

# REPORT TO COUNCIL



**Date:** March 1<sup>st</sup>, 2022

**To:** Council

**From:** City Manager

**Department:** Development Planning

**Application:** DVP21-0259      **Owner:** Bradley James Letkeman

**Address:** 844 Rowcliffe Ave      **Applicant:** Urban Options Planning Corp.

**Subject:** Development Variance Permit Application

**Existing OCP Designation:** C-NHD – Core Area Neighbourhood

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

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## 1.0 Recommendation

THAT Council authorizes the issuance of Development Variance Permit No. DVP21-0259 for Lot 7 District Lot 138 ODYD Plan 1407 located at 844 Rowcliffe Ave, Kelowna, BC;

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

### **Section 13.6.6 – RU6 – Two Dwelling Housing: Development Regulations**

To vary the side yard setback from 2.0m permitted to 1.2m proposed.

AND THAT a Section 219 Covenant be registered on the Title protecting the western trees prior to issuance of the Development Variance Permit.

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 issue a Development Variance Permit to vary the side yard setback from 2.0m permitted to 1.2m proposed to allow for an addition to the existing single-family dwelling.

## 3.0 Development Planning

Staff support the Development Variance Permit to the side yard setback to allow for an addition to the existing single-family dwelling. The applicant has indicated that there is limited room for an addition as they want to build a carriage house in the future and want to protect the trees along the western property line. The owner has proposed to register a Section 219 covenant to protect the two mature trees. The registration of a covenant has been made a condition of the Development Variance Permit issuance. Staff

are overall supportive of the variance because the heritage character of the building is being maintained and the protection of two mature trees will continue to add value to the neighbourhood.

#### 4.0 Proposal

##### 4.1 Project Description

The Development Variance Permit application is to allow for a single-storey addition to the east side of the existing single-family dwelling. The addition to 1.2m will provide space for a bedroom and a bathroom. The applicant’s rationale (Attachment B) has indicated that there are plans to add a carriage house in the rear, and that they would like to protect to two mature trees on the western portion of the property, so this only allows an addition to the East.

##### 4.2 Site Context

The subject property is zoned RU6 – Two Dwelling Housing and has a Future Land Use Designation of C-NHD – Core Area Neighbourhood. The property is within the Central City OCP Sector. The surrounding area is also primarily zoned RU6.

Specifically, adjacent land uses are as follows:

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

#### Subject Property Map: 844 Rowcliffe Ave



4.3 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RU6 ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Min. Lot Area	700m <sup>2</sup>	586.74m <sup>2</sup>
Min. Lot Width	18.0m	15.24m
Min. Lot Depth	30.0m	38.5m
Development Regulations		
Max. Site Coverage (buildings)	40%	24.35%
Max. Site Coverage (buildings, parking, driveways)	50%	32.88%
Max. Height	9.5m	6.85m
Min. Front Yard	4.5m	6.36m
Min. Side Yard (East)	2.0m	1.2m●
Min. Side Yard (West)	2.0m	4.13m
Min. Rear Yard	7.5m	17.44m
Other Regulations		
Min. Parking Requirements	2	2
● Indicates a requested variance to Section 13.6.6 – RU6 Development Regulations		

5.0 **Application Chronology**Date of Application Received: November 30<sup>th</sup>, 2021Date Public Consultation Completed: December 9<sup>th</sup>, 2021**Report prepared by:** Tyler Caswell, 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 Permit DVP21-0259

Attachment B: Applicant's Rationale

Schedule A: Site Plan / Floor Plan