

MEETING TYPE: Regular Council Meeting
MEETING DATE: May 7, 2024
AUTHOR: Trevor Empey, Senior Planner
DEPARTMENT: Planning and Development
ITEM TITLE: Development Permit | DVP00403 | 10313 Long Road
DESCRIPTION: Development Variance Permit to authorize over-height single family dwelling

PURPOSE

To consider a Development Variance Permit for an over-height single family dwelling.

RECOMMENDATION

THAT Development Variance Permit DVP00403 (Attachment A to the Report to Council dated May 7th, 2024) for property at 10313 Long Road (Roll 02116.089; PID: 030-778-328) to allow for a building height variance of 1.46 metres be approved.

EXECUTIVE SUMMARY

The applicant proposes to construct a single family dwelling on the subject property. The subject property is zoned DC3 – Direct Control 3 (Lakestone); however, due to the slope of the parcel, the Hillside Development Sight Lines of the Zoning Bylaw (sections 7.13.1 and 7.13.2) apply to development on the subject property to further limit building height.

The proposed single family dwelling would exceed the maximum Hillside Development Sight Lines height requirement. The Development Variance Permit would increase the permitted height of a single family dwelling on the subject property from 5.5 metres to 6.96 metres, a variance of 1.46 metres.

The proposed single family dwelling would be consistent with the neighbouring development on Long Road. Staff support the proposed variance.

BACKGROUND/HISTORY

The applicant submitted a building permit application to construct a single family dwelling on the property at 10313 Long Road. The undeveloped lot was pre-graded and serviced as part of the Lakestone subdivision.

TABLE 1: PROPERTY INFORMATION

PROPERTY INFORMATION			
Civic Address:	10313 Long Road		
Roll Number:	02116.089		
Legal Description:	PID: 030-778-328 LOT 89 SECTION 9 OSOYOOS DIV OF YALE LAND DISTRICT PLAN EPP86639 TOWNSHIP 20		
Applicant:	Vince Mattia	Owner(s):	1447668 BC Ltd.
OCP Designation:	Urban Residential		
Existing Zoning Designation:	DC3 – Direct Control Zone 3 (Lakestone)		
Proposed Zoning:	N/A		
Land Use Contract:	N/A		
ALR:	N/A		

Parcel Size:	0.67 Hectares (1.66 Acres)	
DP Area(s):	Natural Environment, Wildland Fire, Greenhouse Gas Reduction & Resource Conservation	
Water Supply:	Municipal	
Sewer:	Municipal	
Site Context:	Zoning:	Use:
North:	DC3 – Direct Control 3 (Lakestone)	Single family dwelling
East:	P1 – Public Park and Open Space	Public Open Space
South:	DC3 – Direct Control 3 (Lakestone)	Single family dwelling
West:	DC3 – Direct Control 3 (Lakestone)	Single family dwelling

SITE CONTEXT

The subject property is located in a suburban urban area of the Okanagan Centre ward of the District of Lake Country. Single-family residences are the primary form of the neighbourhood character and public open space is located directly behind. This area of the District is developing under the DC-3 zone regulations and is part of the Lakestone subdivision.

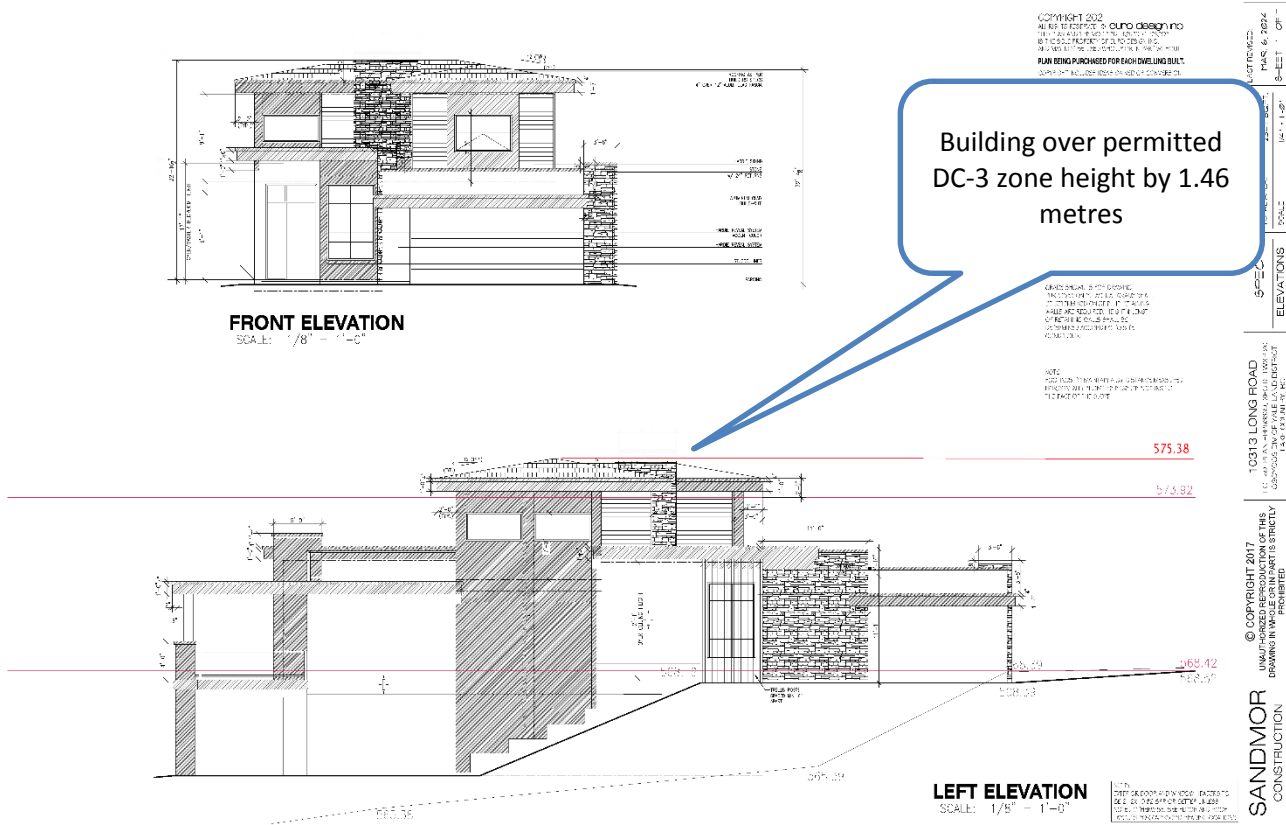
MAP 1: LOCATION MAP



MAP 2: ORTHOPHOTO



FIGURE 1: CONCEPTUAL BUILDING ELEVATIONS AND VARIANCE (ATTACHMENT C)



SITE PHOTOS



Photo 1: Subject Property and public space behind



Photo 2: Adjacent single family residences



Photo 3: General streetscape of upper Long Road and adjacent properties



Photo 4: General streetscape of upper Long Road.

TABLE 2: FILE CHRONOLOGY

Date	Event
2024-04-05	Application submission
2024-04-09	Staff Review
2024-04-10	Staff Review Completed

DISCUSSION/ANALYSIS

An application has been made to vary the permitted height of a single-family dwelling proposed at 10313 Long Road (subject property). Mentioned previously, the subject property is located in the Lakestone subdivision and subject to the DC3 – Direct Control (Lakestone) regulations. The maximum single family building height in the DC3 zone is 9.5 metres above the centreline of an adjacent road; however, due to the slope of the lot, Zoning Bylaw sections 7.13.1 and 7.13.2 (Hillside Development Sight Lines) would apply to the proposed development. The more restrictive Hillside Development Sightlines regulate building height on parcels with a natural slope equal to or in excess of 10%.

The Hillside Development Sightlines regulations limit the maximum building height to 5.5 metres above the centreline elevation of Long Road. The applicant proposes a building at 6.96 metres above the Long Road centreline triggering the following variance to Zoning Bylaw section 7.13.2:

From: the maximum height of the plane establishing the structure height on the low lying property shall be the greater of the height calculated under 7.13.1 or 5.5 metres

To: the maximum height of the plane establishing the structure height on the low lying property shall be the greater of the height calculated under 7.13.1 or 6.96 metres, a variance of 1.46m.

The local terrain slopes generally from west to east, offering limited views of suburban dwellings and rural landscapes in Okanagan Centre. The proposed building design would be consistent with the existing dwellings along Long Road. Staff support the proposed variance.

APPLICABLE LEGISLATION, BYLAWS AND POLICIES

Local Government Act s.498

Zoning Bylaw 561, 2007

IMPACT ON INFRASTRUCTURE, SERVICES AND STAFF CAPACITY

Anticipated impacts on service infrastructure and staff capacity consistent with the development of a single family home are expected.

FINANCIAL IMPLICATIONS

None Budget Previously Approved Other (see below)

CONSULTATION

Statutory notification occurred to 28 properties located within 50m of the subject property and a public notice sign was posted on the front yard to inform the public of the proposed variance and how to provide public input. Staff will provide a summary of any feedback received during the scheduled Council meeting.

COMMUNICATIONS

N/A

ALIGNMENT WITH COUNCIL STRATEGIC PRIORITIES

- Create and Support Opportunities for a Healthy, Active and Inclusive Community
- Create Infrastructure That Meets Community Needs
- Encourage Growth of the Downtown Core
- Ensure Sustainable Water Service Delivery for the Community
- Explore Opportunities to Engage With Regional Local Governments for the Betterment of the Community
- Honour Reconciliation by Strengthening Relationships and Inclusiveness With Our Indigenous Partners
- Identify and support improvements to the Development Process
- Implement the Agricultural Plan
- Preserve, Protect and Enhance Our Natural Environment
- Secure long term wastewater service delivery for our community
- Support Opportunities to Diversify Lake Country's Tax Base

ALIGNMENT WITH MASTER PLANS

- | | |
|------------------------------------------------------------------------|----------------------------------------------------------------------------|
| <input type="checkbox"/> Agricultural Plan | <input checked="" type="checkbox"/> Official Community Plan |
| <input type="checkbox"/> Climate Action Charter | <input type="checkbox"/> Parks & Recreation Master Plan 2019 |
| <input type="checkbox"/> Housing Needs Report | <input type="checkbox"/> Sanitary Sewer System Map |
| <input type="checkbox"/> Liquid Waste Management Plan Stage 1/2 Report | <input type="checkbox"/> Transit Future Plan-Central Okanagan Region-DRAFT |
| <input type="checkbox"/> McCoubrey Plateau Area Structure Plan | <input type="checkbox"/> Transportation for Tomorrow |

Mobility Master Plan

 Water Master Plan

OPTIONS

- A. THAT Development Variance Permit DVP00403 (Attachment A to the Report to Council dated May 7th, 2024) for property at 10313 Long Road (Roll 02116.089; PID: 030-778-328) to allow for a building height variance of 1.46 metres be approved.
- B. THAT Development Variance Permit DVP00403 (Attachment A to the Report to Council dated May 7th, 2024) for property at 10313 Long Road (Roll 02116.089; PID: 030-778-328) to allow for a building height variance of 1.46 metres not be approved.
- C. THAT Development Variance Permit DVP00403 (Attachment A to the Report to Council dated May 7th, 2024) for property at 10313 Long Road (Roll 02116.089; PID: 030-778-328) to allow for a building height variance of 1.46 metres be deferred pending receipt of additional information as identified by council.

Collaborators:

Name	Date Reviewed

Respectfully Submitted,
 Trevor Empey, Senior Planner
 MCIP, RPP

Report Approval Details

Document Title:	DVP00403 - 10313 Long Road .docx
Attachments:	- Attachment A - DVP00403 - Draft Permit.pdf - Attachment B - DVP00403 - Notification Map.pdf - Attachment C - DVP00403 - Final Renderings.pdf
Final Approval Date:	Apr 29, 2024

This report and all of its attachments were approved and signed as outlined below:

Brian Zurek, Manager of Planning - Apr 26, 2024 - 3:39 PM

Reyna Seabrook, Director of Corporate Services - Apr 26, 2024 - 4:00 PM

Paul Gipps, Chief Administrative Officer - Apr 29, 2024 - 8:02 AM