
CITY OF KELOWNA

MEMORANDUM

Date: November 30, 2005

To: City Manager

From: Planning and Corporate Services Department

Subject:

APPLICATION NO. DVP05-0201

OWNER: The BC Conference of the
Mennonite Brethren Churches
Inc.

AT: 228 Valley Road

APPLICANT: Garden Valley Community
Church

PURPOSE: TO VARY THE FRONT YARD SETBACK FROM 6.0M
REQUIRED TO 4.5M PROPOSED

EXISTING ZONE: P2 – EDUCATION AND MINOR INSTITUTIONAL
RU2 – MEDIUM LOT HOUSING

REPORT PREPARED BY: RYAN SMITH

1.0 **RECOMMENDATION**

THAT Council authorize the issuance of Development Variance Permit No. DVP05-0201 for Lot B, Section 4, Township 23, ODYD Plan 30013 located on Valley Road, Kelowna, B.C.;

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

Section 16.2: P2 – Education and Minor Institutional: 16.2.5(d):

Vary the front yard setback from 6.0m required to 4.5m to accommodate a proposed subdivision.

2.0 **SUMMARY**

The applicant is seeking to vary the front yard setback from 6.0m required to 4.5m proposed for the future cul-de-sac bulb of Marigold Crescent to the existing portable on-site. This variance will facilitate a future subdivision. The future subdivision as proposed will create four new RU2 – Medium Lot Housing lots and a cul-sac-bulb on Marigold Crescent.

The application meets the development regulations of the P2 – Education and Minor Institutional zone as follows:

CRITERIA	PROPOSAL	P2 ZONE REQUIREMENTS
Lot Area (m ²)	1.13Ha	660m ²
Lot Width (m)	109m (approx.)	18.0m
Lot Depth (m)	110m (approx.)	30.0m
Setbacks		
Front Yard (Marigold Cr.)	4.5m❶	6.0m
Side Yard (N)	4.3m	4.5m
Side Yard (S)	7.8m	4.5
Rear Yard (Valley)	8.51m	7.5m

❶ The applicant is seeking to vary the front yard setback from 6.0m required to 4.5m proposed to allow for the future subdivision of a portion of the property.

2.2 Site Context

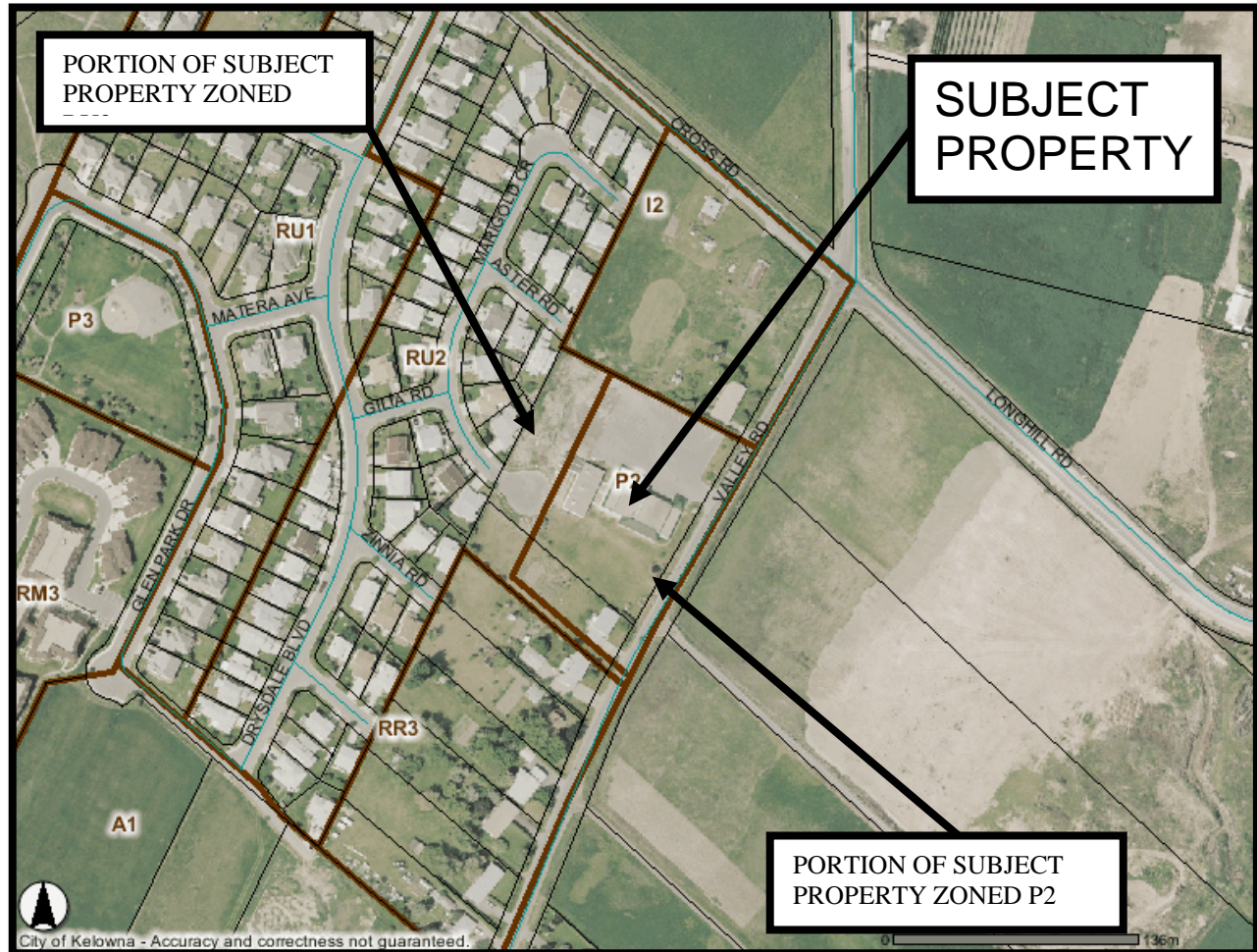
The subject property is located on the west side of Valley Road, south of Cross Road and at the southern end of Marigold Crescent.

Adjacent zones and uses are:

- North - RU2 – Medium Lot Housing – Single Family Dwelling/I2 – General Industrial – LUC – Single Family Dwelling
- East - A1 – Agriculture 1 -
- South - RR3 – Rural Residential - Single Family Dwelling
- West - RU2 – Medium Lot Housing – Single Family Dwelling

Site Location Map

Subject Property: 228 Valley Road



3.0 TECHNICAL COMMENTS

3.1 Inspection Services

No concerns.

3.2 Works and Utilities

This application requesting variance of the front yard setback does not compromise Works & utilities servicing requirements although the Works & Utilities Department recommends this application should only be issued once the proposed subdivision is approved.

3.3 Fire Department

Fire Dept. access and hydrants as per BC Building Code and City of Kelowna Subdivision Bylaw.

4.0 PLANNING AND CORPORATE SERVICES DEPARTMENT

The Planning and Corporate Services Department has no concerns with this development variance permit application. The applicant's neighbours located at 243 Marigold Crescent and 254 Marigold Crescent have both indicated their support for the variance by way of written submission.

Andrew Bruce
Manager of Development Services



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

RM/AB/rs
Attach.

ATTACHMENTS

(not attached to the electronic version of the report)

- Subject property map
- Site plan/survey
- Ortho Photo