
CITY OF KELOWNA

MEMORANDUM

Date: September 19, 2002
File No.: DVP02-0079
To: City Manager
From: Planning and Development Services Department
Subject:

APPLICATION NO. DVP02-0079 OWNER: Clark, Doug
AT: Raymer Avenue, Kelowna, BC APPLICANT: Clark, Doug
PURPOSE: TO VARY THE FRONTAGE FROM 18M REQUIRED TO 17.15M
EXISTING FOR DUPLEX HOUSING
EXISTING ZONE: RU6 – TWO DWELLING 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.02-0079; 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: RU6 – TWO DWELLING HOUSING

- Vary the frontage from 18m required to 17.5m existing for duplex housing;

2.0 SUMMARY

The applicant is seeking to vary the frontage from 18.0m required to 17.15m existing for duplex housing on the subject property. The applicant wishes to construct a second single family dwelling on the south side of the double-fronting lot. This is a permitted use in the RU6 zone where the lot meets the requirements for duplex housing.

3.0 BACKGROUND

3.1 The Proposal

The applicant is seeking to vary the frontage from 18.0m required to 17.15 existing on the subject property. The applicant wishes to move a second single family dwelling onto the south side of subject property, which is a double fronting lot. It is easternmost lot on Elliot Avenue and the rear of the property fronts on Copeland Place. At the present time one single family dwelling exists on the site which is zoned RU6 – Two Dwelling Housing. A second detached housing unit would be permitted on the site should all the requirements for duplex housing be met. The applicant seeks to vary his frontage from the required width of 18.0m for a duplex to the existing width of 17.15m. This represents a relaxation of 0.85m. The applicant is proposing to move an existing single storey house from 1985 Richter Street onto the subject property.

The application compares to the requirements the City of Kelowna Urban Residential Zone Bylaw No. 8000 for RU6 zones as follows:

CRITERIA	PROPOSAL	RU1 REQUIREMENTS
Lot Area (m ²)	781m ²	700m ² (min)
Lot Width (m)	17.15m ^①	18.0m(min)
Lot Depth (m)	45.0m	30.0(min)
Site Coverage Existing (%)	14.6%	40%
Site Coverage Proposed(%)	26.3%	40%
Total Floor Area (m ²)		
-Existing Dwelling	114.2m ²	N/A
-Proposed Dwelling	91.1m ²	N/A
Storeys (#)	1	2.5
Setbacks (m)- Existing Dwelling		
- Front Yard	7.59m	4.5m
- Side Yard East	1.54m	1.54m
- Side Yard West	1.64m	1.64m
- Rear Yard	28m	6.0m
Setbacks (m)- Proposed 2 nd Dwelling		
-Front Yard	4.5m	6.0m
-Side Yard East	6.0m	6.0m
-Side Yard West	2.0m	2.0m
-Rear Yard	13.5m (approx.)	6.0m
Private Open Space (30m ² /dwelling)	200m ² (total)	60m ²
Parking Spaces	5	4

Notes:

- ① The applicant is seeking to vary the frontage (lot width) from 18.0m required to 17.15m existing for duplex housing on the subject property.

3.2 Site Context

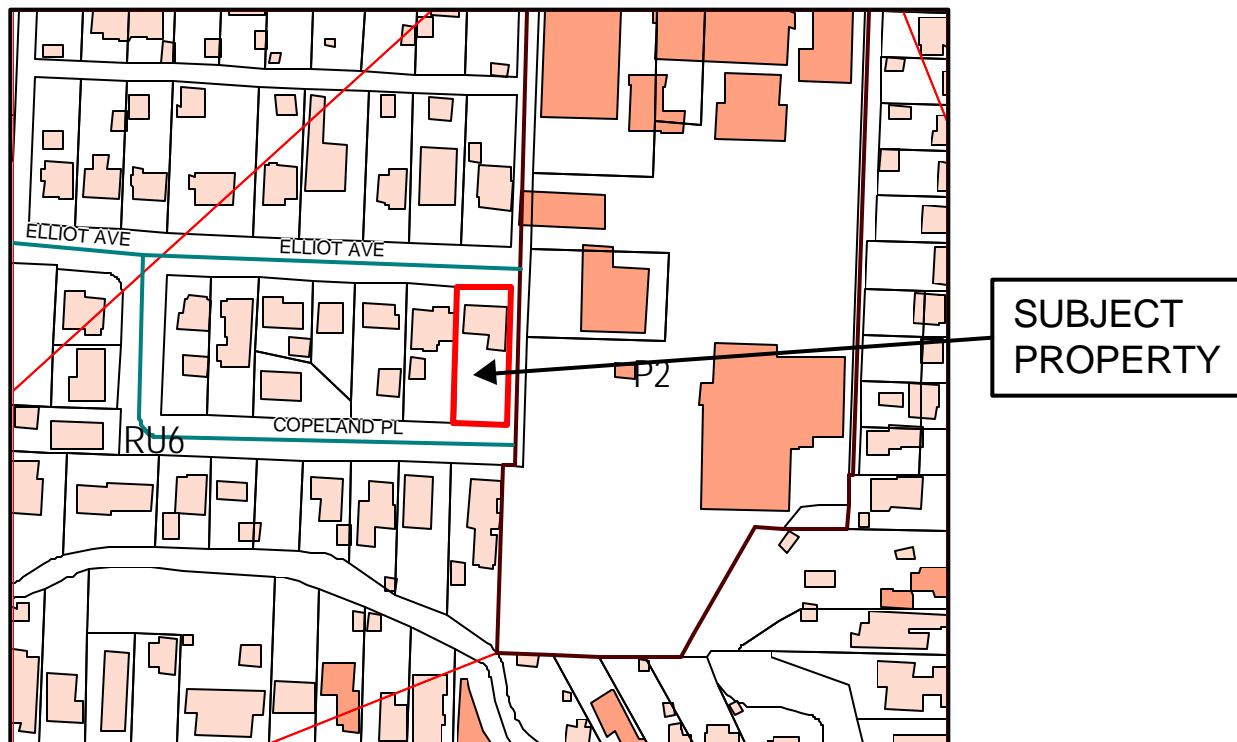
The subject property is located between Harvey and Springfield Avenues in the Central City Sector. It is a double fronting lot at the east end of Elliot Avenue between Elliot and Copeland Place. Much of the surrounding neighbourhood is zoned RU6 – Two Dwelling Housing with the exception of the large lot to the east that is zoned P2 – Education and Minor Institutional. The Roman Catholic Church occupies this lot.

Adjacent zones and uses are:

- North - RU6 – Two Dwelling Housing – Existing Single Family Dwelling
- East - P2 – Education and Minor Institutional – Roman Catholic Church
- South - RU6 – Two Dwelling Housing – Existing Single Family Dwelling
- West - RU6 – Two Dwelling Housing – Existing Single Family Dwelling

3.3 Location Map

Subject Property: 803 Elliot Avenue



3.4 Existing Development Potential

The property is zoned RU6 – Two Dwelling Housing. The purpose of this zone is to provide for development of a maximum of two dwelling units in the form of single detached, duplex, or semi-detached housing with a secondary suite. A second single detached housing unit may be developed provided all the requirements for duplex housing are met. Secondary suites are identified as a secondary use in this zone.

Without a variance for the existing frontage, the applicants may still construct a secondary suite as an addition/accessory building on the subject property under the existing zoning.

4.0 Current Development Policy

4.1 Kelowna Official Community Plan

The proposal is consistent with the designation of Single/Two Family Residential in the Official Community Plan Future Land Use Designation. The Single/Two Family Residential designation covers single detached homes for occupancy by one family, single detached homes with a secondary suite, semi-detached buildings use for two dwelling units, and complementary uses (OCP, Chapter 8). The OCP also encourages a focus towards achieving more efficient use of land within single detached neighbourhoods. The proposal is also consistent with this aim.

4.2 City of Kelowna Strategic Plan (1992)

One of the objectives of the Strategic Plan is “to develop a more compact urban form by increasing densities through infill and re-development within existing urban areas and to provide for higher densities with future urban areas” (Objective 1.1). The proposal is consistent with these objectives and with their accompanying strategies.

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 no concerns with the proposed variance. The property in question is unique in that it is a double fronting lot, with frontages on Elliot Avenue and Copeland Place. The plans submitted by the applicant initially showed insufficient parking to meet the zoning bylaw; however, the applicant has since revised the plans to show adequate parking to meet the zoning bylaw requirements. The future land use of the subject property is designated Single/Two Unit Residential which is consistent with the proposal. The applicant has submitted letters of support from the following addresses: 799 Elliot Avenue; 805B Copeland Place; 839 Sutherland Avenue; 765A Copeland Place; 795A Elliot Avenue; 761 Elliot Avenue; 761 Copeland Place. It should be noted that one letter indicating strong opposition to the proposal was also submitted. The house that the applicant is proposing to move onto the subject property currently rests at 1945 Richter Street. It is a small one-storey house that fits the character of other homes on Copeland Place.

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