

REPORT TO COUNCIL



Date: November 17, 2015

RIM No. 0940-50

To: City Manager

From: Community Planning Department (LB)

Application: DVP15-0217 **Owner:** Michael David Young and
Suzan Elizabeth Wood-Young

Address: 799 McClure Road **Applicant:** Michael Young and Suzan
Wood-Young

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. DVP15-0217 for Lot 5, District Lot 357, ODYD, Plan 17105, located at 799 McClure 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(e): RU1 - Large Lot Housing Development Regulations

To vary the required minimum rear yard from 7.5 m permitted to 4.8 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 rear yard on the subject property to facilitate a two lot subdivision.

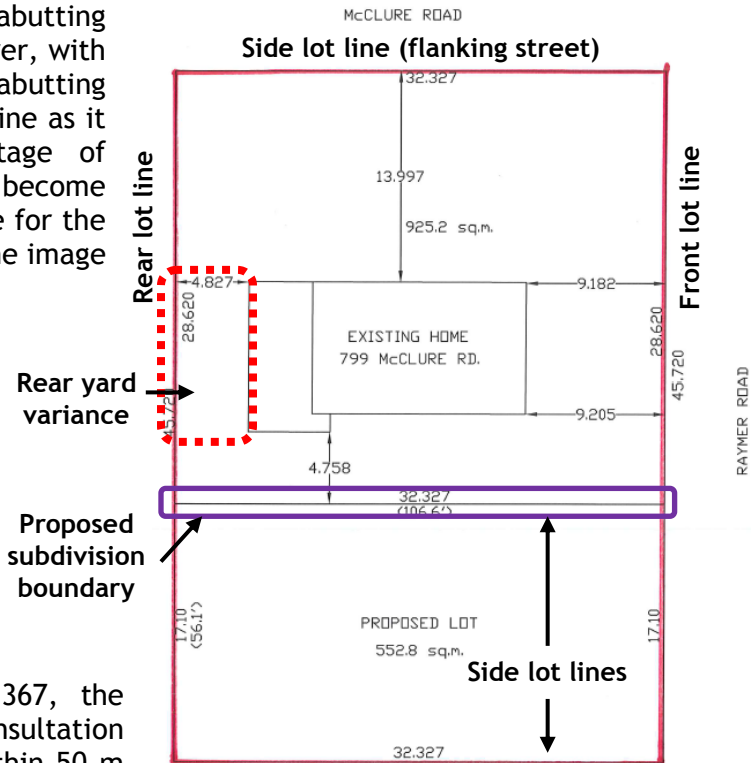
3.0 Community Planning

Community Planning Staff supports the requested variance to reduce the minimum rear yard from 7.5 m permitted to 4.8 m proposed. The variance will facilitate a two lot subdivision where the south portion of the existing property will be subdivided to create a new residential lot under the RU1 zone. The existing house on the north portion of the property is to be retained.

With the current property, the lot line abutting McClure Road is the front lot line; however, with the proposed subdivision, the lot line abutting Raymer Road will become the front lot line as it will have the narrower street frontage of 28.6 m. Therefore, the west lot line will become the rear lot line and a rear yard variance for the existing house is required, as shown in the image to the right.

Functionally, the west portion of the property will continue to act as a side yard adjacent to the driveway on 789 McClure Road. The south portion of the property will continue to act as a rear yard even though it will, by definition, be a side yard. The south side yard setback is 4.8 m and provides a reasonable amount of yard space and buffer to the proposed lot to the south.

In fulfillment of Council Policy No. 367, the applicant completed neighbourhood consultation by individually contacting properties within 50 m of the subject property. No concerns were raised during this consultation. At the time of writing, Staff has not been contacted with any questions or concerns.



4.0 Proposal

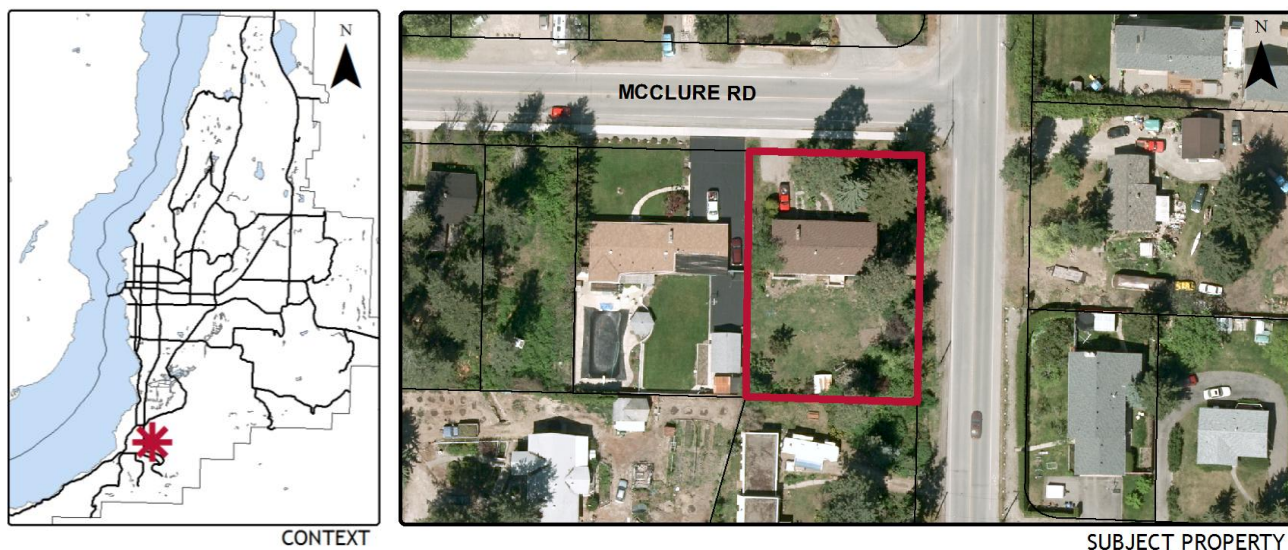
4.1 Site Context

The subject property is located at the southwest corner of the intersection of McClure Road and Raymer Road in the City's North Mission - Crawford Sector. It is within the Permanent Growth Boundary and the Official Community Plan Future Land Use designation is S2RES - Single / Two Unit Residential. The surrounding area is characterized by single dwelling residential 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: 799 McClure Road



4.2 Zoning Analysis Table

Zoning Analysis Table			
CRITERIA	RU1 ZONE REQUIREMENTS	PROPOSED NORTH LOT	PROPOSED SOUTH LOT
Subdivision Regulations			
Minimum Lot Area	550 m ²	925.2 m ²	552.8 m ²
Minimum Lot Width	17.0 m	28.6 m	17.1 m
Minimum Lot Depth	30.0 m	32.3 m	32.3 m
Development Regulations			
Maximum Site Coverage (buildings)	40%	Meets requirements	n/a
Maximum Site Coverage (buildings, driveways and parking)	50%	Meets requirements	n/a
Minimum Front Yard	4.5 m or 6.0 m to garage or carport	9.2 m	n/a
Minimum Side Yard (north)	4.5 m	14.0 m	n/a
Minimum Side Yard (south)	2.0 m	4.8 m	n/a
Minimum Rear Yard	7.5 m	4.8 m ①	n/a
① Indicates a requested variance to reduce the minimum rear yard from 7.5 m required to 4.8 m proposed.			

5.0 Technical Comments

5.1 Building & Permitting Department

- No comments.

5.2 Development Engineering Department

- See attached memorandum, dated September 30, 2015.

6.0 Application Chronology

Date of Application Received: September 11, 2015
Date Public Consultation Completed: October 7, 2015

Report prepared by:

Laura Bentley, Planner

Reviewed by: ☐ Terry Barton, Urban Planning Manager

Approved for Inclusion: ☐ Ryan Smith, Community Planning Department Manager

Attachments:

Subject Property Map
City of Kelowna Memorandum
Draft Development Variance Permit No. DVP15-0217
Schedule "A"