

# REPORT TO COUNCIL



**Date:** August 23<sup>rd</sup>, 2022

**To:** Council

**From:** City Manager

**Department:** Development Planning

**Application:** DVP21-0202      **Owner:** Paul Benjamin Neufeld,  
Meghan Mary Neufeld and  
Pillar West Developments Inc.,  
Inc.No. BC1066488

**Address:** 442 Eldorado Rd      **Applicant:** Urban Options Planning Corp.

**Subject:** Development Variance Permit Application

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

**Existing Zone:** RU<sub>2</sub> – Medium Lot Housing

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## 1.0 Recommendation

THAT final adoption of Rezoning Bylaw No. 12303 be considered by Council;

AND THAT Council authorizes the issuance of Development Variance Permit No. DVP21-0202 for Lot 6 District Lot 167 ODYD Plan 10989, located at 442 Eldorado Rd, Kelowna, BC;

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

**Section 13.2.5(a): RU<sub>2</sub> – Medium Lot Housing, Subdivision Regulations**

To vary the required lot width from 15.0m required to 14.56m 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 15.0m required to 14.56m 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 15.0m required to 14.56m proposed. The property is zoned RU<sub>2</sub> – Medium Lot Housing and both proposed lots meet the minimum 400m<sup>2</sup> lot size. Since the required density is being met, Staff believe the proposed

lot width is wide enough to support a single-family dwelling on each lot, as corner lots require 2.0m more in width, than mid-block properties. 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 of proposed Lot B from 15.0m to 14.56m, which is required in order to subdivide the subject property. The property is zoned RU<sub>2</sub>, so if successful, one single-family dwelling would be permitted on each lot.

**3.2 Site Context**

The subject property is located in the North Mission – Crawford OCP Sector and is within the Permanent Growth Boundary (PGB). The surrounding area is largely zoned RU<sub>1</sub> – Large Lot Housing and RU<sub>2</sub> – Medium Lot Housing. The surrounding area almost entirely has the Future Land Use Designation of S – RES – Suburban – Residential.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU <sub>1</sub> – Large Lot Housing	Single-Family Dwelling
East	RU <sub>1</sub> – Large Lot Housing	Single-Family Dwelling
South	RU <sub>1</sub> – Large Lot Housing	Single-Family Dwelling
West	RU <sub>1</sub> – Large Lot Housing	Single-Family Dwelling

**Subject Property Map: 442 Eldorado Rd**



3.3 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RU <sub>2</sub> ZONE REQUIREMENTS	PROPOSAL
Subdivision Regulations		
Min. Lot Area	400m <sup>2</sup>	444.3m <sup>2</sup> (Lot A) / 497.8m <sup>2</sup> (Lot B)
Min. Lot Width	13.0m / 15.0m (corner lot)	13.0m (Lot A) / 14.56m (Lot B)
Min. Lot Depth	30.0m	34.176m
● Indicates a requested variance to Section 13.2.5a – 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: August 25<sup>th</sup>, 2021  
 Date Public Consultation Completed: September 14<sup>th</sup>, 2021

**Report prepared by:** Tyler Caswell, Planner  
**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 DVP21-0202  
 Schedule A: Proposed Subdivision Plan  
 Attachment B: Applicant’s Rationale