

REPORT TO COUNCIL



Date: February 25, 2020

To: Council

From: City Manager

Department: Development Planning – Suburban (HR)

Application: DVP19-0222

Owner: Brian A. Reardon & Catherine I. Reardon

Address: 714 Hazell Rd

Applicant: Urban Options Planning & Permits

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. DVP19-0222 for Lot 5 District Lot 358 ODYD Plan 16743, located at 714 Hazell Rd, Kelowna, BC;

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

Section 13.1.5(b): RU1 – Large Lot Housing Subdivision Regulations

To vary the required minimum lot depth from 30.0 m permitted to 28.34 m proposed for future Lot A.

AND FURTHER THAT this Development Variance Permit is valid for two (2) years from the date of Council approval, with not opportunity to extend.

2.0 Purpose

A Development Variance Permit application to reduce the minimum lot depth for two lots in a proposed subdivision.

3.0 Development Planning

Staff support the requested variance to reduce the minimum lot depth on the proposed Lot A from a minimum of 30.0 m permitted to 28.34 m. The variance is being requested due to the lot depth of the existing lot. Staff do not anticipate any impacts of the lot depth variances outside the subject subdivision.

The proposed Lot A meets the minimum required lot area and lot width for the RU1 zone. The proposed Lot B exceeds the minimum required lot area, width and depth for the RU1 zone.

Overall, the proposed subdivision meets Kelowna's Official Community Plan goals of containing urban growth and sensitive infill housing development. If the requested variance is approved, a Preliminary Layout Review (PLR) will be created to address the conditions and requirements of the proposed two lot subdivision.

4.0 Proposal

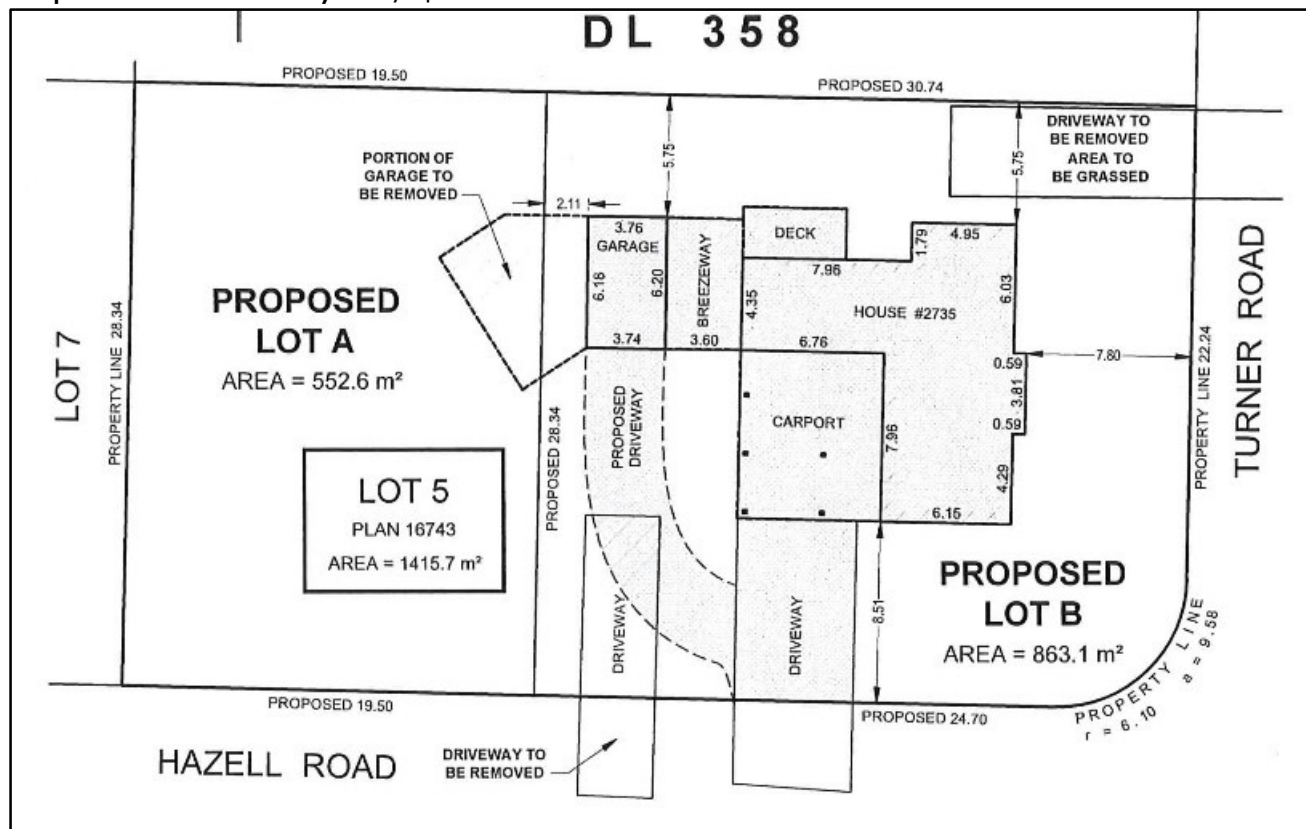
4.1 Project Description

The attached Site Plan identifies the proposed subdivision of the subject property into two lots. The applicant is proposing to create two RU1 zoned single dwelling residential lots, accessed off Hazell Road.

No specific development plans have been submitted for the proposed Lot A, however the lot would meet the minimum lot area and width requirements of the RU1 zone if the variance to reduce the minimum lot depth is approved. The proposed Lot A can be developed with a single residential dwelling that meets the RU1 zone regulations.

The subject property currently has three driveway accesses: two off Hazell Road and one off Turner Road. As a part of the subdivision application, the applicant is proposing to remove two of the driveway accesses, leaving only one driveway access to the proposed Lot B. The applicant is proposing to remove a portion of the existing garage in order to meet the setback requirements for the proposed Lot B.

Proposed Subdivision Layout: 714 Hazell Road



4.2 Site Context

The subject property is located in the North Mission – Crawford City Sector at the corner of Hazell Road and Turner Road. The property is within the permanent growth boundary and currently has a single detached house and attached garage with a breezeway. Dorthea Walker Elementary School is located less than one block away across Gordon Drive and the property has a walk score of 27 - Car Dependent, meaning most errands require a car.

The neighbourhood predominantly consists of single and two dwelling housing, with nearby properties zoned for four-dwelling housing. Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1 – Large Lot Housing	Single Dwelling Residential
East	RU1 – Large Lot Housing	Single Dwelling Residential
South	RU1 – Large Lot Housing	Single Dwelling Residential
West	RU6 – Two Dwelling Housing	Two Dwelling Residential

Subject Property Map: 714 Hazell Road



4.3 Zoning Analysis Table

Zoning Analysis Table			
CRITERIA	RU1 ZONE REQUIREMENTS	PROP. LOT A	PROP. LOT B
Subdivision Regulations			
Min. Lot Area	550 m ²	552.6 m ²	863.1 m ²
Min. Lot Width	16.5 m (17.0 m for corner lot)	19.5 m	28.34 m
Min. Lot Depth	30.0 m	28.34 m ❶	30.74 m
Development Regulations			
Max. Site Coverage (buildings)	40 %	TBD	26.1 %
Max. Site Coverage (buildings, parking, driveways)	50 %	TBD	38.4 %
Min. Front Yard	4.5 m or 6 m from garage/carport	TBD	7.8 m

Min. Side Yard (south)	4.5 m	TBD	8.5 m
Min. Side Yard (north)	2 m	TBD	5.75 m
Min. Rear Yard	7.5 m	TBD	9.74 m
① Indicates a requested variance to the required lot depth.			

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Chapter 1: Introduction

Goals for a Sustainable Future:

Contain Urban Growth – Reduce greenfield urban sprawl and focus growth in compact, connected and mixed-use (residential and commercial) urban and village centres.

Chapter 5: Development Process

Objective 5.3 Focus development to designated growth areas

Policy .1 Permanent Growth Boundary. Establish a Permanent Growth Boundary as identified on Map 4.1 and Map 5.2. The City of Kelowna will support development of properties outside the PGB for more intensive use only to the extent permitted as per the OCP Future Land Use designations in place as of initial adoption of OCP Bylaw 10500, except for Agri-Business designated sites or as per Council's specific amendment of this policy. The PGB may be reviewed as part of the next major OCP update.

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 per ha 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 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.

5.2 Zoning Bylaw No. 8000

Section 13 – Urban Residential Zones

13.1 RU1 – Large Lot Housing

The purpose is to provide a **zone** for **single detached housing**, and compatible **secondary uses**, on larger serviced urban **lots**. Principal uses in this zone include single dwelling housing, urban agriculture, and community gardens. The maximum site coverage is buildings is 40% and the maximum building height is the lesser of 9.5 m or 2.5 storeys.

6.0 Technical Comments

6.1 Development Engineering Department

All Development Engineering requirements regarding the two-lot subdivision are to be addressed in the Preliminary Layout Review Agreement.

7.0 Application Chronology

Date of Application Received: November 29, 2019

Date Public Consultation Completed: January 14, 2020

Report prepared by: Hailey Rilkoff, Planner I

Reviewed by: Wesley Miles, Acting Suburban and Environment Planning Manager

Approved for Inclusion: Terry Barton, Development Planning Department Manager

Attachments:

Attachment A: Draft Development Permit DVP19-0222

Attachment B: Applicant's Rationale

Schedule A: Proposed Site Plan