

REPORT TO COUNCIL



Date: April 25, 2017

RIM No. 0940-00

To: City Manager

From: Community Planning Department (TB)

Application: DVP17-0020

Owner: Sally Theresa Rose

Address: 664 Roanoke Avenue

Applicant: Sally Rose

Subject: Development Variance Permit

Existing OCP Designation: S2RES – Single/Two Unit Residential

Existing Zone: RU6 – Two Dwelling Housing

1.0 Recommendation

THAT Council authorizes the issuance of Development Variance Permit No. DVP17-0020 for Lot 23, Block 9, DL9, ODYD, Plan 1306, located at 664 Roanoke Avenue, Kelowna, BC;

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

Section 13.6.6(G): RU6 – Two Dwelling Housing Development Regulations

To vary the required minimum east side yard from 2.0 m permitted to 1.8 m proposed.

Section 13.6.6(G): RU6 – Two Dwelling Housing Development Regulations

To vary the required minimum west side yard from 2.0 m permitted to 1.76 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 side yard setbacks on the subject property to allow for an addition to a single family dwelling with existing non-conforming side yard setbacks.

3.0 Community Planning

Community Planning supports the requested variances to the side yard set-backs to allow for an addition on the existing non-conforming single family dwelling. The variances are not anticipated to have a negative effect on the adjacent properties.

4.0 Proposal

4.1 Background

The existing single family dwelling is a single storey bungalow constructed in 1948. The dwelling has existing non-conforming side yards on the east and west sides since the current zoning bylaw was adopted.

4.2 Project Description

The proposed addition to the existing dwelling is located on the rear of the property and is single storey. The addition will allow for an expansion of the master bedroom, living room, and kitchen. The height and size of the addition keeps with the character of the existing home and the surrounding neighbourhood. To accommodate the addition, the applicant has requested a side yard variance to the east and west sides to match up with the current non-conforming dwelling. The east side yard variance is from 2.0 m required to 1.8m proposed, and the west side variance is from 2.0m required to 1.76m proposed.

No additional windows are proposed on the east and west sides of the addition, therefore impact on adjacent properties will be minimal, and privacy will be maintained between the properties.

4.3 Site Context

The subject property is located in the Central City Sector, west of Richter Street and east of Ellis Street. It is located in a neighbourhood that was previously known as Knox Mountain Character Neighbourhood.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU6 – Two Dwelling Housing	Residential
East	RU6 – Two Dwelling Housing	Residential
South	RU6 – Two Dwelling Housing	Residential
West	RU6 – Two Dwelling Housing	Residential

Subject Property Map: 664 Roanoke Avenue

4.4 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RU6 ZONE REQUIREMENTS	PROPOSAL
Development Regulations		
Height	9.5 m	4.6 m
Front Yard	4.5 m	6.8 m
Side Yard (east)	2.0 m	1.8 m ❶
Side Yard (west)	2.0 m	1.76 m ❷
Rear Yard	7.5 m	14.97 m
Other Regulations		
❶ Indicates a requested variance to the east side yard from 2.0m required to 1.8m proposed.		
❷ Indicates a requested variance to the west side yard from 2.0m required to 1.76m proposed.		

5.0 **Technical Comments**5.1 Building & Permitting Department

- Full Plan check for Building Code related issues will be done at time of Building Permit applications.

5.2 Development Engineering Department

- This application to allow an addition to a house with existing non-conforming side yard setback does not compromise any municipal services.

6.0 **Application Chronology**

Date of Application Received: January 27, 2017

Date of Neighbourhood Notification: March 3-6, 2017

Report prepared by: Trisa Brandt, Planner I

Reviewed by: Terry Barton, Urban Planning Manager

Approved for Inclusion: Ryan Smith, Community Planning Department Manager

Attachments:

Draft Development Variance Permit DVP17-0020

Schedule "A": Site Plan, Floor Plans, and Elevations