



DEVELOPMENT SERVICES COUNCIL REPORT

To: Mayor and Council

Date: June 27, 2023

From: Paul Gipps, CAO

File No: DVP 23-06

Subject: **DVP 23-06, Development Variance Permit for 3696 Inverness Rd**

Report Prepared By: Cam Graham, Planner I

RECOMMENDATION to Consider and Resolve:

THAT Council authorize the issuance of a Development Variance Permit (DVP 23-06) for 3696 Inverness Road to vary S.3.19.1 of Zoning Bylaw No. 0265 to reduce the minimum parcel area required for a carriage house on an R1 property from 1100 m² to 1012 m² in accordance with the attached permit (Attachment 1).

STRATEGIC AREA(S) OF FOCUS

Pursue Economic Growth and Prosperity - We will work with stakeholders throughout the region to advocate for and support efforts aimed at helping West Kelowna businesses prosper. With a focus on the future, we will advance opportunities to expand our economy, increase employment, and develop the community in ways that contribute towards prosperity for all.

BACKGROUND

The subject property is in the Glenrosa neighbourhood near Webber Road Community Centre. The property is zoned Single Detached Residential (R1) and is surrounded by other single-family dwellings.

PROPERTY DETAILS			
Address	3696 Inverness Road		
PID	007-515-090		
Folio	36414732.146		
Lot Size	1016 m ²		
Owner	Cody and Jessica Beitel	Agent	N/A
Current Zoning	Single Detached Residential (R1)	Proposed Zoning	N/A
Current OCP	Single Family Residential	Proposed OCP	N/A
Current Use	Single Family Residential	Proposed Use	N/A

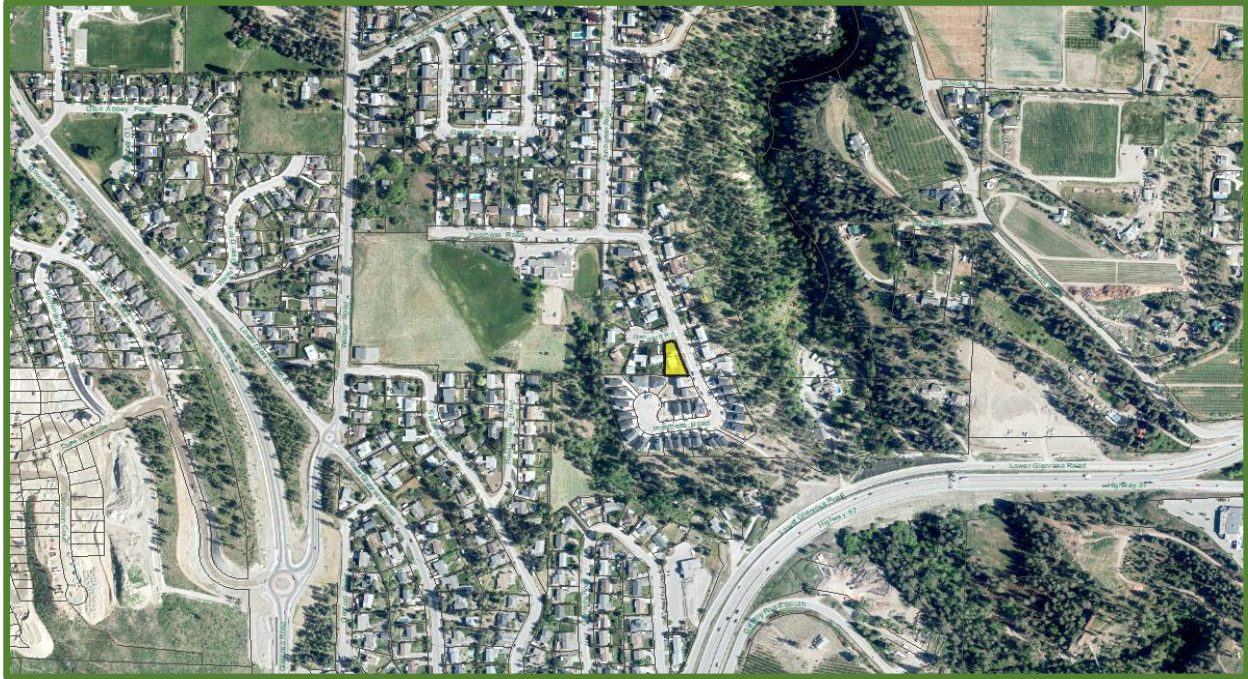
Development Permit Areas N/A

ADJACENT ZONING & LAND USES

N, E, S, W

Single Detached Residential (R1)

NEIGHBOURHOOD MAP



PROPERTY MAP



DISCUSSION

Proposal

The applicant is proposing to construct a two bedroom, single storey carriage house while maintaining the existing dwelling. The proposal requires a variance to the Zoning Bylaw to reduce the minimum parcel area required for a carriage house from 1100 m² to 1012 m².

Official Community Plan (OCP) No.0100

The OCP Single Family land use designation supports providing traditional single-family housing and more efficient compact housing forms for families. The OCP also includes support for infill development as a means of an efficient use of existing services.

Zoning Bylaw No.0265

The proposal meets Zoning Bylaw No. 0265 siting regulations for the property and no other variances have been requested (Figure 1). Development regulations will be reviewed as part of the building permit application. A detailed building design has not been completed, as the potential to construct the carriage house is dependent on the requested variance.

The applicant can meet the Bylaw requirements for off-street parking. The proposed two bedroom carriage house and existing dwelling require a total of four parking spaces. The applicant has demonstrated that the current driveway can accommodate the required parking (see



Figure 1: Site Plan



Figure 2: Current Parking Configuration

Figure 2); alternatively, additional parking may be accommodated within the final carriage house design.

Public Notification

In accordance with the Local Government Act, notification letters were sent to all property owners and their tenants within 100 m of the subject property. A Notice of Application sign was also installed on the property in accordance with the Development Application Procedures Bylaw No. 0260.

CONCLUSION

Staff recommend Council authorize issuance of the Development Variance Permit (DVP 23-06) based on the following rationale:

- The Official Community Plan promotes infill housing as an efficient use of existing services and more efficient compact housing forms for families;
- The property is well suited for an additional dwelling unit, given its location as a corner lot.
- Parking can be accommodated on site and the proposal is not anticipated to create negative impacts on the surrounding area; and
- All other applicable Zoning Bylaw requirements will be met.

Alternate Recommendation to Consider and Resolve:

1. **THAT** Council postpone consideration of the issuance of a Development Variance Permit (DVP 23-06) for 3696 Inverness Road to vary S.3.19.1 of Zoning Bylaw No. 0265 to reduce the minimum parcel coverage required for a carriage house on an R1 property from 1100 m² to 1012 m² in accordance with the attached permit.

Should Council postpone consideration of the requested variance, further Council direction to staff is requested.

2. **THAT** Council deny issuance of the Development Variance Permit (DVP 23-06)

Should Council deny the requested variance, the file will be closed. As per the City's Development Applications Procedures Bylaw No. 0260, the applicant may re-apply for a similar proposal a minimum six months after initial consideration.

REVIEWED BY

Chris Oliver, Planning Manager

Brent Magnan, Director of Development Approvals

Corinne Boback, Legislative Services Manager / Corporate Officer

APPROVED FOR THE AGENDA BY

Paul Gipps, CAO

Powerpoint: Yes ☒ No ☐

Attachments:

1. DVP 23-06