



COUNCIL REPORT

To: Paul Gipps, CAO

Date: September 8, 2020

From: Jayden Riley, Planner II

File No: DVP 20-11

Subject: **DVP 20-11; Development Variance Permit; 1449 Green Bay Road**

RECOMMENDATION

THAT Council support the issuance of a Development Variance Permit (DVP 20-11) for 1449 Green Bay Road to vary Zoning Bylaw No. 0154, S.13.2.5 (d) to increase the maximum building height from 12.0 m to 12.72 m in accordance with the attached permit.

STRATEGIC AREA(S) OF FOCUS

Economic Growth and Prosperity (Strategic Priorities 2020-2022)

BACKGROUND

The applicant is proposing to vary Zoning Bylaw No. 0154 to increase the maximum height of a proposed institutional building from 12.0 m to 12.72 m. The proposed building is intended to serve as the dining hall, and provide accommodation and meeting space to support the operations of the Green Bay Bible Campground.

PROPERTY DETAILS			
Address		1449 Green Bay Road	
PID		010-024-115	
Folio		36412270.000	
Lot Size		46,134 m ²	
Owner	Green Bay Bible Camp, Inc.	Agent	Jordan Hettinga
Current Zoning	Institutional and Assembly (P2)	Proposed Zoning	N/A
Current OCP	Institutional	Proposed OCP	N/A
Current Use	Campground	Proposed Use	N/A
Development Permit Areas	Sensitive Aquatic Ecosystem, Terrestrial		
Hazards	None		
Agricultural Land Reserve	None		

ADJACENT ZONING & LAND USES

North	^	Manufactured Home Park (RMP)
East	>	Compact Single Detached Residential (RC4)
West	<	Low Density Multiple Residential (R3)
South	v	Okanagan Lake

NEIGHBOURHOOD MAP



PROPERTY MAP



DISCUSSION

The applicant is requesting to vary Zoning Bylaw No. 0154 to increase the maximum height of an institutional building from 12.0 m to 12.72 m (*Figure 1*). The applicant's rationale for the height increase is to allow for mechanical equipment to be housed within the roof structure as opposed to having it located atop a flat roof at the 12 m height.

The proposed building is located in the south west corner of the property and is intended to support activities related to the Green Bay Bible Campground, such as dining, accommodation, and meeting space. Aside from the height variance, no other variances are required to accommodate the development, as proposed.



Figure 1: Proposed Height Variance

According to the site plan (*Figure 2*), the proposed building is intended to meet the siting regulations of the P2 Zone, including the 3.0 m minimum interior side setback. In its proposed location, the building is adjacent to a number of residences located on the east side of the adjacent residential development, “The Waterfront”. It is noted that although the proximity of the building will impact the adjacent property, the impacts are not directly related to the proposed height variance and the incremental impact is not expected to be significant given the 0.72 m increase to the otherwise permitted 12 m maximum building height. For context, The Waterfront’s residential buildings are within a Low Density Multiple Residential (R3) Zone and 10.63 m in height.

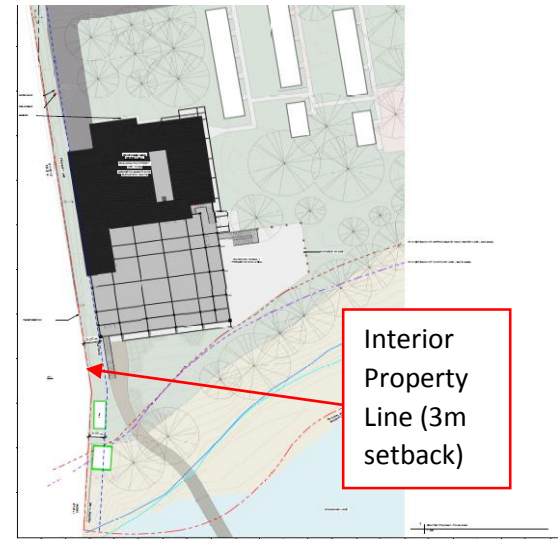


Figure 2: Site Plan

The below building elevation (*Figure 3*) shows the west façade, which is proposed to face the adjacent property, “The Waterfront”, with the stairs fronting the lake side of the property (south).

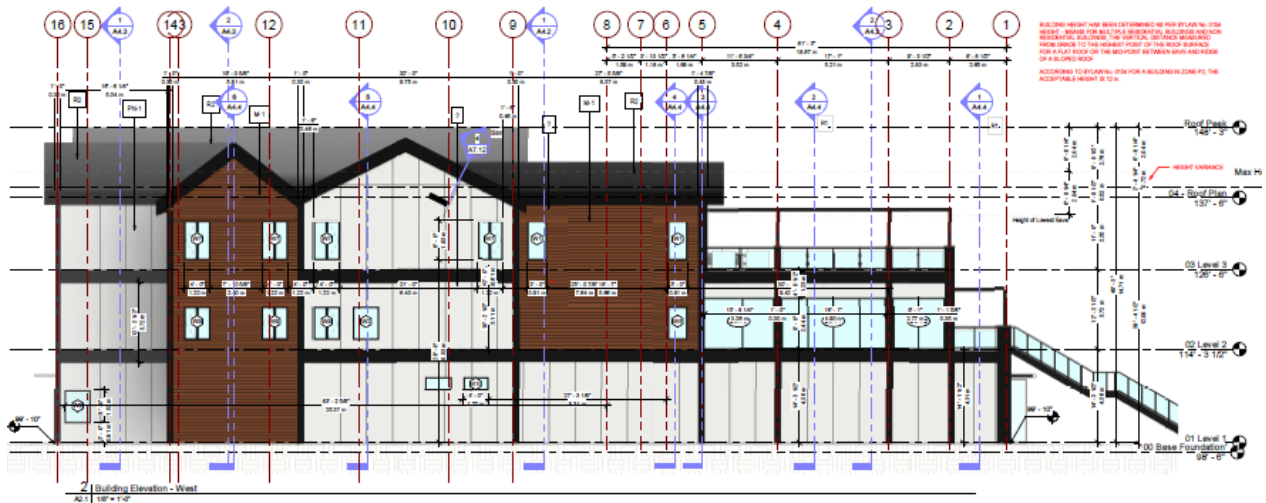


Figure 3: West Elevation (facing adjacent development, “The Waterfront”)

Legislative Requirements

Section 498 of the *Local Government Act* gives Council the authority to issue a Development Variance permit that varies, in respect of the land covered in the permit, the provisions of the Zoning Bylaw.

Official Community Plan Bylaw No. 0100

The subject property falls within the City’s Institutional Land Use Designation, which is intended to provide for institutional uses that support governance, health, culture, and learning.

The property is also subject to an Aquatic and Terrestrial Development Permit Area. A Development Permit was issued in 2019 under DP 19-02, which permitted the removal of six (6) existing structures and the construction of a single structure (i.e. the subject building). It is noted that Institutional development does not require a development permit for form and character, and no further approvals from Council will be required.

Zoning Bylaw No. 0154

The subject property is zoned Institutional and Assembly (P2), which is intended to support institutional, administrative and associated uses. The proposed institutional building meets the siting and development regulations of the P2 Zone, apart from the maximum permitted height (12 m), which is measured from grade to the mid-point of a sloping roof for institutional buildings. The setback from the adjacent Waterfront development is 3.0 m in accordance with the bylaw.

Public Submissions

In accordance with the *Local Government Act*, 206 notifications letters were sent to all property owners and their tenants within 100 meters of the subject property (*Attachment 3*) and a notice of application sign has been placed on the subject property in accordance with the Development Application Procedures Bylaw No. 0260. At the time of writing this report, no submissions have been received.

CONCLUSION

The recommended motion is based on the following:

- The proposed variance to increase the building height an additional 0.72 m is not anticipated to have a significant incremental impact to adjacent properties from the otherwise permitted 12 m maximum building height; and
- The proposed building otherwise conforms to the siting and development regulations of the P2 Zone.

Alternate Motions:

Alternate 1 – Postpone Consideration

THAT Council postpone the issuance of a Development Variance Permit (DVP 20-11) for 1449 Green Bay Road to vary Zoning Bylaw No. 0154, S.13.2.5 (d) to increase the maximum building height from 12.0 m to 12.72 m.

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

Alternate 2 – Deny Application

THAT Council deny the issuance of a Development Variance Permit (DVP 20-11) for 1449 Green Bay Road to vary Zoning Bylaw No. 0154, S.13.2.5 (d) to increase the maximum building height from 12.0 m to 12.72 m.

Should Council deny the requested variance, the file will be closed. As per the City's Development Application Procedures Bylaw no. 0260, the applicant could re-apply for a similar proposal 6 months after initial Council consideration.

REVIEWED BY

Brent Magnan, Planning Manager

Mark Koch, Director of Development Services

APPROVED FOR THE AGENDA BY

Paul Gipps, CAO

Powerpoint: Yes ☒ No ☐

Attachments:

1. Site Plan
2. Building Elevations
3. Public Notification Area Map
4. Development Variance Permit (DVP 20-11)