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CITY OF WEST KELOWNA
PLANNING DEPARTMENT

ATTACHMENT: 2

FILE NO.: DVP 21-01



February 25, 2021
Our File: 17020

City of West Kelowna
2760 Cameron Road
West Kelowna, BC
V1Z 2T6

Attention: Carla Eaton, Planner III

Dear Ma'am:

Re: Rationale for Development Variance Permit Application – Revision 2

Naturally, hillside development tends to result in lot sizes and buildable areas that are smaller due to the steepness of the natural slopes. Maximum design grades of 50% quickly use up a large portion of the lots and these slopes are then typically covenanted by the City as no build, no disturb areas.

In the case of the 33-lot development at 2802 Smith Creek Road, lots were left with 20-23m of flat space on the south side of Copper Ridge Drive and 23-26m of flat space on the north side of Copper Ridge Drive. With 6m of this depth being taken up by a front yard building setback, it leaves very shallow buildable areas as low as 14-17m. In coordination with a local house designer, the average house depths that builders are looking for are approximately 18.5m deep. This obviously does not fit within the buildable areas available for most of these lots and if it does, it leaves very little room for any rear yard space. It introduces the need for a custom house design which gets expensive for buyers. This is the issue that the developer is facing and has been informed of by buyers in the early stages of presales.

To help this situation, substantial retaining walls could have been built, but walls have often been considered unattractive and are very costly. As a comparison, the City of Kelowna and City of Vernon helps these types of situations by allowing a reduced front yard setback for hillside developments. For this type of development, the City of Kelowna's zoning bylaw permits a 3 m front yard setback or 6 m setback measured from the curb or sidewalk. Furthermore, the same local house designer that is mentioned above is aware of a hillside development in Peachland that was struggling with the same issues. In that case, Peachland had no objections to granting a variance in

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line with the City of Kelowna bylaw and what is being requested herein. A visual example of how this variance benefits Lot 17 is also attached.

As the front yard setback currently stands, driveways for the south lots will be 10.6 m (34.8 ft) long and the north lots will be 9.1m (29.9 ft) long. This is mostly the front yard setback, but also the additional servicing width that BC Hydro requires in the road boulevard. If this variance is of the front yard setback to 3.5m is approved, driveways will still be 8.1m for the south and 6.6m for the north, and both are larger than a common parking stall depth.

It is our hope that the benefit this variance will provide is very apparent while still maintaining a typical driveway depth. If so, it is encouraged that in addition to this variance, the City consider permanently adopting hillside front yard setbacks into their zoning bylaw to mitigate the need for future variance applications.

Thank you for your time in considering this development variance request. Should you have any questions or require anything further do not hesitate to contact our office.

Sincerely,

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Kyle C. Lorincz, P.Eng.

Encl.