

To: Mayor and Council
From: Paul Gipps, CAO

Meeting Date: April 01, 2025
Meeting Type: Regular Council Meeting

Prepared by: Sheeja Vimalan, Planner
Department: Planning and Development

Title: Development Variance Permit | DVP00410 | 11011 Okanagan Centre Road West
Description: To vary the permitted storeys of a proposed single-family dwelling.

RECOMMENDATION

THAT Development Variance Permit DVP00410 (Attachment A in the Report to Council dated April 1, 2025) for the property at 11011 Okanagan Centre Road West, legally described as PARCEL D (BEING A CONSOLIDATION OF LOTS 4 AND 5 SEE CA8078621) BLOCK K SECTION 17 TOWNSHIP 20 OSOYOOS DIVISION YALE DISTRICT PLAN 45 (PID 031-159-991), to vary the permitted dwelling height, be approved.

EXECUTIVE SUMMARY

The applicant proposes a three-storey single-family dwelling on the subject property. The Zoning Bylaw limits the height of single-family dwellings (SFD) in the RU1 – Small-Scale Multiple Housing zone to the lesser of 9.5 m or 2 ½ storeys. The total height of the proposed single-family dwelling (6.61m) would meet the height requirement of the zoning bylaw and the height is also 1.05m less than the permitted Hillside Development Sightlines (s.7.13.1) from Maddock Avenue. However, the proposed house is three storeys in height and therefore a ½ storey Zoning Bylaw variance has been requested.

Staff support the proposed variance.

BACKGROUND

Application Information			
Application Type	Development Variance Permit	Application Date:	2024-10-15
Applicant:	Kevin May	Owner:	Kevin May
Application Description	Request to increase the permitted height of a single family dwelling		
Variances	① SFD height variance from 2 ½ storeys to 3 storeys.		

Property Information: General	
Folio/Roll #:	2628.301
PID	031-159-991
Legal Description	PARCEL D (BEING A CONSOLIDATION OF LOTS 4 AND 5 SEE CA8078621) BLOCK K SECTION 17 TOWNSHIP 20 OSOYOOS DIVISION YALE DISTRICT PLAN 454
Civic Address:	11011 Okanagan Centre Road West
Property Information: Land Use	
OCP Designation:	Urban Residential
Zoning Designation:	RU1 – Small-Scale Multiple Housing
Land Use Contract	n/a
ALR:	n/a
Parcel Size:	~0.04 ha/.1 ac
Development Permit Areas:	Natural Environment Development Area

Site Summary:	Zoning:	Use:
<i>North:</i>	RU1- Small-Scale Multiple Housing	Residential
<i>East:</i>	RR3 -Rural Residential 3	Residential
<i>South:</i>	RU1- Small-Scale Multiple Housing	Residential
<i>West:</i>	Road & W1 – Recreational Water Use - Okanagan Lake &	Okanagan Centre Rd W. & Okanagan Lake

Property Information: Infrastructure and Development Engineering	
Road Network	Okanagan Centre West = Minor Connector / Maddock = Local
Driveway Access	Preferred from Maddock An Access Permit application will be required at time of Building Permit application
Water Supply:	Municipal (source: Beaver Lake) – 25mm service connection
Sewer:	Private – on-site septic
Drainage / Stormwater	No concerns
Comments:	None

ANALYSIS

The applicant has proposed to build a single-family dwelling on the subject property located at 11011 Okanagan Centre Road West (Attachment B). The proposed house would not conform to the height requirement of the RU1 zone (the lesser of 9.5m or 2 ½ storeys). The dwelling is proposed to be 6.61m and 3.0 storeys (Attachment C).

The Zoning Bylaw currently measures the height of a building in several ways; for the RU1 zone this includes:

- a measured height for hillside development sight lines (bylaw section 7.13),
- a measured height in metres (maximum 9.5 metres),
- a measured height in storeys (maximum 2 ½ storeys).

This proposal meets the requirements for the measured height in metres and for the hillside development sight lines, but variance is necessary for the number of storeys proposed. Analysis of the height requirements are as follows:

- Hillside Development Sightline regulations under section 7.13.1 of the Zoning Bylaw were reviewed and the height is 1.05m less than the maximum height when viewed from Maddock Avenue.
- Measured height in metres: The height as measured from the building grade to the highest point of the building is 9.35m. However, the height of a SFD, located on a lot sloping upwards from the road, is 6.65m as measured from the elevation of the rear property line to the highest point of the building.
- Measured height in storeys based on the side elevation of the proposed dwelling the building is 3 storeys in height. As the RU1 zone only permits a 2 ½ storey building, a ½ storey variance would be required to permit the dwelling to be constructed.

The Applicant has noted that the lot size for this property is smaller (0.04h/0.1ac) and the need for parking and a septic field would leave less room for the house footprint therefore, a 3rd floor is proposed.

District staff are supportive of the proposed development as the building meets the measured height requirements and conforms to all other applicable development regulations under the Zoning Bylaw.

DEVELOPMENT REGULATIONS		
CRITERIA	RU1 ZONE REQUIREMENTS	PROPOSAL
Height	15.1.6 (b) (i) Single Dwelling Housing and Group Home, Minor: The maximum height is the lesser of 9.5 m or 2 ½ storeys	① Three (3) storeys

FINANCIAL IMPLICATIONS

None Budget Previously Approved Other (see below)

COMMUNICATION

- This application was referred to internal departments.
- Neighbour Consultation was completed and the applicant noted that supportive feedback was provided by the neighbours consulted.
- Staff completed Statutory Notification requirements where properties within 100m were notified and a Development Notice Sign was placed on the subject property.

ALTERNATE RECOMMENDATION(S)

1. THAT Development Variance Permit DVP00410 (Attachment A in the Report to Council dated April 01, 2025) for the property at 11011 Okanagan Centre Road West, legally described as PARCEL D (BEING A CONSOLIDATION OF LOTS 4 AND 5 SEE CA8078621) BLOCK K SECTION 17 TOWNSHIP 20 OSOYOOS DIVISION YALE DISTRICT PLAN 45 (PID 031-159-991), to vary the permitted dwelling height, not be approved.
2. THAT Development Variance Permit DVP00410 (Attachment A in the Report to Council dated April 01, 2025) for the property at 11011 Okanagan Centre Road West, legally described as PARCEL D (BEING A CONSOLIDATION OF LOTS 4 AND 5 SEE CA8078621) BLOCK K SECTION 17 TOWNSHIP 20 OSOYOOS DIVISION YALE DISTRICT PLAN 45 (PID 031-159-991), to vary the permitted dwelling height, be deferred pending receipt of additional information as identified by Council.

Respectfully Submitted,
Sheeja Vimalan, Planner

Report Approval Details

Document Title:	DVP00410 - 11011 Okanagan Centre Road West.docx
Attachments:	- Attachment A-DVP00410-Draft DVP.pdf - Attachment B-DVP00410-Location Map and Orthophoto.pdf - Attachment C-DVP00410-Site Plan and Elevations.pdf
Final Approval Date:	Mar 27, 2025

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

Steven Gubbels, Development Engineering Manager - Mar 26, 2025 - 2:01 PM

Carie Liefke, Manager of Current Planning - Mar 26, 2025 - 2:11 PM

Jeremy Frick, Director of Development Approvals - Mar 26, 2025 - 4:33 PM

Reyna Seabrook, Director of Corporate Services - Mar 26, 2025 - 8:29 PM

Paul Gipps, Chief Administrative Officer - Mar 27, 2025 - 7:38 AM

Makayla Ablitt, Legislative & FOI Coordinator - Mar 27, 2025 - 9:48 AM