

REPORT TO COUNCIL



Date: August 15, 2017

RIM No. 0940-01

To: City Manager

From: Community Planning Department (TB)

Application: DVP17-0103

Owner: Janice Lee Mosychuk

Address: 2206 Woodlawn Street

Applicant: Urban Options Planning & Permits

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. DVP17-0103 for Lot 3, District Lot 136, ODYD, Plan 3238, located at 2206 Woodlawn Street, Kelowna, BC, subject to the following;

1. The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A,"

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

Section 13.6.6(j): Two Dwelling Housing Development Regulations

To vary the minimum distance between two single detached housing units from 4.5m required to 2.15m 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 distance between two single detached housing units from 4.5m required to 2.15m proposed on the subject property.

3.0 Community Planning

Community Planning recommends support for the requested variance to reduce the minimum distance between two single detached housing units from 4.5m required to 2.15m proposed. The variance does not

impact site coverage or have a negative effect on adjacent properties. The purpose of the variance is to maximize internal floor area to create 3 bedroom units, a type of housing that is in high demand currently in Kelowna.

Materials with high fire suppression are proposed for the walls facing each building, and there are no proposed glazed openings in order to comply with BC Building Code. Finally, the variance is comparable to the nearby RU7 – Sensitive Infill Housing zone which allows a 2.0m setback between two single detached housing units.

4.0 Proposal

4.1 Background

The subject property has a single family dwelling and accessory building that will be removed as a function of this development. The property is one of two on this street that meet the requirements for a full second dwelling on the RU6 – Two Dwelling Housing lot (i.e. min. 18.0 metre lot width) rather than being restricted to a carriage house.

4.2 Project Description

The applicant has proposed to construct two single detached housing units in a modern west-coast contemporary style. The proposed dwellings meet all setback, site coverage, parking, and private outdoor space requirements. The variance requested is to allow the two single detached housing units to be located 2.15m apart where the zoning bylaw requires 4.5m minimum separation distance.

The applicant has designed the housing units with high fire suppression building materials in order to conform to the BC Building Code and eliminate any fire risk. In addition, no glazed openings are proposed on the walls between the two units. The reduced distance allows the applicant to maximize the internal space in each unit, providing for a liveable 3-bedroom unit. This type of housing stock is currently in high demand in Kelowna. The units are ground oriented walk-ups with large patios and balconies, and all parking is located off the lane.

There will be minimal impact to any adjacent neighbours as the variance does not affect the side yard setbacks. The height is respectful of the neighbours at 2 storeys tall rather than the maximum 2 ½ storeys, and it steps down toward the adjacent property lines. This type of application no longer requires a Development Permit for the form and character of the single detached housing units.

4.3 Site Context

The subject property is located on the west side of Woodlawn Street off of Glenwood Avenue. The neighbourhood is considered in the Central City Sector and is in close proximity to Cameron Park, the future Ethel Street Active Transportation Corridor and Kelowna General Hospital.

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: 2206 Woodlawn Street



4.4 Zoning Analysis Table

| Zoning Analysis Table | | |
|---|---------------------------|--|
| CRITERIA | RU6 ZONE REQUIREMENTS | PROPOSAL |
| Existing Lot/Subdivision Regulations | | |
| Lot Area | 700 m ² | 890m ² |
| Site Coverage of Building(s) (area/%) | 40% | 26.25% |
| Site Coverage Building(s), Driveway(s) and parking (%) | 50% | 28% |
| Development Regulations | | |
| Building Height (m) | 9.5m / 2 ½ storeys | 7.9m / 2 storeys |
| Front yard | 4.5m | South bldg.: 6.4m North bldg.: 4.877m |
| Side Yard (south) | 2.3m | 2.37m |
| Side Yard (north) | 2.3m | 2.37m |
| Rear Yard | 7.5m | South Bldg.: 16.6m North Bldg.: 18.1m |
| Other Regulations | | |
| Minimum Parking Requirements | 4 stalls | 4 stalls |
| Private open space | 30m ² per unit | Greater than 30m ² per unit |
| Distance between dwellings | 4.5m | 2.15m ❶ |
| ❶ Indicates a requested variance to reduce the distance between dwellings from 4.5m required to 2.15m proposed. | | |

5.0 Technical Comments

5.1 Building & Permitting Department

- Development Cost Charges (DCC's) are required to be paid prior to issuance of any Building Permits.
- Full Plan check for Building Code related issues will be done at time of Building Permit applications.
- This property falls within a defined flood plain area and compliance is required to Mill Creek Bylaw No. 10248 or alternative approval from the subdivision approving officer as per section 5.3 of the bylaw is required prior to issuance of any building permits.

5.2 Development Engineering Department

- Variance does not compromise municipal services

6.0 Application Chronology

Date of Application Received: April 10, 2017

Date Public Consultation Completed: June 6, 2017

Report Prepared by: Trisa Brandt, Planner

Reviewed by: Terry Barton, Urban Planning Manager

Approved for Inclusion: Ryan Smith, Community Planning Department Manager

Attachments:

Site Plan

Conceptual Elevations

Floor Plan

Draft Development Variance Permit DVP17-0103

Schedule "A": Site Plan