

REPORT TO COUNCIL



Date: June 1, 2021

To: Council

From: City Manager

Department: Development Planning

Application: DVP21-0020 **Owner:** BC Gas Inc., Inc.No. 368681

Address: 1975 Springfield Road **Applicant:** MQN Architects

Subject: Development Variance Permit Application

Existing OCP Designation: PSU – Public Services / Utilities

Existing Zone: P4 - Utilities

1.0 Recommendation

THAT Council authorizes the issuance of Development Variance Permit No. DVP21-0020 for Lot 2 District Lot 129 ODYD Plan KAP45185, located at 1975 Springfield Road, Kelowna, B.C.;

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

Section 16.4.5(c): P4 – Utilities, Development Regulations:

To vary the side yard setback from 7.5m required to 3.0m 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 7.5m required to 3.0m proposed to facilitate the construction of an enclosed vehicle parking building.

3.0 Development Planning

Staff support the proposed Development Variance Permit for the side yard setback. This property borders a split zoned property of P2 - Educational / Major Institutional and R4 – Transitional Low Density Housing which is currently occupied by Trinity Church. Existing buildings on the subject property are located 4.5m from the property line and are considered legal non-conforming and the proposed variance will only impact a small portion of the property line. The proposed building is adjacent to an existing large surface parking lot buffered by existing landscaping. Staff support this application, as there are no anticipated negative impacts.

The subject property is located adjacent to the Agricultural Land Reserve. This application has been submitted in conjunction with a Farm Protection Development Permit to provide landscape buffering along the south and east property lines.

4.0 Proposal

4.1 Project Description

The proposal is to vary the side yard setback on the West side of the property from 7.5m required to 3.0m proposed to facilitate the construction of a covered and enclosed vehicle parking building. The proposed building is 5.87m in height, 12.61m across and 50.75m long to accommodate the storage of eight fleet vehicles.

4.2 Site Context

The subject property is zoned P₄ – Utilities and has a Future Land Use Designation of PSU – Public Services / Utilities. The property is located on the south side of Springfield Road and east of Spall Rd in the Central City OCP Sector. The surrounding area is primarily zoned agriculture, service commercial, public / institution, and multi-family residential.

Specifically, adjacent land uses are as follows:

| Orientation | Zoning | Land Use |
|-------------|--|--|
| North | C10 – Service Commercial | Commercial businesses |
| East | A1 – Agriculture 1 | Vacant lot |
| South | A1 – Agriculture 1 | Active agriculture |
| West | RM ₄ – Transitional Low Density Housing / P ₂ – Educational / Major Institutional | Apartment building Religious assembly |

Subject Property Map: 1975 Springfield Road



4.3 Zoning Analysis Table

| Zoning Analysis Table | | |
|--|----------------------------------|----------|
| CRITERIA | P ₄ ZONE REQUIREMENTS | PROPOSAL |
| Development Regulations | | |
| Max. Height (accessory) | 23.0m | 11.5m |
| Min. Front Yard | 6.0m | 12.2m |
| Min. Side Yard (east) | 15.0m | 18.3m |
| Min. Side Yard (west) | 7.5m | 3.0m● |
| Min. Rear Yard | 15.0m | 19.5m |
| ● Indicates a requested variance to Section 16.4.5(c): P ₄ – Utilities: Development Regulations | | |

5.0 **Application Chronology**

Date of Application Accepted: January 28, 2021

Date Public Consultation Completed: April 16, 2021

Report prepared by: Bronwyn Wydeman, Planner I
Reviewed by: Dean Strachan, Community Planning & Development Manager
Reviewed by: Terry Barton, Development Planning Department Manager
Approved for Inclusion: Ryan Smith, Divisional Director, Planning & Development Services

Attachments:

Attachment A: Draft Development Variance Permit DVP21-0020

Attachment B: Conceptual Drawing Package