
CITY OF KELOWNA
MEMORANDUM

Date: May 31, 2001
File No.: DVP01-10,024

To: City Manager

From: Planning & Development Services Department

Subject:

DEVELOPMENT VARIANCE PERMIT
APPLICATION NO. 01-10,024

OWNER: 369736 BC LTD., R265
ENTERPRISES LTD., EMIL
ANDERSON
CONSTRUCTION CO.LTD.,
GILMAR MANAGEMENT
LTD. AND GILLEN
INVESTMENTS INC.

AT: SOUTH RIDGE DRIVE

APPLICANT: SUMMIT SOUTH
DEVELOPMENT JOINT
VENTURE

PURPOSE: TO VARY THE ACCESS FROM THE REAR LANE TO SOUTH
RIDGE DRIVE

EXISTING ZONE: RU2 – MEDIUM LOT HOUSING

REPORT PREPARED BY: BARB WATSON

1.0 RECOMMENDATION

THAT Municipal Council authorize the issuance of Development Variance Permit No. DVP01-10,024, Summit South Development Joint Venture; Lots 17, 18, 19, 20, 21, 22, 23, 24 and 25, District Lot 1688S, SDYD, Plan KAP68647, located on South Ridge Drive, Kelowna, B.C.;

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

Section 13.2.6 (b), Access to RU2 – Medium Lot Housing: To relax the requirement to access the lots from the rear lane to permit access from South Ridge Drive.

2.0 SUMMARY

The applicant is developing the first phase of subdivision in Neighbourhood 2 on the south side of Frost Road east of Chute Lake Road, and as a result of detailed on site work, the applicant wishes to vary the access from the rear lane to permit access from South Ridge Drive for 9 lots. The first nine lots have been created under Plan KAP68647 and, under a subsequent application, the applicant will apply for a variance for the balance of the lots once created.

3.0 BACKGROUND

3.1 The Proposal

The applicant wishes to vary the rear access to the lane to permit access from South Ridge Drive for 9 lots.

The properties are located in Neighbourhood 2 on the south side of Frost Road east of Chute Lake Road. This is the first phase of a multiple phased plan that incorporates a variety of uses from cluster housing to single family to local commercial. The subject properties are zoned RU2 – Medium Lot Housing which requires access from a lane where a lane exists. The properties will be developed with single family dwellings.

The variance is requested for a total of 9 lots fronting South Ridge Drive. The intent of the lane was to permit a sewer line and access for lots fronting on the future South Crest Drive. This is the only lane planned for this development. The lots along South Ridge have a varied grade with the frontage sloping upward to the rear of the site. The lane is much lower than the building site. This grade change makes it difficult to have access from the rear without the use of retaining walls. The use of retaining walls creates access difficulties to the dwellings from the detached garages.

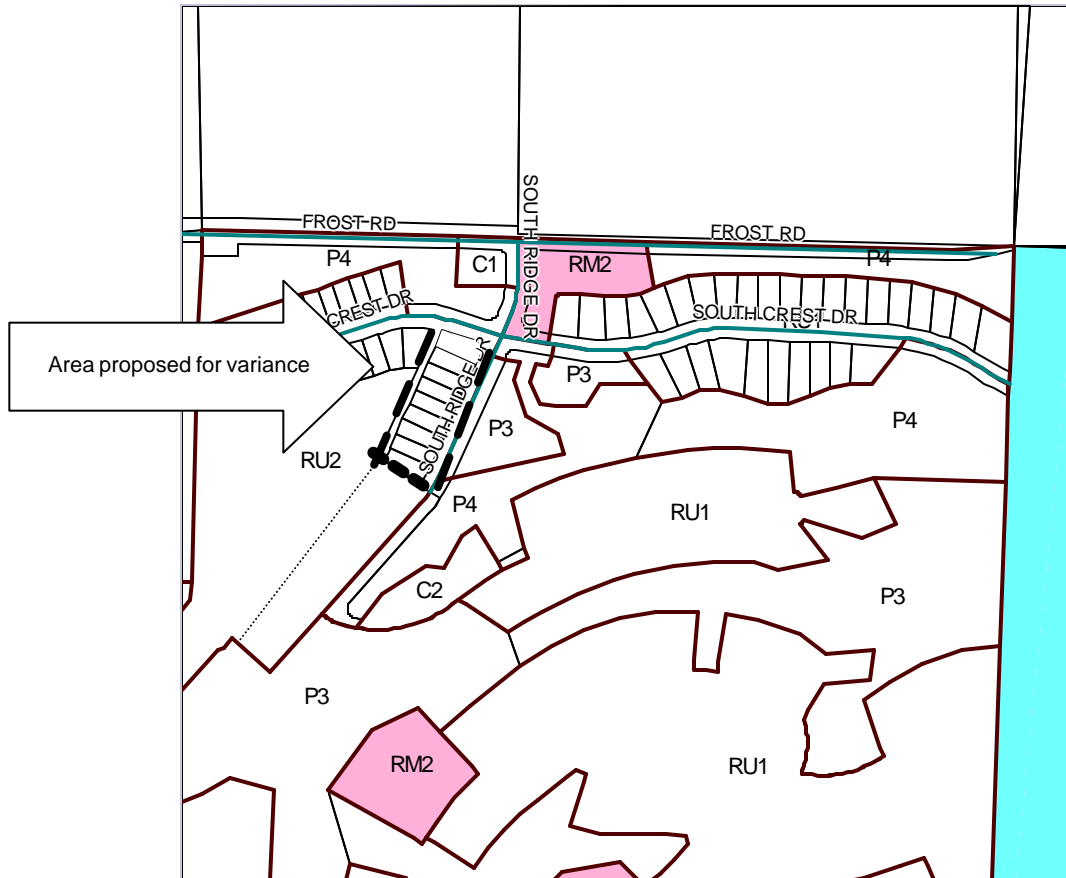
The intent of this section of the bylaw was to deal with infill situations largely in the existing built-up areas of the City. This is a brand new development, there is a building scheme being applied by the developer, and the terrain requires more flexibility in siting.

All lots will meet the other development requirements of Zoning Bylaw 8000 and the RU2 – Medium Lot Housing zone.

3.2 Site Context

The adjacent zone uses are as follows:

- North - P4 – Utilities and C1 – Local Commercial
- East - P3 – Parks and Open Space
- South - RU2 – Medium Lot Housing and P4 - Utilities
- West - RU2 – Medium Lot Housing



3.3 Current Development Policy

3.3.1 Kelowna Official Community Plan

The RU2 – Medium Lot Housing zone is consistent with the Official Community Plan for Single/Two Family Residential.

3.3.2 City of Kelowna Strategic Plan (1992)

The proposal is consistent with the Strategic Plan objective of developing a “more compact urban form by increasing densities through infill and redevelopment within existing urban areas and to provide for higher densities within future urban areas.

4.0 TECHNICAL COMMENTS

The application has been circulated to various technical agencies and City departments and the following relevant comments have been submitted:

Community Planner

Access should still be available from the lane as well as the road.

Long Range Planning

The OCP encourages new residential development to be sensitively integrated with the surrounding natural and built environment. In order to achieve this objective, it is recommended that vehicular access only be permitted on the subject properties that, due to physical constraints, cannot obtain vehicular access from the rear lane. Given the width of these lots and their close proximity to future commercial, park and open space areas, providing vehicular access from the rear lane would provide a more pedestrian friendly and visually appealing streetscape.

NOTE: For consistency, it is recommended that the variance be applied to all lots. Design guidelines and building scheme will deal with streetscape issues.

5.0 PLANNING AND DEVELOPMENT SERVICES

The Planning and Development Services Department has reviewed this application and have no concerns with giving the applicant the option to access the properties fronting on South Ridge Drive from either the front or the rear lane. Due to the terrain of the lots, the flexibility is warranted.

In light of the above, the Planning and Development Services Department requests Council's favourable consideration for this application.

Hazel Christy, MBA, MCIP
Special Projects Planning Manager

Approved for inclusion

R.L. (Ron) Mattiussi, ACP, MCIP
Director of Planning & Development Services

BW/hb
attach.

FACT SHEET

1. **APPLICATION NO.:** DVP01-10,024
2. **APPLICATION TYPE:** Development Variance Permit
3. **OWNER:** 369736 BC LTD., R265
ENTERPRISES LTD.,
EMIL ANDERSON
CONSTRUCTION
CO.LTD., GILMAR
MANAGEMENT LTD.
AND GILLEN
INVESTMENTS INC.
4. **APPLICANT/CONTACT PERSON:** C/O the below address
Summit South Development Joint
Venture
200-3275 Lakeshore Road
Kelowna
V1W 3S9
763-4444/763-1000
 - . **ADDRESS**
 - . **CITY**
 - . **POSTAL CODE**
 - . **TELEPHONE/FAX NO.:**
5. **APPLICATION PROGRESS:**
 - Date of Application: April 25, 2001
 - Date Application Complete:
 - Servicing Agreement Forwarded to Applicant: N/A
 - Servicing Agreement Concluded: N/A
 - Staff Report to Council: May 11, 2001
6. **LEGAL DESCRIPTION:** Lots 17, 18, 19, 20, 21, 22, 9, 24 and 25 all of District Lot 1688S SDYD Plan KAP68647
7. **SITE LOCATION:** Pandosy to Lakeshore Road to east on Frost Road to South on South Ridge Drive.
8. **CIVIC ADDRESS:** 5026, 5030, 5034, 5038, 5042, 5046, 5050, 5054 and 5058 South Ridge Drive
9. **TYPE OF DEVELOPMENT PERMIT AREA:** N/A
10. **EXISTING ZONE CATEGORY:** RU2 – Medium Lot Housing
11. **PURPOSE OF THE APPLICATION:** To vary the access from the rear lane requirement to permit access from South Ridge Drive
12. **DEVELOPMENT VARIANCE PERMIT VARIANCES:** Section 13.2.6 (b), Access to RU2 - Medium Lot Housing: To relax the requirement to access the lots from the rear lane to permit access from South Ridge Drive

**13. DEVELOPMENT PERMIT MAP 13.2
IMPLICATIONS**

Not Applicable

ATTACHMENTS

Maps showing location of lots