
CITY OF KELOWNA
MEMORANDUM

Date: April 8, 2003
File No.: DVP03-0026

To: City Manager

From: Planning and Development Services Department

Subject:

APPLICATION NO. DVP03-0026

OWNER: Paul & Leslie Hilder

AT: 5042 South Ridge Drive,
Kelowna, BC

APPLICANT: Paul & Leslie Hilder

PURPOSE: TO VARY THE MAXIMUM PERMITTED SITE COVERAGE TO ALLOW
FOR THE EXTENSION OF AN EXISTING DECK.

EXISTING ZONE: RU2 – MEDIUM LOT HOUSING

REPORT PREPARED BY: KEIKO NITTEL

SEE ATTACHED FACT SHEET FOR COMPLETE APPLICATION DETAILS

1.0 **RECOMMENDATION**

THAT Council authorize the issuance of Development Variance Permit No. DVP03-0026 for Lot 21, DL 1688S, SDYD, Plan KAP68647, located on South Ridge Drive, Kelowna, B.C.:

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

Section 13.2.5: RU2 – MEDIUM LOT HOUSING

- Vary the maximum site coverage from the 40% permitted to allow for a site coverage of 41.85%.

AND FURTHER THAT the applicant be required to complete the above-noted conditions within 180 days of Council approval of the development permit application in order for the permit to be issued.

2.0 **SUMMARY**

The applicant requires a development variance permit to allow a 6.87 m² extension to an existing deck. The proposed extension of the deck results in a site coverage of 41.85% where the maximum permitted is 40.00%. The deck is located on the northwest corner of the house at the rear of the property. The proposal meets the setback requirements of the Zoning Bylaw. The existing sideyards of the deck are maintained while the deck is extended 1.92 metres

further into the rear yard resulting in a setback of 6.9 metres. The applicant's intend on matching the building materials and colours of the existing deck.

3.0 BACKGROUND

3.1 The Proposal

The applicant is seeking a development variance permit to allow for the extension of the existing deck. The proposal increases the site coverage from 40.0%, the maximum permitted by the Zoning Bylaw, to 41.85%.

The deck is located on the northwest corner of the house. The applicant is proposing to extend the deck 1.83 metres (6.0 feet) into the rear yard thus creating an additional 6.9 m² of area. The deck meets the setback requirements of the Zoning Bylaw. The proposed extension maintains the existing side yard setbacks of the deck. The proposed rear yard setback to the deck will be 6.9 metres where only 6.0 metres is required. The deck extension is to be constructed with materials matching that of the existing deck. The wooden posts will be painted grey in colour and the white metal railing extended over the new portion of the deck.

The application compares to the requirements the City of Kelowna Bylaw No. 8000 for RU2 zones as follows:

CRITERIA	PROPOSAL	REQUIREMENTS
Site Coverage	41.85%❶	40%
Rear Yard Setback to Deck	6.9m	6.0m for 1.5 storey building
Side Yard Setbacks to Deck		
- North	1.51m	1.5m
- South	8.0+m	1.5m

Notes:

- ❶ The applicant is seeking to vary the maximum permitted site coverage from the 40% permitted to 41.85%.

3.2 Site Context

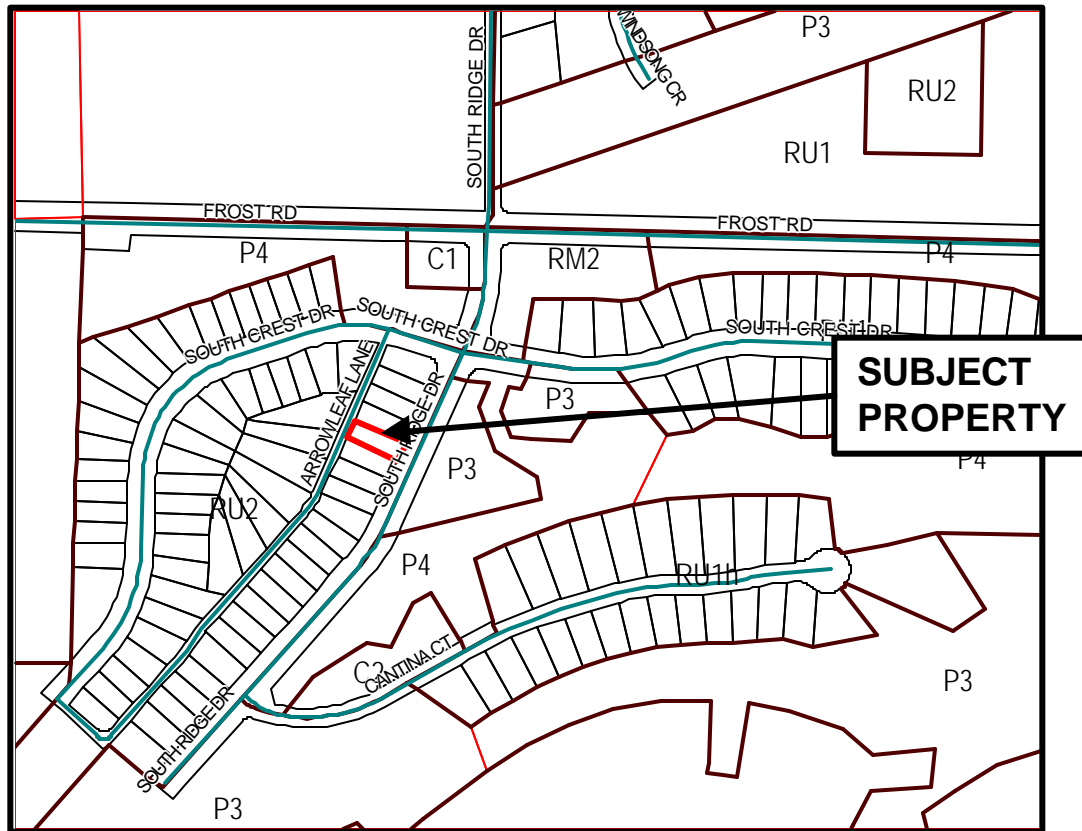
The subject property is located on South Ridge Drive between Frost Road and Cantina Court.

Adjacent zones and uses are:

- North - RU2 – Medium Lot Housing – Single Detached Dwelling
- East - P3 - Parks and Open Space - Park
- South - RU2 – Medium Lot Housing – Single Detached
- West - RU2 – Medium Lot Housing -Vacant

3.3 Location Map

Subject Property: 5042 South Ridge Drive



3.4 Existing Development Potential

The intent of the zone is to provide for single detached housing, and compatible secondary uses, on medium sized serviced urban lots.

3.5 Current Development Policy

3.5.1 Kelowna Official Community Plan & Southwest Okanagan Mission Sector Plan

The subject property is designated as Single / Two Unit Residential in the Official Community Plan (OCP) as a result of the Area Structure Plan (ASP). The proposed use is in compliance with the OCP and ASP

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
No comment

5.2 Inspections
No concerns

5.3 Fire Department
No objections

6.0 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

The Planning and Development Services Department has no concerns with this application. The variance is required in order to allow a site coverage of 41.85% where only 40.0%. The proposed deck extension meets the setback requirements of the Zoning Bylaw. In addition, since this is a second storey deck, it does not reduce the useable open space on the property.

Andrew Bruce
Current Planning Manager

Approved for inclusion ☐

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

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Attach.

1. **APPLICATION NO.:** DVP03-0026
2. **APPLICATION TYPE:** Development Variance Permit
3. **OWNER:** Paul & Leslie Hilder
· **ADDRESS** 5042 South Ridge Dr
· **CITY** Kelowna, BC
· **POSTAL CODE** V1W 4W6
4. **APPLICANT/CONTACT PERSON:** Paul & Leslie Hilder
· **ADDRESS** 5042 South Ridge Dr
· **CITY** Kelowna, BC
· **POSTAL CODE** V1W 4W6
· **TELEPHONE/FAX NO.:** 76764-5002
5. **APPLICATION PROGRESS:**
Date of Application: March 21, 2003
Date Application Complete: March 21, 2003
Servicing Agreement Forwarded to Applicant: n/a
Servicing Agreement Concluded: n/a
Staff Report to APC: n/a
6. **LEGAL DESCRIPTION:** Lot 21, DL 1688s, SDYD, Plan KAP68647
7. **SITE LOCATION:** South Ridge Drive between South Crest Drive and Cantina Court
8. **CIVIC ADDRESS:** 5042 South Ridge Drive
9. **AREA OF SUBJECT PROPERTY:** 469 m²
10. **EXISTING ZONE CATEGORY:** RU2
11. **PURPOSE OF THE APPLICATION:** Obtain a development variance permit to allow for a site coverage of 41.85% in order to construct an extension to the existing deck.
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
- Photographs
- Site Plan
- Elevations