

# REPORT TO COUNCIL



**Date:** August 9<sup>th</sup>, 2022

**To:** Council

**From:** City Manager

**Department:** Development Planning

**Application:** DVP22-0026      **Owner:** McClure Road Development Ltd., Inc.No. BC1284976

**Address:** 634 McClure Road      **Applicant:** Urban Options Planning Corp.

**Subject:** Development Variance Permit Application

**Existing OCP Designation:** S-RES – Suburban Residential

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

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## 1.0 Recommendation

THAT final adoption of Rezoning Bylaw No. 12370 be considered by Council;

AND THAT Council authorize the issuance of Development Variance Permit No. DVP22-0026 for Lot 13 District Lot 357 SDYD Plan 18280, located at 634 McClure Road, Kelowna, BC;

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

**Section 13.6.5(a): RU6 – Two Dwelling Housing, Subdivision Regulations**

To vary the required lot width from 18.0m required to 17.67m 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 required lot width from 18.0m required to 17.67m proposed to facilitate a two-lot subdivision.

## 2.0 Development Planning

Staff support the proposed Development Variance Permit application to vary the required lot width from 18.0m required to 17.67m proposed. The property is zoned RU6 – Two Dwelling Housing and both proposed lots meet the minimum 700m<sup>2</sup>. Since the required density is being met, Staff believe the proposed lot width is wide enough to support two dwellings on each proposed lot. If the property is successfully subdivided, the

owners would then be able to apply for a Building Permit, where the minimum parking, setbacks, drive aisle and other development regulations would be required to be met.

**3.0 Proposal**

**3.1 Project Description**

The Development Variance Permit Application is to vary the required lot width in order to facilitate a two-lot subdivision. The variance would be to the lot width from 18.0m to 17.67m, which is required in order to subdivide the subject property. The property is zoned RU6 – Two Dwelling Housing, so if successful, two dwellings would be permitted on each lot.

**3.2 Site Context**

The subject property is in the North Mission – Crawford OCP Sector and is within the Permanent Growth Boundary. The surrounding area is primarily zoned RU1 – Large Lot Housing, RU2 – Medium Lot Housing and RU6 – Two Dwelling Housing. In addition, the surrounding area has the Future Land Use Designation of S-RES – Suburban Residential.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU2 – Medium Lot Housing	Single-Family Dwelling
East	RU1 – Large Lot Housing	Single-Family Dwelling
South	RU6 – Two Dwelling Housing	Duplex
West	RU1 – Large Lot Housing	Single-Family Dwelling

**Subject Property Map: 634 McClure Road**



3.3 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RU6 ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Min. Lot Area	700.0m <sup>2</sup>	700.8m <sup>2</sup> (Lot 1) / 701.0m <sup>2</sup> (Lot 2)
Min. Lot Width	18.0m	17.67m <span style="color: red;">●</span>
Min. Lot Depth	30.0m	39.6m
● Indicates a requested variance to Section 13.6.5a – Subdivision Regulations		

4.0 **Current Development Policies**

Objective 7.2 Design Suburban Neighbourhoods to be low impact, context sensitive and adaptable	
Policy 7.2.1 Ground Oriented Housing	Consider a range of low-density ground-oriented housing development to improve housing diversity and affordability to reduce the overall urban footprint of Suburban Neighbourhoods. Focus more intensive ground-oriented housing where it is in close proximity to small scale commercial services, amenities like schools and parks, existing transit service and/or transportation facilities
	<i>The proposed development is ground-oriented housing.</i>

5.0 **Application Chronology**

Date of Application Received: January 31<sup>st</sup>, 2022

Date Public Consultation Completed: February 15, 2022

**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 DVP22-0026

Schedule A: Proposed Subdivision Plan

Attachment B: Applicant’s Rationale

Attachment C: Proposed Building Design