

Development Information

DVP Application

449 Hody Drive, Okanagan Falls

March, 2022

QUESTION #1

PROVIDE A DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The proposed development is a 2042 ft² single family dwelling.
- No auxiliary buildings are proposed.
- The dwelling is planned as a two story, two bedroom, high performing energy efficient home with a single car garage.
- The dwelling includes a 350 ft² studio suite in the south east corner of the lower floor, suitable for long-term rental tenancy.
- The home is being designed as a Net Zero Energy Building, and is intending to have a solar array installed on the rooftop.

- Preliminary floor plans and building massing are attached to this application.

Supporting Rationale Responses

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THE VARIANCE SHOULD NOT DEFEAT THE INTENT OF THE BYLAW STANDARD OR SIGNIFICANTLY DEPART FROM THE PLANNING PRINCIPLE OR OBJECTIVE INTENDED BY THE BYLAW. PLEASE ELABORATE HOW THE REQUESTED VARIANCE MEETS THIS CRITERIA.

- The requested variance remains consistent with the low density residential purpose of the RS2 zone.
- The proposed variance remains consistent with the low density residential designation of the OCP.
- The RGS identifies Okanagan Falls as a Primary Growth Area, and this proposed development with the requested variance is consistent with this RGS objective.

QUESTION #2

THE VARIANCE SHOULD NOT ADVERSELY AFFECT ADJACENT OR NEARBY PROPERTIES OR PUBLIC LANDS. PLEASE ELABORATE HOW THE REQUESTED VARIANCE MEETS THIS CRITERIA.

- The proposed variance of the rear parcel line setback does not impact other nearby residential properties as the rear boundary of the parcel is adjacent to an orchard. There are no residential structures adjacent to the rear property line of the lot.
- The proposed variance does not impact the proximity of the new house to the public road right of way, and will be set back from the road consistent with the manner by which other neighbouring homes on Hody Drive relate to the public roadway.
- As such, the proposed siting of the new home does not impact the views or solar access of any adjacent buildings or properties.

QUESTION #3

THE VARIANCE SHOULD BE CONSIDERED AS A UNIQUE SOLUTION TO AN UNUSUAL SITUATION OR SET OF CIRCUMSTANCES. PLEASE ELABORATE HOW THE REQUESTED VARIANCE MEETS THIS CRITERIA.

- 449 Hody Drive is one of the smallest and least deep lots on the street. Unlike the other lots on Hody Drive, the rear property parcel line that abuts the orchard property to the rear of the lot is aligned due north, rather than north-east like the majority of the adjacent lots on the street.
- This results in a north lot line for 449 Hody Drive that is only 20.5m in total length. Once the existing bylaw setbacks (7.5m x 2) are applied, it leaves only 5.5m of potentially buildable depth on the north edge of 449 Hody Drive.
- Further, as the entire 449 Hody Drive lot is much smaller than the neighbouring lots (607m²), and is further limited by a surface right of way on the south edge of the lot, the entire building footprint is significantly constrained by the existing bylaw setbacks.

QUESTION #4

THE VARIANCE REPRESENTS THE BEST SOLUTION FOR THE PROPOSED DEVELOPMENT AFTER ALL OTHER OPTIONS HAVE BEEN CONSIDERED. PLEASE ELABORATE HOW THE REQUESTED VARIANCE MEETS THIS CRITERIA.

- The requested variance seeks to resolve the unique challenges outlined in Q3 while maintaining a consistent streetscape for the existing properties on Hody Drive.
- The request to vary the rear parcel line setback (rather than the front), thus enabling the new house to be situated further back on the property, ensures that neighbouring properties' views are not impacted by the new building being sited closer to the road or in front of the existing neighbours' homes.

QUESTION #5

THE VARIANCE SHOULD NOT NEGATIVELY AFFECT THE NATURAL SITE CHARACTERISTICS OR ENVIRONMENTAL QUALITIES OF THE PROPERTY. PLEASE ELABORATE HOW THE REQUESTED VARIANCE MEETS THIS CRITERIA.

- The requested variance seeks to modestly encroach into the rear site setback area. There are no sensitive environmental qualities located in this area of the lot.
- The requested variance would have no incremental impact on the environmental qualities of the site.