

REPORT TO COUNCIL



Date: July 26, 2022

To: Council

From: City Manager

Department: Community Planning

Application: DVP22-0061

Owner: Robert and Donna Clerke

Address: 1150 Raymer Ave

Applicant: Urban Options Planning Corp.

Subject: Development Variance Permit

Existing OCP Designation: C-NHD – Core Area Neighbourhood

Existing Zone: RU1 – Large Lot Housing

1.0 Recommendation

THAT Council authorizes the issuance of Development Variance Permit No. DVP22-0061 for Lot 2 District Lot 135 ODYD Plan 10079, located at 1150 Raymer Avenue, Kelowna, BC;

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

Section 6.5.3(a): Accessory Buildings in Residential Zones Development Regulations

To vary the maximum site coverage for accessory buildings from 14% with a footprint 90 m² permitted to 7.66% with a footprint 106.84 m² 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.

Purpose

To issue a Development Variance Permit to vary the maximum site coverage for accessory buildings from 90 m² to 106.84 m².

2.0 Development Planning

Development Planning Staff recommend support for the Development Variance Permit to vary the maximum site coverage for accessory buildings on the subject property. The maximum site coverage for accessory buildings is the lesser of 14% or 90 m². The applicant is proposing a site cover of 7.66% and a building footprint of 106.84 m². The lot size is 1,394.3 m² and has ample room to accommodate an accessory building. This proposal is not in close proximity to neighbouring properties. Despite the accessory development exceeding 90 m², the site coverage of the structure is 7.66% which is nearly half of the maximum permitted site coverage for accessory buildings (14%).

3.0 Proposal

3.1 Project Description

The applicant is seeking a Development Variance Permit to allow for an accessory building which exceeds the permitted accessory building site coverage regulations as per Section 6.5.3(a). The property is zoned RU1 – Large Lot Housing with a 2040 Official Community Plan (OCP) Future Land Use of Core Area – Neighbourhood. The landowner proposes to build this accessory building for a workshop and storage of equipment such as a boat, the owner is also proposing to add a carport to the garage which is 24.15 m² in size, therefore the structure will exceed the accessory site coverage permitted in an urban residential zone. To access the proposed building with vehicles, the landowner plans to add a rear door to the existing garage. The drive-through garage doors are 2.74 m in height.

3.2 Site Context

The subject property is located on Raymer Avenue near the intersection with Gordon Drive. The parcel has a Future Land Use Designation of C-NHD – Core Area Neighbourhood and is within the City's Permanent Growth Boundary. The surrounding area consists primarily of Single Dwelling Housing.

Specifically, 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	RM1 – Four Dwelling Housing	Two Dwelling Housing

Subject Property Map:



3.3 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RU ₁ ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Min. Lot Area	550 m ²	1,394.3 m ²
Min. Lot Width	16.5 m	30.49 m
Min. Lot Depth	30.0 m	45.7 m
Development Regulations		
Max. Site Coverage (buildings)	40%	32% (446.83 m ²)
Max. Site Coverage (buildings, parking, driveways)	50%	47% (656.53 m ²)
CRITERIA	Accessory Building Regulations	PROPOSAL
Max. Height	4.8 m	3.665 m
Min. Front Yard	4.5 m or 6.0 m to garage or carport	36.051 m
Min. Side Yard (east)	1.5 m	9.467 m
Min. Side Yard (west)	1.5 m	11.26 m
Min. Rear Yard	1.5 m	1.741 m
Max. Site Coverage	Lessor of 14% or 90 m ²	7.66% and 106.84 m ² ❶
❶ Indicates a requested variance to maximum site coverage of accessory buildings.		

4.0 **Application Chronology**

Date of Application Received: March 10, 2022

Date Public Consultation Completed: March 15, 2022

Report prepared by: Graham Allison, Planner I

Reviewed by: Lydia Korolchuk, Urban Planning 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 DVP22-0061

Schedule A: Site Plan and Floor Plans

Attachment B: Applicant's letter of rationale