

REPORT TO COUNCIL



Date: September 19, 2017

RIM No. 0940-50

To: City Manager

From: Community Planning Department (LK)

Application: DVP17-0148 **Owner:** Angelo Kokonas

Address: 671 Ellis Street **Applicant:** Angelo Kokonas

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. DVP17-0148 for Lot A District Lot 9 ODYD Plan EPP52340, located at 671 Ellis Street, Kelowna, BC;

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

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

To vary the required maximum site coverage from 40% permitted to 43.54% proposed;

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

To vary the required maximum lot coverage from 14% permitted to 15.18% 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 maximum site coverage of buildings on a parcel and to vary the maximum lot coverage to facilitate the development of an accessory building on the subject property.

3.0 Community Planning

Community Planning Staff are supportive of the two variances required to facilitate the construction of the accessory building on the subject property. The application meets the Official Community Plan (OCP) Future Land Use Designation of S2RES – Single/Two Unit Residential. The property is within the Permanent Growth Boundary in the Central City Sector of Kelowna, north of the downtown core.

Council Policy No. 367 with respect to public consultation was undertaken by the applicant and all neighbours within a 50m radius of the subject parcel.

4.0 Proposal

4.1 Project Description

The subject property was recently created through a two lot subdivision. The applicant is currently building a new single dwelling home on the parcel and is requesting two variances for the accessory building. The first is to the site coverage and the second is for the lot coverage area to allow for the development of a three-car garage on the parcel.

The proposed garage has an area of 73.11 m², but with the new dwelling being constructed, the maximum site coverage of both buildings is over by 17.05 m². This results in the site coverage variance request from 40% to 43.54%. With a parcel area of 481.6 m² and the 14% lot coverage maximum for accessory buildings, the proposed garage could be a maximum of 67.42 m² to comply with the development regulations. The applicant would like to build a garage that is 25' x 31.5', which results in an additional 5.69 m² area for the building. All other development regulations have been met for the siting and height of the building.

The applicant is asking for the two minor variances to provide a larger garage which will house three vehicles and allow for additional storage within the structure. While over-subscribing parking on-site continues the community's strong reliance of auto ownership and use, the north-end neighbourhood currently does not have all of the services and amenities to support viable alternative transportation options. In the short-term, the provision of 3 parking stalls on-site will benefit the neighbourhood by reducing this property's use of on-street parking and increase the supply of on-street parking by removing a driveway access onto Ellis Street. On-street parking is in demand in the area due to Sutherland Bay Park and its boat launch facility.

4.2 Site Context

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU6 – Two Dwelling Housing	Single Dwelling House
East	RU6 – Two Dwelling Housing	Single Dwelling House & Carriage House
South	RU6 – Two Dwelling Housing	Single Dwelling House
West	P3 – Parks and Open Space	Park / Beach

Subject Property Map: 671 Ellis Street



4.3 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RU6 ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Lot Area	400 m ²	481.6 m ²
Lot Width	13.0 m	14.4 m
Lot Depth	30 m	33.41 m
Development Regulations		
Maximum Site Coverage of Buildings	40%	43.54% ^①
Maximum Lot Coverage of Accessory Buildings	14%	15.18% ^②
Maximum Height	4.5 m	3.4 m
Height	m	m
Front Yard	1.2 m	2.81 m
Side Yard (south)	1.2 m	2.0 m
Side Yard (north)	1.2 m	1.5 m
Rear Yard	1.5 m	1.53 m
Other Regulations		
Minimum Parking Requirements	2 stalls	3 stalls
^① Indicates a requested variance to the allowed site coverage of buildings on a parcel from 40% maximum to 43.54%. ^② Indicates a requested variance to the allowed lot coverage of accessory buildings on a parcel from 14% maximum to 15.18%.		

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Development Process

Sensitive Infill.¹ Encourage new development or redevelopment in existing residential areas to be sensitive to or reflect the character of the neighbourhood with respect to building design, height and siting.

6.0 Technical Comments

6.1 Building & Permitting Department

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

6.2 Development Engineering Department

- Refer to attachment 'A'.

7.0 Application Chronology

Date of Application Received: June 23, 2017

Date Public Consultation Completed: July 17, 2017

Report Prepared by: Lydia Korolchuk, Planner

Reviewed by: Terry Barton, Urban Planning Manager

Approved for Inclusion: Ryan Smith, Community Planning Department Manager

Attachments:

Attachment A: Development Engineering Memorandum

Schedule A: Site Plan & Floor Plan

Schedule B: Conceptual Elevations

¹ City of Kelowna Official Community Plan, Policy 5.22.6 (Development Process Chapter).