reviewed by: Dean Strachan, Community Planning & Development Manager

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

**Attachments:**

Attachment A: Draft Development Variance Permit DVP20-0063