

REPORT TO COUNCIL



Date: November 3, 2015

RIM No. 0940-50

To: City Manager

From: Community Planning Department (LB)

Application: DVP15-0201 **Owner:** Robert William Petty & Jennifer Anne Petty

Address: 449 Eldorado Road **Applicant:** Urban Options Planning & Permits

Subject: Development Variance Permit Application

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. DVP15-0201 for Lot A, District Lot 167, ODYD, Plan 11366, located at 449 Eldorado Road, Kelowna, BC;

AND THAT a variance to the following section of Zoning Bylaw No. 8000 be granted, as shown on Schedule "A":

Section 13.1.6(d): RU1 - Large Lot Housing Development Regulations

To vary the required minimum side yard from 2.0 m permitted to 1.4 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 vary the minimum side yard for the existing house to facilitate a two lot subdivision of the subject property.

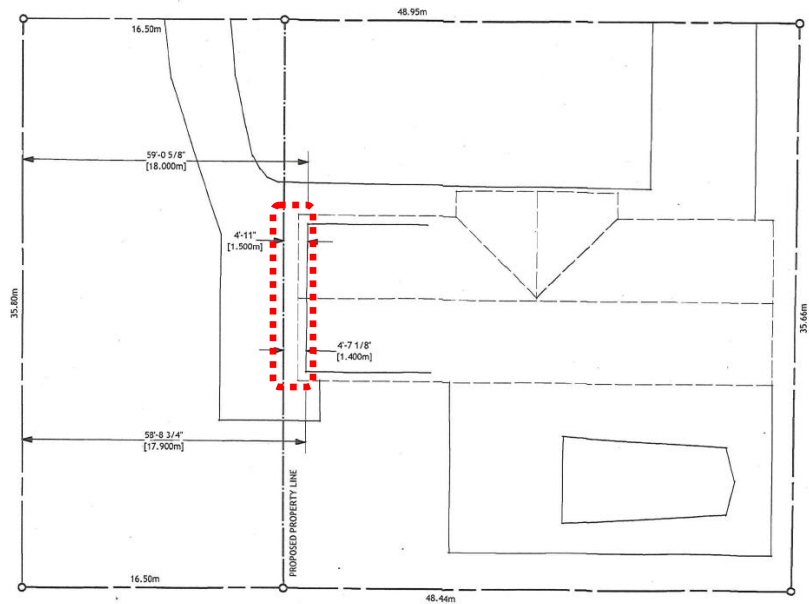
3.0 Community Planning

Community Planning Staff supports the Development Variance Permit application to reduce the minimum side yard from 2.0 m permitted to 1.4 m proposed. This variance is to facilitate a two lot subdivision and is associated with subdivision application S15-0071.

The property owner intends to retain the existing dwelling on the eastern portion of the property, resulting in the variance request along what will become the west side lot line, as shown in the image below. This variance allows the proposed lot on the west portion of the

property to meet the RU1 subdivision regulations for lot width. The existing house is one storey and there are no windows on the west façade, alleviating potential concerns regarding spatial separation requirements. No other variances are required as part of the subdivision.

In fulfillment of Council Policy No. 367, the applicant completed neighbourhood consultation by contacting neighbouring properties within 50 m. No major concerns regarding the side yard variance were identified during this consultation. At the time of writing, Staff has not been contacted with any questions or concerns.



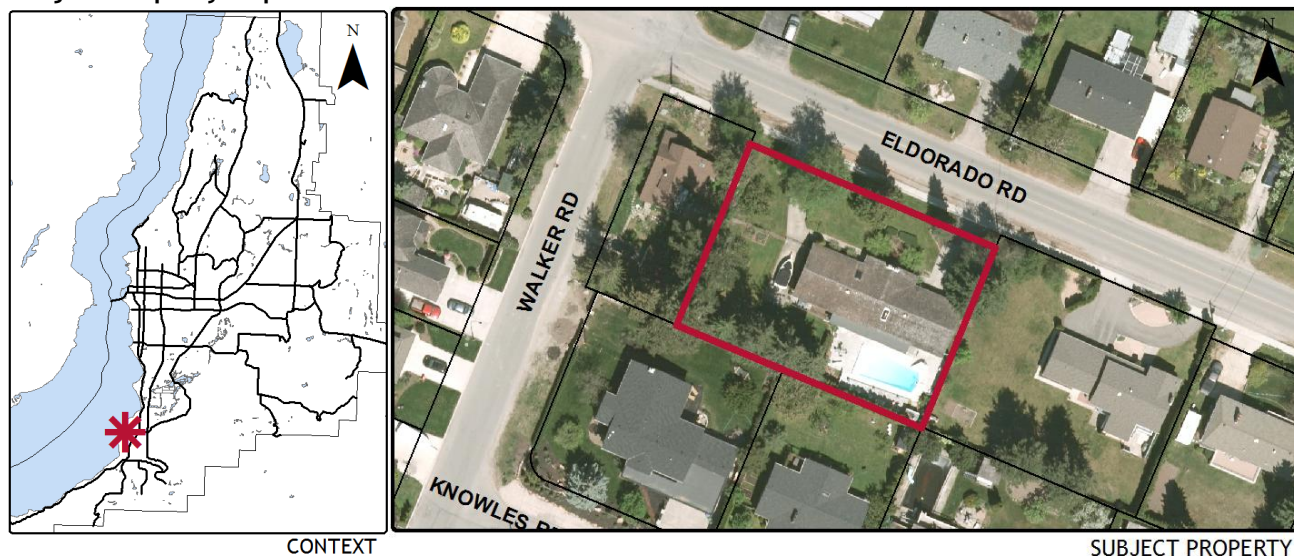
4.0 Proposal

4.1 Site Context

The subject property is located on the south side of Eldorado Road, east of Walker Road in the City's North Mission-Crawford Sector. The Future Land Use designation in the Official Community Plan is S2RES - Single / Two Unit Residential and it is within the Permanent Growth Boundary. The surrounding area is characterized by single dwelling housing development.

Adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1 - Large Lot Housing	Single dwelling housing
East	RU1 - Large Lot Housing	Single dwelling housing
South	RU1 - Large Lot Housing	Single dwelling housing
West	RU1 - Large Lot Housing	Single dwelling housing

Subject Property Map: 449 Eldorado Road**4.2 Zoning Analysis Table**

Zoning Analysis Table			
CRITERIA	RU1 ZONE REQUIREMENTS	PROPOSED LOT 1	PROPOSED LOT 2
Subdivision Regulations			
Minimum Lot Area	550 m ²	1,146 m ²	590 m ²
Minimum Lot Width	16.5 m	32.5 m	16.5 m
Minimum Lot Depth	30.0 m	35.7 m	35.8 m
Development Regulations			
Minimum Front Yard	4.5 m 6.0 m to garage or carport	Meets requirements	n/a
Minimum Side Yard (east)	2.0 m	Existing legal non-conforming	n/a
Minimum Side Yard (west)	2.0 m	1.4 m ●	n/a
Minimum Rear Yard	7.5 m	Meets requirements	n/a
● Indicates a requested variance to reduce the required minimum side yard from 2.0 permitted to 1.4 m proposed.			

5.0 Technical Comments**5.1 Building & Permitting Department**

- No comments.

5.2 Development Engineering Department

- See attached memorandum, dated September 23, 2015.

6.0 Application Chronology

Date of Application Received:

August 28, 2015

Date Public Consultation Completed:

September 13, 2015

Report prepared by:

Laura Bentley, Planner

Reviewed by:

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Terry Barton, Urban Planning Manager

Approved for Inclusion:

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Ryan Smith, Community Planning Department Manager

Attachments:

Subject Property Map
City of Kelowna Memorandum
Draft Development Variance Permit No. DVP15-0201
Schedule "A"