
CITY OF KELOWNA

MEMORANDUM

Date: September 18, 2002
File No.: DVP02-0087

To: City Manager

From: Planning and Development Services Department

Subject:

APPLICATION NO. DVP02-0087 OWNER: Clerke, Robert

AT: Raymer Avenue, Kelowna, BC APPLICANT: Clerke, Robert

PURPOSE: TO VARY THE MINIMUM SIDE YARD SETBACK FROM 2M REQUIRED TO 1.0M PROPOSED

EXISTING ZONE: RU1 – LARGE LOT HOUSING

REPORT PREPARED BY: RYAN SMITH

SEE ATTACHED FACT SHEET FOR COMPLETE APPLICATION DETAILS

1.0 RECOMMENDATION

THAT Council authorize the issuance of Development Variance Permit No. DVP02-0079; Doug Clark, Lot 6, District Lot 138, ODYD, Plan 4505;

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

Section 13: Specific Zone Regulations: RU1 – Large Lot Housing

- Vary the side yard setback from 2m required to 1m proposed.

2.0 SUMMARY

The applicant is seeking to vary the side yard setback from 2m required to 1m proposed. The relaxation would be to accommodate the addition of a future boat shop to the existing attached garage on the east side of the property.

3.0 BACKGROUND

3.1 The Proposal

The applicant is seeking to vary the side yard setback from 2m required to 1m proposed. The relaxation would be to accommodate the addition of a future boat shop to the existing attached garage on the east side of the property. The proposed structure would measure 10.97m by 3.65m and would be enclosed. The proposal shows a door to the structure facing onto Raymer Avenue and two windows on the west facing wall.

The application compares to the requirements the City of Kelowna Urban Residential Zone Bylaw No. 8000 for RU1 zones as follows:

CRITERIA	PROPOSAL	RU1 REQUIREMENTS
Lot Area (m ²)	1388m ²	500m ² (min)
Lot Width (m)	30.48m	18.0m (min)
Lot Depth (m)	45.72	30.0m (min)
Site Coverage Existing (%)		
Site Coverage Proposed(%)		
Storeys (#)	1 Storey	2.5 Storeys
Setbacks (m)- Proposed Addition		
- Front Yard	8m approx.	6.0m
- Side Yard West	1m❶	2m
- Rear Yard	25m approx.	7.5m

Notes:

- ❶ The applicant is seeking to vary the side yard setback from 2m required to 1m proposed.

3.2 Site Context

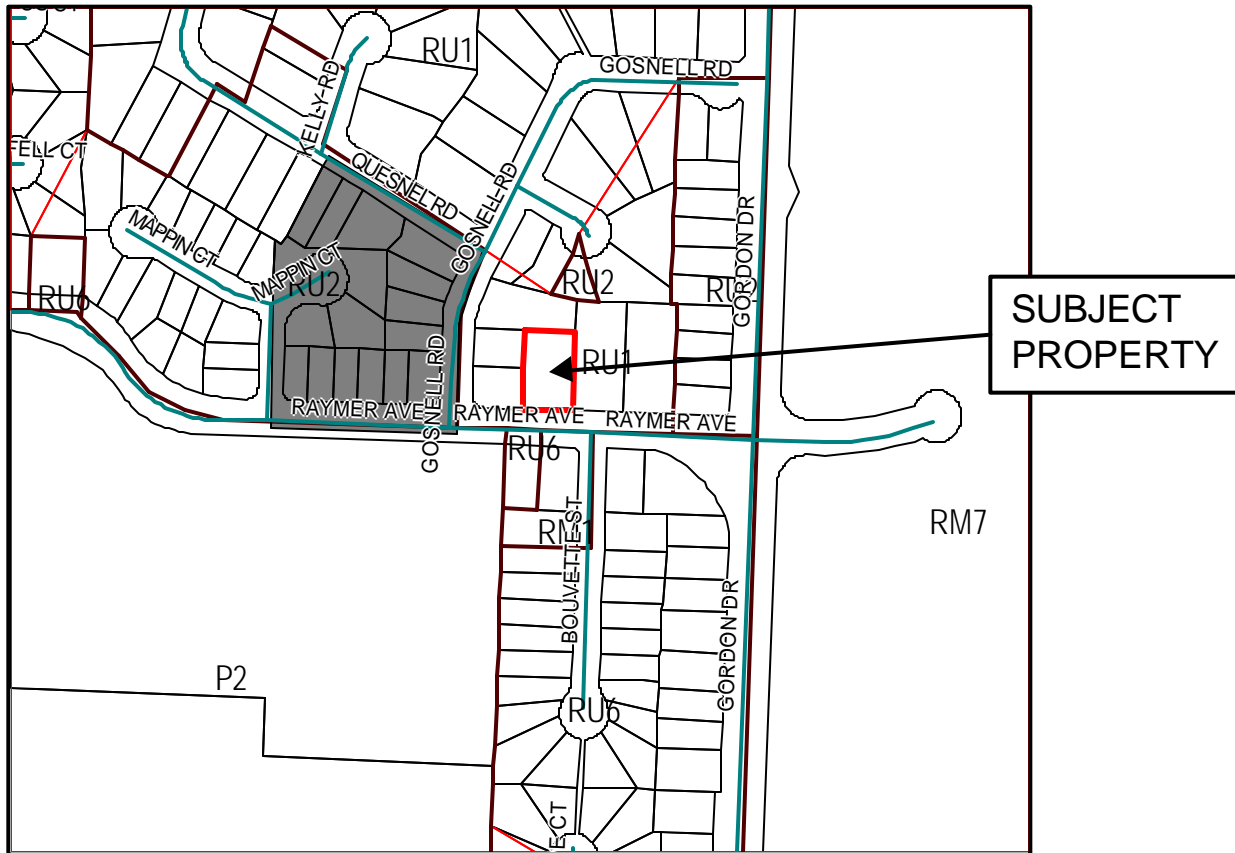
The subject property is located to west of the intersection of Gordon Drive and Raymer Avenue.

Adjacent zones and uses are:

- North - RU1 – Large Lot Housing (Single Family Residence)
- East - RU1 – Large Lot Housing (Single Family Residence)
- South - RU1 – Large Lot Housing (Single Family Residence)
- West - RM1 – Four-plex Housing (Four-plex Residence)

3.3 Location Map

Subject Property: 803 Elliot Ave.



5.0 TECHNICAL COMMENTS

The application has been submitted to various technical agencies and City departments, and no comments or concerns were expressed.

6.0 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

The Planning and Development Services Department has

Andrew Bruce
Current Planning Manager

Approved for inclusion

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

RWS
Attach.

FACT SHEET

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|-----|---|--|
| 1. | APPLICATION NO.: | DVP02-0087 |
| 2. | APPLICATION TYPE: | Development Variance Permit |
| 3. | OWNER: | Clerke, Robert |
| | . ADDRESS | 1150 Raymer Avenue |
| | . CITY | Kelowna, BC |
| | . POSTAL CODE | V1Y 5A1 |
| 4. | APPLICANT/CONTACT PERSON: | Clerke, Robert |
| | . ADDRESS | 1150 Raymer Avenue |
| | . CITY | Kelowna, BC |
| | . POSTAL CODE | V1Y 5A1 |
| | . TELEPHONE/FAX NO.: | 717-7103 |
| 5. | APPLICATION PROGRESS: | |
| | Date of Application: | September 13, 2002 |
| | Date Application Complete: | |
| | Servicing Agreement Forwarded to Applicant: | N/A |
| | Servicing Agreement Concluded: | N/A |
| | Staff Report to APC: | N/A |
| 6. | LEGAL DESCRIPTION: | |
| 7. | SITE LOCATION: | West of the intersection of Gordon Drive and Raymer Avenue-South Pandosy/KLO Sector Plan |
| 8. | CIVIC ADDRESS: | 1150 Raymer Avenue |
| 9. | AREA OF SUBJECT PROPERTY: | 1388m ² |
| 10. | EXISTING ZONE CATEGORY: | RU1 – Large Lot Housing |
| 11. | PURPOSE OF THE APPLICATION: | Vary the side yard setback from 2m required to 1m proposed |
| 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 and partial site plan
- Elevation
- Plan view of sign and sign detail
- Pictures showing proposed second residence from 1945 Richter Street