REPORT TO COUNCIL

Date:	August 15, 2017		
RIM No.	0940-00		
To:	City Manager		
From:	Community Planning Department (EW)		
Application:	DVP17-0094	**Owner:**	Chris Peter Busch
Address:	520 Stanley Cr	**Applicant:**	Lonewolf Homes Ltd.
Subject:	Development Variance Permit		
Existing OCP Designation:	S2RES – Single/ Two Unit Residential		
Existing Zone:	RR2 – Rural Residential 2		

1.0 Recommendation

THAT Council authorizes the issuance of Development Variance Permit No. DVP17-0094 for Lot 13 Section 24 Township 28 SDYD Plan 21834, located at 520 Stanley Cr, Kelowna, BC to allow the construction of a detached garage:

AND THAT a variance to the following section of Zoning Bylaw No. 8000 be granted, as shown on Schedule "A":

> Section 6.5.8(a): Accessory Development
>
> To vary the minimum front yard setback for a detached garage from 12.0m permitted to 7.0m 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 front yard setback for a detached garage from 12.0m permitted to 7.0m proposed on the subject property.

3.0 Community Planning

Staff support the variance to reduce the front yard setback from 12.0m to 7.0m for the proposed detached garage. A Natural Gas Right-of-Way covers almost 60% of the subject property and runs along the rear of the lot not permitting any building within it. The remaining, developable portion of the lot is the 40% fronting Stanley Cr. where the detached garage is proposed. No neighbourhood impacts are anticipated with the proposed location of the detached garage.

To fulfill the requirements of Council Policy No. 367, the applicant submitted a neighbour consultation summary form on June 27, 2017 outlining that neighbours within 50 m of the subject property were notified.

4.0 Proposal

4.1 Project Description

The applicant proposes the construction of a detached garage on the subject property. The two-car garage has a proposed front yard setback of 7.0m, which requires a variance. The location of a Natural Gas Right-of-Way along the rear of the property reduces the developable area of the lot significantly and pushes any new development to the front portion of the property.

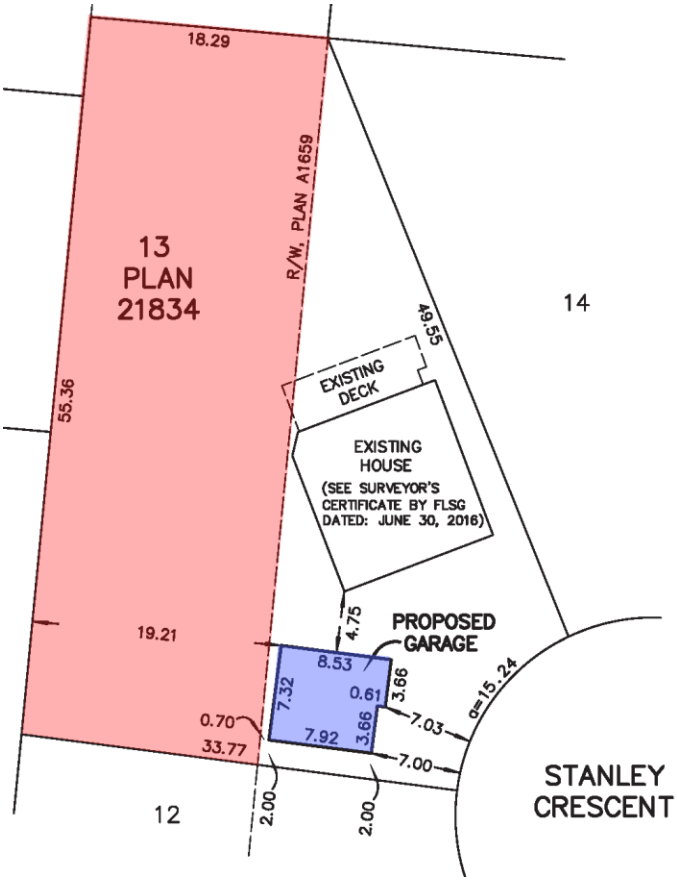

Figure 1. Location of the proposed garage shown in blue and the Natural Gas Right-of-Way shown in red.

4.2 Site Context

The 1740 m² property is in the Southwest Mission city sector, east of Chute Lake Cr.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RR2 – Rural Residential 2	Residential
East	RR2 – Rural Residential 2	Residential
South	RR2 – Rural Residential 2	Residential
West	RR2 – Rural Residential 2	Residential

Subject Property Map: 520 Stanley Cr

4.3 Zoning Analysis Table

While the property is zoned RR2 – Rural Residential 2, the property will be developed in accordance with the provisions and regulations of the RU1 – Large Lot Housing Zone as per Section 1.7.1 of the Zoning Bylaw.[1]

Zoning Analysis Table		
CRITERIA	**RU1 ZONE REQUIREMENTS**	**PROPOSAL**
Existing Lot		
Lot Area	550m^2	1740m^2
Lot Width	16.5.0m	15.24m
Lot Depth	30.0m	33.77m
RU1 Zone Development Regulations		
Maximum Site Coverage	40%	12.4%
Accessory Building Regulations		
Maximum Site Coverage	14%	3.5%
Maximum Area	90m^2	60.2m^2
Maximum Building Height	4.5 m	3.86m

[1] S.1.7.1 Zoning Bylaw No. 8000: Rural Residential lots less than 0.2ha, which existed prior to August 10, 1976, shall be developed in accordance with the provisions and regulations of the RU1 zone.

Accessory Building Regulations		
Front Yard	12.0m	7.0m ❶
Side Yard (south)	1.2m	2.0m
Side Yard (north)	1.2m	>10.0m
Rear Yard	1.5m	19.21m
❶ Indicates a requested variance to the front yard setback from 12.0m required to 7.0m 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

- See attached memorandum dated May 9, 2017.

5.3 FortisBC - Electric

- There are no FortisBC Inc (Electric) primary distribution facilities adjacent to the subject property. The current structures on the subject property appear to be serviced from secondary overhead in Stanley Crescent. Depending on the applicant's service requirements to the proposed garage, extension work may be required, the cost of which may be significant. The applicant is responsible for costs associated with any change to the subject property's existing service, if any, as well as the provision of appropriate land rights where required.
- Otherwise, FBC(E) has no concerns with this circulation.

6.0 Application Chronology

Date of Application Received: April 3, 2017
Date Public Consultation Completed: June 27, 2017

Report prepared by: Emily Williamson, Planner
Reviewed by: Terry Barton, Urban Planning Manager
Approved for Inclusion: Ryan Smith, Community Planning Department Manager

Attachments:

Attachment 'A" – Development Engineering Memorandum dated May 9, 2017
Draft DVP17-0094