
CITY OF KELOWNA

MEMORANDUM

Date: April 9, 2003
File No.: DVP03-0035

To: City Manager

From: Planning & Development Services Department

Subject:

APPLICATION NO. DVP03-0035 **OWNER:** Boback, Bob

LOCATION: 598 South Crest Drive **APPLICANT:** Boback, Bob

PURPOSE: VARY THE FRONT YARD SETBACK FROM 6M REQUIRED TO 5M PROPOSED;

EXISTING ZONE: RU2 – MEDIUM LOT HOUSING

REPORT PREPARED BY: RYAN SMITH

1.0 RECOMMENDATION

THAT Council authorise the issuance of Development Variance Permit No. DVP03-0035 for Lot 13, District Lot 1688s, SDYD, Plan KAP72474, located on South Crest Drive, Kelowna, B.C.:

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

Section 13.2 – Medium Lot Housing Zone: Subsection 13.2.5 (c):

Vary the front yard setback from 6m required to 5m proposed.

2.0 SUMMARY

The applicant is seeking to vary the front yard setback from 6m required to 5m proposed (existing).

3.0 BACKGROUND

3.1 The Proposal

The applicant is seeking to vary the front yard setback from 6m required to 5m proposed. The applicant is pursuing a variance to address an error that was made while pouring the foundations for a single-family dwelling.

The portion of the foundation on which the garage will sit projects approximately 1m into the required 6m setback for garages and carports in the RU2 zone.

The application compares to the requirements the City of Kelowna Bylaw No. 8000 for RU1 – Large Lot Housing zones as follows:

CRITERIA	PROPOSAL	RU1 ZONE REQUIREMENTS
Site Area (m ²)	1255m ²	400m ²
Lot Width	60.810m	15.0m
Lot Depth	32.805m	30.0m
Setbacks		
Side Yard (North)	7.46m	1.8m
Rear Yard	11.03m	7.5m
Front Yard ^①	5.05m	6.0m

①Note: The applicant is seeking to vary the required front yard setback.

Site Context

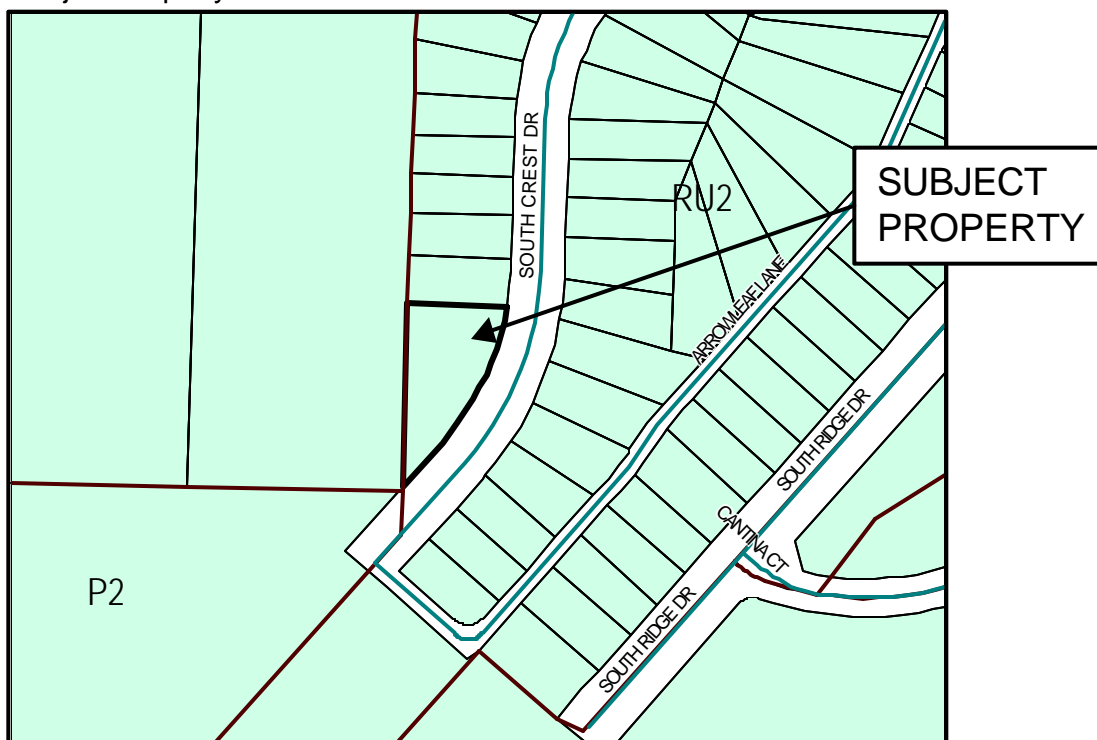
The subject property is located on the west side of South Crest Drive south of its intersection with South Ridge Drive.

Adjacent zoning and existing land uses are to the:

- North - RU2 – Medium Lot Housing
- East - RU2 – Medium Lot Housing
- South - P2 – Education and Minor Institutional
- West - A1 – Agriculture 1

Site Map

Subject Property: 598 South Crest Drive



4.0 TECHNICAL COMMENTS

4.1 Inspection Services Department

No Comment.

4.2 Works and Utilities

The Works and Utilities Department has no concerns with the proposed variance. The road was constructed far enough away as to provide adequate stacking for one vehicle in front of the garage.

5.0 PLANNING COMMENTS

The Planning and Development Services Department has no concerns with the proposed variance. The variance is relatively minor in nature and only a small portion of the building actually extends into the required setback. The department feels that this encroachment will have no significant effects on the South Crest Drive streetscape. The property owner of the lots across the street has indicated by way of written submission that he has no concerns regarding the proposed variance.

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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|---|---|
| 15. APPLICATION NO.: | DVP03-0035 |
| 15. APPLICATION TYPE: | Development Variance Permit |
| 3. OWNER: | Bob Boback |
| . ADDRESS | 5066 South Ridge Drive |
| . CITY | Kelowna, BC |
| . POSTAL CODE | V1W 4W6 |
| 4. APPLICANT/CONTACT PERSON: | Bob Boback |
| . ADDRESS | 5066 South Ridge Drive |
| . CITY | Kelowna, BC |
| . POSTAL CODE | V1W 4W6 |
| . TELEPHONE/FAX NO.: | 765-1407 ext.7112 |
| 5. APPLICATION PROGRESS: | |
| Date of Application: | April 3, 2003 |
| Date Application Complete: | April 3, 2003 |
| Servicing Agreement Forwarded to Applicant: | N/A |
| Servicing Agreement Concluded: | N/A |
| Staff Report to APC: | N/A |
| Staff Report to Council: | April 29, 2003 |
| 15. LEGAL DESCRIPTION: | Lot 13, District Lot 1688s, SDYD, Plan KAP72474 |
| 15. SITE LOCATION: | The subject property is located on the west side of South Crest Drive south of its intersection with South Ridge Drive. |
| 15. CIVIC ADDRESS: | 596 South Crest Drive |
| 15. AREA OF SUBJECT PROPERTY: | 1255m ² |
| 15. EXISTING ZONE CATEGORY: | RU2 |
| 15. TYPE OF DEVELOPMENT PERMIT AREA: | Natural Environment DP area (waived) |
| 15. PURPOSE OF THE APPLICATION: | Development Variance Permit |
| 15. MIN. OF TRANS./HIGHWAYS FILES NO.: | N/A |
| NOTE: IF LANDS ARE WITHIN 800 m OF A CONTROLLED ACCESS HIGHWAY | |
| 15. DEVELOPMENT PERMIT MAP 13.2 IMPLICATIONS | Natural Env. DP. Area |

ATTACHMENTS

(not attached to the electronic version of the report)

- Subject Property Map
- Site Plan Showing Proposed Variance
- Engineers Design