

# REPORT TO COUNCIL



**Date:** September 20<sup>th</sup>, 2022

**To:** Council

**From:** City Manager

**Department:** Development Planning

**Application:** DVP22-0114

**Owner:** Genevieve Schulz & Nicolas Schulz

**Address:** 200 Cariboo Road

**Applicant:** Urban Options Planning Corp. – Jack Pawsey

**Subject:** Development Variance Permit

**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. DVP22-0114 for Lot A Section 4 Township 23 ODYD Plan EPP85121, located at 200 Cariboo Road, Kelowna, BC;

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

**Section 13.6.6(h): RU6 – Two Dwelling Housing, Development Regulations**

To vary the required minimum rear yard from 7.5 m permitted to 4.5 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.

### Purpose

To issue a Development Variance Permit to vary the rear yard setback to facilitate the development of two-dwelling housing.

## 2.0 Development Planning

Staff recommend support for the Development Variance Permit to vary the rear yard setback from 7.5 m to 4.5 m. The subject property is zoned RU6 – Two Dwelling Housing and has an Official Community Plan (OCP) Future Land Use Designation of C-NHD – Core Area Neighbourhood and is within the City's Permanent Growth Boundary (PGB). As such, the proposed Variance Permit conforms to the 2040 Official Community Plan's (OCP) objectives.

**3.0 Proposal**

**3.1 Project Description**

The subject property, zoned RU6 – Two Dwelling Housing, is currently vacant. The issuance of this Development Variance Permit will facilitate the development of two-dwelling housing. All other regulations as per the RU6 – Two Dwelling Housing zone will be met. The lot area is 800.3 m<sup>2</sup>, which meets the minimum area for a corner lot in this zone.

**3.2 Site Context**

The subject property is located on the corner of Cross Road and Cariboo Road. It is in close proximity to Glenmore Road (designated as a Transit Supportive Corridor) and North Glenmore Elementary School. The surrounding area is zoned RU6 – Two Dwelling Housing and RR3 – Rural Residential 3. The property has a Future Land Use Designation of C-NHD – Core Area Neighbourhood and is within the City’s Permanent Growth Boundary (PGB).

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU6 – Two Dwelling Housing	Single Family Dwelling
East	RR3 – Rural Residential 3	Single Family Dwelling
South	RR3 – Rural Residential 3	Single Family Dwelling
West	RR3 – Rural Residential 3	Single Family Dwelling

**Subject Property Map:**



3.3 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RU6 ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Min. Lot Area	800 m <sup>2</sup>	800.3 m <sup>2</sup>
Min. Lot Width	20.0 m	20.89 m
Min. Lot Depth	30.0 m	38.25 m
Development Regulations		
Max. Site Coverage (buildings)	40%	35%
Max. Site Coverage (buildings, parking, driveways)	50%	50%
Max. Height	9.5 m or 2.5 storeys	9.5 m
Min. Front Yard	4.5 m	4.5 m
Min. Side Yard (south)	4.5 m	4.54 m
Min. Side Yard (north)	4.5 m	4.6 m
Min. Rear Yard	7.5 m	4.5 m <span style="color: red;">❶</span>
Other Regulations		
Min. Parking Requirements	4	4
Min. Private Open Space	30 m <sup>2</sup>	80 m <sup>2</sup>
<span style="color: red;">❶</span> Indicates a requested variance to the minimum rear yard		

4.0 **Current Development Policies**

4.1 Kelowna Official Community Plan (OCP)

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 and 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 active transportation facilities.  <i>The proposed variance will support the development of ground-oriented housing to increase the housing availability in the neighbourhood.</i>
Objective 7.6 Support a variety of low-density housing	
Policy 7.6.1 Family-friendly multi-unit housing	Encourage multi-unit developments near schools to include a variety of unit sizes, including three or more bedrooms.  <i>Increasing the amount of two dwelling housing in close proximity to North Glenmore Elementary.</i>

5.0 **Application Chronology**

Date of Application Received: May 17<sup>th</sup>, 2022  
 Date Public Consultation Completed: July 8<sup>th</sup>, 2022

**Report prepared by:** Breanna Sartori, 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 DVP22-0114

Schedule A: Site Plan

Attachment B: Applicant Rationale