
CITY OF KELOWNA

MEMORANDUM

Date: July 3, 2002
File No.: DVP02-0052

To: City Manager

From: Planning and Development Services Department

Subject:

APPLICATION NO. DVP02-0052 OWNER: RITA, JAMES AND JASON
AT: 873 GRENFELL AVENUE APPLICANT: MILNE
RITA MILNE

PURPOSE: TO REDUCE THE REQUIRED LOT WIDTH FOR AN RU6 – TWO-DWELLING HOUSING ZONED CORNER LOT WITH TWO DWELLINGS FROM 20M REQUIRED TO 19.5 EXISTING

EXISTING ZONE: RU6 – TWO DWELLING HOUSING

REPORT PREPARED BY: KIRSTEN G. BEHLER

SEE ATTACHED FACT SHEET FOR COMPLETE APPLICATION DETAILS

1.0 RECOMMENDATION

THAT Council authorize the issuance of Development Variance Permit No. 02-0052 for Lot 18, D.L. 136, ODYD, Plan 9138, located on Grenfell Avenue, Kelowna, B.C.;

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

Section 13.6.4 (b): Vary the minimum lot width for a corner lot with semi-detached or duplex housing from 20.0m required to 19.5m existing.

2.0 SUMMARY

The subject property is a corner lot with RU6 – Two-Dwelling Housing zoning. The applicant wishes to construct a second dwelling on the lot. A site with two single-detached units has to meet the requirements for duplex housing. The existing lot is 19.5m wide; however, the required lot width for a corner lot with duplex housing is 20.0m. The owner has therefore made application to vary the respective section of the bylaw.

3.0 BACKGROUND

3.1 The Proposal

The subject property is located at the southwest corner of Ethel Street and Grenfell Avenue. Presently, one single-detached dwelling exists on the lot, and the applicant wishes to add a second house, as permitted under the RU6 – Two Dwelling Housing zone.

RU6 lots that are developed with two single detached units have to meet the requirements for duplex housing. The required lot width for a site with duplex housing is 20.0m. The subject property is only 19.5m wide, and the applicant is asking Council to approve a variance to reduce the required lot width. The overall size of the lot exceeds the minimum lot size requirement for a corner lot with duplex housing by over 30m”.

The proposed house would be located south of the existing house, with driveway access from Ethel Street. The proposed development of the lot with two homes meets all other requirements for duplex housing, such as site coverage and parking requirements. Parking for the new house would be provided in a single-car garage and in the flanking side yard, allowing for the required 3.0m setback from Ethel Street.

The application compares to the requirements the RU6 – Two dwelling housing zone as follows:

CRITERIA	PROPOSAL	RU6 ZONE REQUIREMENTS
Site Area (m ²)	832.4m ²	800m ²
Site Width (m)	19.5m	20.0m
Site Depth (m)	42.7m	30.0m
Site Coverage (%)	33.6% 47.3%	40% for buildings 50% with parking and driveways
Height (m / storeys)	2 storeys	9.5m / 2 ½ storeys
Setbacks (m)		
- Front	7.6m	4.5m for house, 6.0m for garage
- Rear	6.8m	6.0m for two-storey building
- West Side	2.3 for new house ❶	2.3m for two-storey building
- East Side	5.3m for new house ❶	4.5m from flanking street
Parking stalls (#)	4	4 required

Notes:

- ❶ The side yard setbacks of 0.9m on the west side and 3.0m on the east side are non-conforming. The applicant is not proposing any structural changes to the house; therefore, no variance is required to legalize these setbacks.

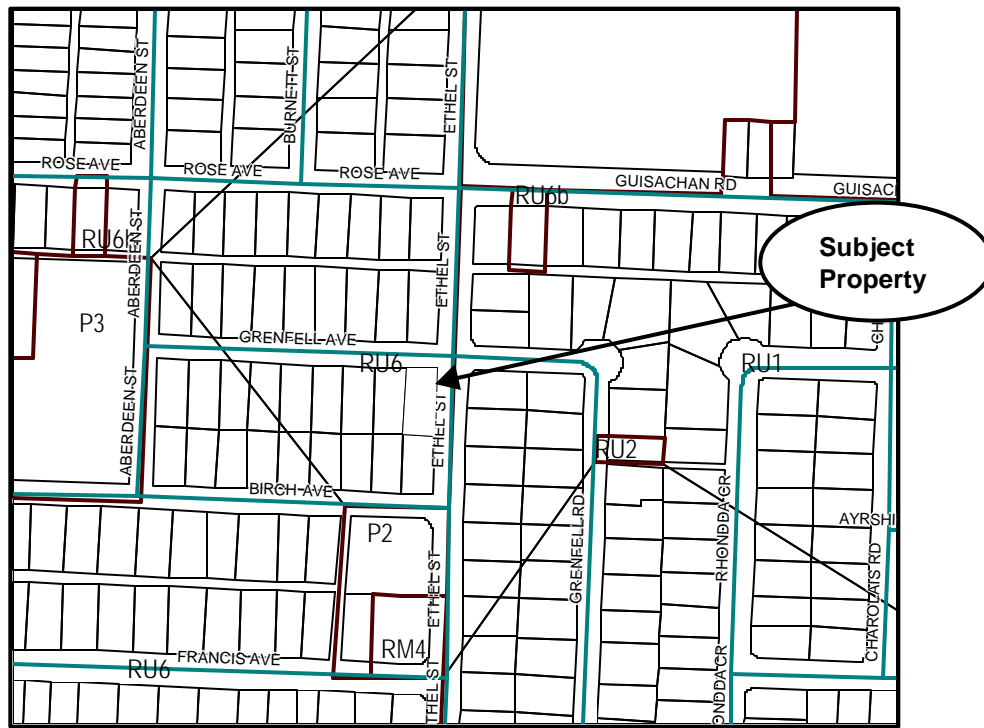
3.2 Site Context

The subject property is located in the South Pandosy/KLO Sector, at the southwest corner of Ethel Street and Grenfell Avenue.

Adjacent zones and uses are, to the:

- North - RU6 – Two dwelling housing – Single detached unit
- East - RU6 – Two dwelling housing – Single detached unit
- South - RU6 – Two dwelling housing – Single detached unit
- West - RU6 – Two dwelling housing – Single detached unit

Location Map



3.3 Existing Development Potential

The property is currently zoned RU6 - Two dwelling housing, a zone intended for the development of a maximum of two dwelling units in the form of single detached, duplex, or semi-detached housing.

3.4 Current Development Policy

3.4.1 Kelowna Official Community Plan

The Official Community Plan designates the subject property as Single/Two Unit Residential, and the proposed development of the lot with a second dwelling unit is consistent with this designation.

4.0 TECHNICAL COMMENTS

The application has been circulated to various departments and agencies, and the following relevant comments have been submitted:

4.1 Works & Utilities

1. Domestic Water and Fire Protection

- (a) The existing lot is serviced with a small diameter (13-mm) copper water service, which is substandard. Adequate metered water service must be provided to meet

current by-law requirements. The applicant will be responsible for the cost to provide this upgrade.

2. Sanitary Sewer

- (a) The existing lot is serviced with a 100mm-diameter sanitary sewer service, which is adequate in size for the proposed application. An inspection chamber (IC) must be installed on the service and if other modifications to the existing service are required, they will be provided at the owner's cost.

3. Road Dedication Requirements

By registered plan to provide the following (required at Building Permit stage):

- (a) Provide a corner rounding dedication of 6.0m radius at the intersection.

4. Development Permit and Site Related Issues

Modify and, or relocate the existing driveway access away from the intersection of Grenfell Avenue and Ethel Street.

The variance permit application to reduce the corner lot width from 20m to 19.51m does not compromise Works and Utilities servicing requirements.

5.0 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

The Planning and Development Services Department has no concerns with the requested variance to reduce the lot width required for a site with two single-detached units from 20.0m required to 19.5m existing. All other provisions of the RU6 – Two – Dwelling Housing zone, such as site coverage and parking requirements can be met, and the requested variance is not expected to have a negative impact on the neighbourhood.

Andrew Bruce
Current Planning Manager

Approved for inclusion

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

KGB
Attach.

FACT SHEET

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|---|---|
| 1. APPLICATION NO.: | DVP02-0052 |
| 2. APPLICATION TYPE: | Development Variance Permit |
| 3. OWNER: | Rita, Jason and James Milne |
| . ADDRESS | 1206 Trevor Drive |
| . CITY | Kelowna, BC |
| . POSTAL CODE | V1Z 3K7 |
| 4. APPLICANT/CONTACT PERSON: | As above |
| . ADDRESS | |
| . CITY | |
| . POSTAL CODE | |
| . TELEPHONE/FAX NO.: | 762-2503 / 861-5047 |
| 5. APPLICATION PROGRESS: | |
| Date of Application: | June 6, 2002 |
| Date Application Complete: | |
| Servicing Agreement Forwarded to Applicant: | N/A |
| Servicing Agreement Concluded: | N/A |
| Staff Report to Council: | July 3, 2002 |
| 6. LEGAL DESCRIPTION: | Lot 18, D.L. 136, ODYD, Plan 9138 |
| 7. SITE LOCATION: | South Pandosy/KLO Sector, on the southwest corner of Ethel Street and Grenfell Avenue |
| 8. CIVIC ADDRESS: | 873 Grenfell Avenue
Kelowna, BC
V1Y 6J3 |
| 9. AREA OF SUBJECT PROPERTY: | 832.4m ² |
| 10. EXISTING ZONE CATEGORY: | RU6 – Two dwelling housing |
| 11. PURPOSE OF THE APPLICATION: | To vary the side width requirements for a corner lot with two single-detached units from 20.0m required to 19.5m existing |
| 12. MIN. OF TRANS./HIGHWAYS FILES NO.: | N/A |
| NOTE: IF LANDS ARE WITHIN 800 m OF A CONTROLLED ACCESS HIGHWAY | |
| 13. DEVELOPMENT PERMIT MAP 13.2 IMPLICATIONS | N/A |

ATTACHMENTS

(not attached to the electronic version of the report)

- Location of subject property
- Site plan
- Conceptual elevations and floor plan