

the Zoning bylaw. However the applicant has chosen to proceed with the variance application and not to pursue any design alternatives.

4.2 Site Context

The subject property is located in the South Pandosy - KLO sector of Kelowna. All immediate properties are residential in nature and the typical house is of 1 to 2 stories in height. They are zoned:

- North RU1 - Large Lot Housing
- East RU2 - Medium Lot Housing
- West RU2 - Medium Lot Housing
- South RU2 - Medium Lot Housing

4.3 Subject Property: 964 Campus Court



5.0 Policies

Kelowna Official Community Plan (OCP)

Housing Polices for Secondary Suite and Two Dwelling Housing:

All new development should respect the scale and general character of the houses and landscape for the neighbourhood in which it is built.

All new development should be sensitive to the privacy of adjacent neighbours and the privacy of individual dwelling units on a lot.

New building entrances should be in scale with the development where possible, should face the street and be clearly identifiable from the street

New housing should be compatible with the massing and scale of the housing in the surrounding area .¹

Note: While single family housing is not subject to Development Permit process, the general principles of sensitive integration are still relevant in this context.

¹ Official Community Plan Section 8 pg 8-17

6.0 Technical Comments

- 6.1 Building & Permitting Branch
The Building & Permitting Branch has no technical objection to the proposed variance.
- 6.2 Development Engineering Department
The requested to vary the height from 2.5 to 3 storey, does not compromise our servicing requirements.
- 6.3 Bylaw Services - N/A
- 6.4 Fire Department - No comment
- 6.5 Interior Health Authority -N/A
- 6.6 Irrigation District -N/A
- 6.7 School District No. 23 -N/A

7.0 Application Chronology

Date of Application Received: October 8, 2010

Advisory Planning Commission N/A

8.0 Alternate Recommendation

THAT Council authorize the issuance of Development Variance Permit No. DVP10-0129, Lot 37, District Lot 135, ODYD Plan 26296, located on Campus Court, Kelowna, BC;

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

Section 13.2.6(b) - Development Regulations: To vary the maximum height permitted from 2.5 storeys permitted to 3 storeys proposed.

Report prepared by:



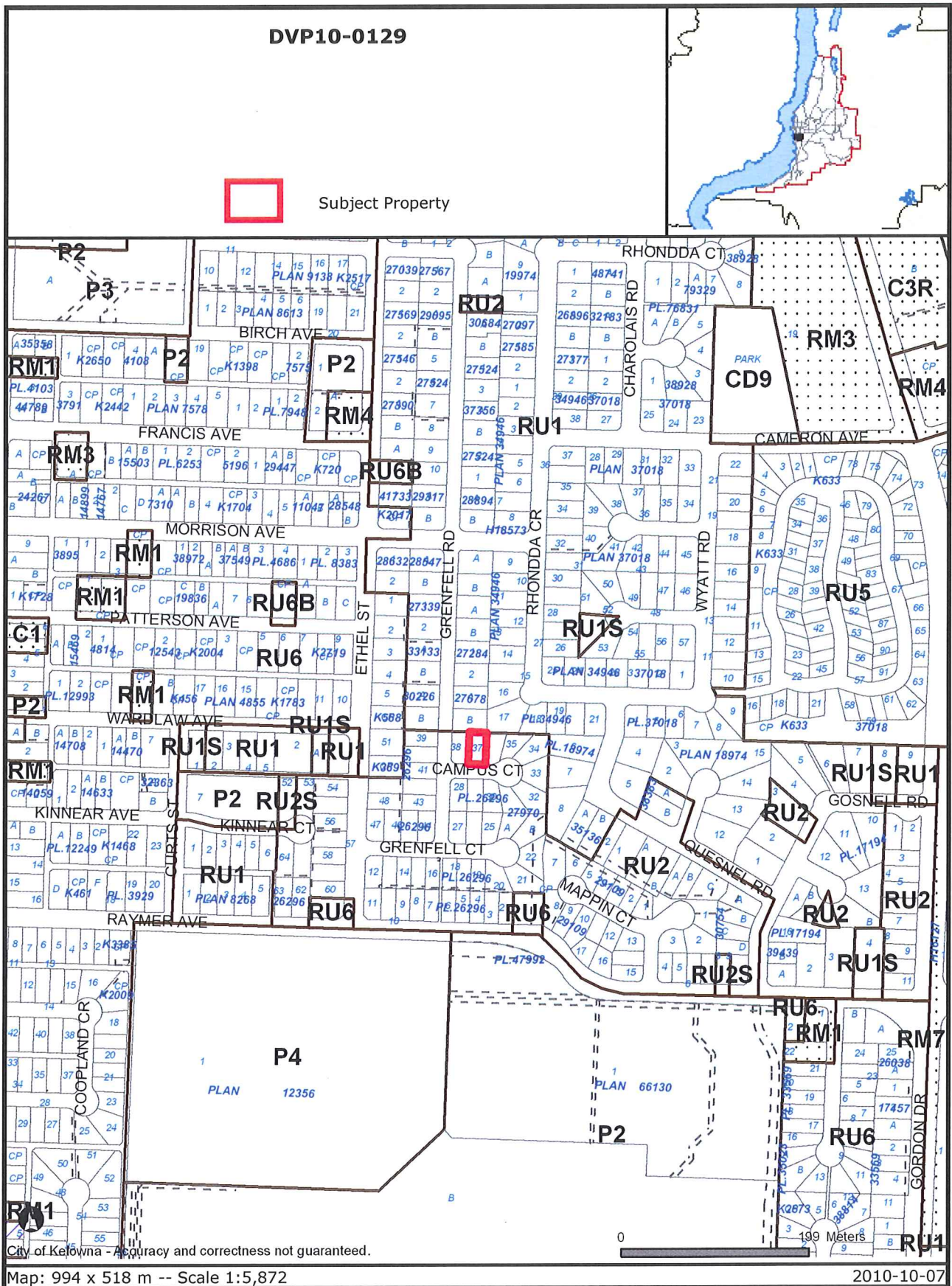
Birte Decloux, Urban Land Use Planner

Reviewed by:  Danielle Noble Manager, Urban Land Use Management

Approved for inclusion:  Shelley Gambacort Director, Land Use Management

Attachments:

Site Plan
Site Photos



Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only.
 The City of Kelowna does not guarantee its accuracy. All information should be verified.

CARPOS COURT





