
CITY OF KELOWNA

MEMORANDUM

Date: November 5, 2002
File No.: DVP02-0097

To: City Manager

From: Planning and Development Services Department

Subject:

APPLICATION NO. DVP02-0097 **OWNER:** Haverchuck, Randy

AT: 510 Dougall Road. North **APPLICANT:** Haverchuck, Randy

PURPOSE: TO VARY THE SIDE YARD SETBACK FROM 2.3M REQUIRED TO
1.25M EXISTING

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. DVP02-0097; Randy Haverchuck, Lot 18, Section 26, Township 26, ODYD, Plan 3476;

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 2.3 m required to 1.25 m existing.

2.0 SUMMARY

The applicant is seeking to vary the side yard setback from 2.3m required to 1.25m existing. The one storey house that currently sits on the subject property is legal non-conforming with respect to the required side yard setback. The applicant is proposing to add large dormers to the existing house.

3.0 BACKGROUND

3.1 The Proposal

The applicant is seeking to vary the side yard setback from 2.3m required to 1.25m existing. The one storey house that currently sits on the subject property is legal non-conforming with respect to the required side yard setback. The applicant is proposing to add large dormers to the existing house and would therefore have to conform to the required 2.3m side yard setback for a two storey house in the RU1- Large Lot Housing zone.

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)	707m ²	550m ² (min)
Lot Width (m)	15.24m	15.0m (min)
Lot Depth (m)	47.27	30.0m (min)
Storeys (#)	2 Storey	2.5 Storeys (Max)
Setbacks (m)- Proposed Addition		
- Front Yard	6.02m	6.0m
- Side Yard North	1.25m ^❶	2.3m
- Side Yard South	6.57m	2.3m
- Rear Yard	32m	7.5m

Notes:

- ❶ The applicant is seeking to vary the northern side yard setback from 2.3m required to 1.25m existing.

3.2 Site Context

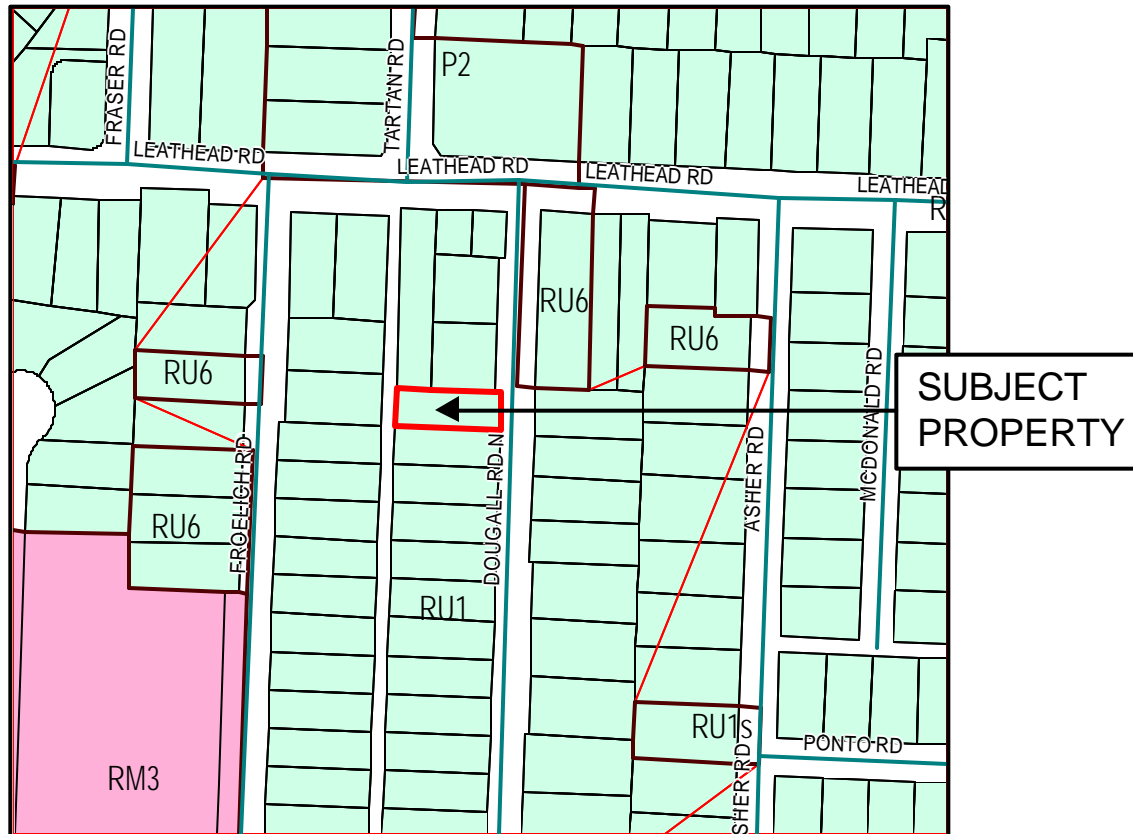
The subject property is located on the western side of Dougall Road North, south of Leathead Road in the Rutland Sector.

Adjacent zones and uses are:

- North - RU1 – Large Lot Housing (Single Family Dwelling)
- East - RU1 – Large Lot Housing (Single Family Dwelling)
- South - RU1 – Large Lot Housing (Single Family Dwelling)
- West - RU1 – Large Lot Housing (Single Family Dwelling)

3.3 Location Map

Subject Property: 510 Dougall Rd. North



5.0 TECHNICAL COMMENTS

The application has been submitted to various technical agencies and City departments and the following comments or concerns were expressed:

5.1 Works and Utilities

The variance permit application for the construction of the proposed shed dormer does not compromise Works and Utilities requirements.

5.2 Inspection Services

- The existing side yard (1.25m) will determine the size of the windows in the new dormer. Dimensions are required before we can determine permitted size.
- The drawings submitted are not acceptable for a building permit application.

6.0 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

The Planning and Development Services Department has no concerns with the proposed side yard setback variance from 2.3m required to 1.25m existing. Endorsement from the applicants' neighbours at 485 Dougall Rd.N., 495 Dougall Rd.N. and 530 Dougall Rd.N. has been received and is attached to this report.

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.: | DVP02-0097 |
| 2. | APPLICATION TYPE: | Development Variance Permit |
| 3. | OWNER: | Harverchuck, Randy |
| | . ADDRESS | 510 Dougall Rd. North |
| | . CITY | Kelowna, BC |
| | . POSTAL CODE | V1X 3K7 |
| 4. | APPLICANT/CONTACT PERSON: | Haverchuck, Randy |
| | . ADDRESS | 510 Dougall Rd. North |
| | . CITY | Kelowna, BC |
| | . POSTAL CODE | V1X 3K7 |
| | . TELEPHONE/FAX NO.: | 765-5717/868-0121 |
| 5. | APPLICATION PROGRESS: | |
| | Date of Application: | October 22, 2002 |
| | Date Application Complete: | October 22, 2002 |
| | Servicing Agreement Forwarded to Applicant: | N/A |
| | Servicing Agreement Concluded: | N/A |
| | Staff Report to APC: | N/A |
| 6. | LEGAL DESCRIPTION: | Lot 18, Section 26, Township 26,
ODYD, Plan 3476 |
| 7. | SITE LOCATION: | The subject property is located on the western side of Dougall Road North, south of Leathead Road in the Rutland Sector. |
| 8. | CIVIC ADDRESS: | 510 Dougall Rd. North |
| 9. | AREA OF SUBJECT PROPERTY: | 707m ² |
| 10. | EXISTING ZONE CATEGORY: | RU1 – Large Lot Housing |
| 11. | PURPOSE OF THE APPLICATION: | Vary the side yard setback from 2.3m required to 1.25m 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
- Elevations
- Letters of endorsement from neighbours