

# REPORT TO COUNCIL



**Date:** April 20, 2021

**To:** Council

**From:** City Manager

**Department:** Development Planning

**Application:** DVP20-0214

**Owner:** Darryl John Reuter

**Address:** 758 Walrod St

**Applicant:** Urban Options Planning & Permits

**Subject:** Development Variance Permit Application

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

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

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## 1.0 Recommendation

THAT Council authorizes the issuance of Development Variance Permit No. DVP20-0214 for Lot 4 Section 30 Township 26 ODYD Plan 8373, located at 758 Walrod Street, Kelowna, BC;

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

**Section 13.6.6(g): RU6 – Two Dwelling Housing, Development Regulations**

To vary the side yard setback from a flanking street from 4.5m required to 3.24m proposed.

**Section 13.6.6(g)(i): RU6 – Two Dwelling Housing, Development Regulations**

To vary the side yard setback from a garage off a flanking street from 6.0m required to 3.91m 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 minimum side yard setback from a flanking street and the setback from a flanking street to a garage to facilitate an addition to the single-family home for a secondary suite.

## 3.0 Development Planning

The variance to the side yard setback is to accommodate the addition to the existing structure to allow for a proposed secondary suite. The side yard setback variances are required due to an existing pool and other

restrictions that result from the on-site conditions. The applicant worked with Staff to redesign the building to meet as many Zoning Bylaw regulations as possible. Staff typically require all access to be off the laneway for new construction, however, the subject property already has an existing access off Oxford Avenue, which is permitted to remain. The applicant has indicated they want to keep the access of Oxford Avenue and has agreed to plant shade trees on their property, which Staff have made a condition of the Development Variance Permit. Shade trees provide a several community benefits and Staff believe this will result in neighbourhood beautification and overall will be a positive contribution to the neighbourhood. Overall, Staff do not anticipate any negative neighbourhood impacts from the proposed variances to the side yard setback and recommend that Council support the application.

#### 4.0 Proposal

##### 4.1 Project Description

The applicant is seeking a Development Variance Permit to build an addition to the existing single-family home. This addition is to accommodate a secondary suite, which was designed around the existing site. The proposed suite will be 89.9m<sup>2</sup> in size and will meet all other Zoning Bylaw Regulations around secondary suites. The applicant is removing the existing carport, which will result in it losing its legal non-conforming status. Due to this, the applicant is required to apply for two variances to the side yard setback from a flanking road, one from the proposed addition and the other from the proposed new garage.

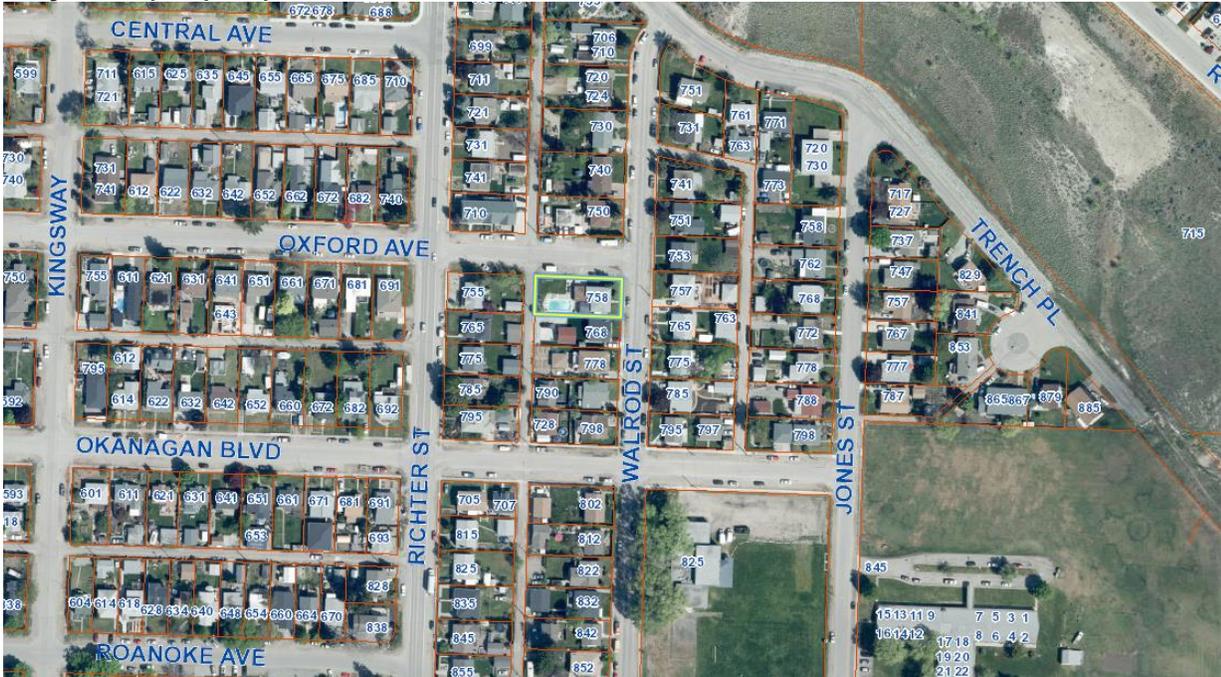
##### 4.2 Site Context

The subject property is zoned RU6 and has a Future Land Use Designation of S2RES – Single/Two Unit Residential. The property is located on the corner of Oxford Avenue and Walrod Street in the Central City OCP Sector. The surrounding area is primarily characterized by single-family residential development.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU6 – Two Dwelling Housing	Single-Family Dwelling
East	RU6 – Two Dwelling Housing	Single-Family Dwelling
South	RU6 – Two Dwelling Housing	Single-Family Dwelling
West	RU6 – Two Dwelling Housing	Single-Family Dwelling

Subject Property Map: 758 Walrod Street



4.3 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RU6 ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Min. Lot Area	440m <sup>2</sup>	769m <sup>2</sup>
Min. Lot Width	15.0m	18.67m
Min. Lot Depth	30.0m	41.47m
Development Regulations		
Max. Site Coverage (buildings)	40%	27.8%
Max. Site Coverage (buildings, parking, driveways)	50%	34.5%
Max. Height	9.5m	6.43m
Min. Front Yard	4.5m	7.15m
Min. Side Yard (south)	2.0m	2.99m
Min. Side Yard (north)	4.5m (6.0m from garage)	3.24m ❶ / 3.91m ❷
Min. Rear Yard	7.5m	7.5m
Other Regulations		
Min. Parking Requirements	3	3
❶ Indicates a requested variance to Section 13.6.6g: RU6 – Two Dwelling Housing: Development Regulations ❷ Indicated a requested variance to Section 13.6.6g(i): RU6 – Two Dwelling Housing: Development Regulations		

**5.0 Application Chronology**

Date of Application Received: December 7<sup>th</sup>, 2020

Date Public Consultation Completed: January 7<sup>th</sup>, 2021

**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 Variance Permit DVP20-0214

Attachment B: Proposed Design

Schedule A: Site Plan

Schedule B: Landscape Plan