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**CITY OF KELOWNA**

**MEMORANDUM**

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**Date:** June 25, 2003  
**File No.:** HAP03-0003

**To:** City Manager

**From:** Planning and Development Services Department

**Subject:**

APPLICATION NO. HAP03-0003  
AT: 1824 Maple Street

OWNER: Moira and Michael Wilmott  
APPLICANT: Moira and Michael Wilmott

PURPOSE: TO GRANT A HERITAGE ALTERATION PERMIT TO ALLOW  
THE ADDITION OF A NEW COVERED SUNDECK AND PORCH  
  
TO VARY THE SIDE YARD SETBACK FROM 2.0M REQUIRED  
TO 1.53M EXISTING

EXISTING ZONE: RU1 – LARGE LOT HOUSING

REPORT PREPARED BY: RYAN SMITH

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**SEE ATTACHED FACT SHEET FOR COMPLETE APPLICATION DETAILS**

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1.0 RECOMMENDATION

THAT Municipal Council authorize the issuance of Heritage Alteration Permit No.03-0003; Michael and Moira Willmott, Lot 14, D.L. 14, ODYD, Plan 2220, located on Maple Avenue, Kelowna, B.C., subject to the following:

- (a) The dimensions and siting of the building addition shall be in general accordance with Schedule "A".
- (b) The exterior design and finish of the accessory building shall be in general accordance with Schedule "B".

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

Section 13.2-Medium Lot Housing: Subsection 13.1.5(d):

- Vary southern side yard setback from 2m required to 1.53m proposed.

## 2.0 COMMUNITY HERITAGE COMMISSION

At the regular meeting of June 11, 2003 it was resolved that:

THAT the Community Heritage Commission support Heritage Alteration Permit Application No. HAP03-0002 as presented, including the wood steps and lattice shown on the elevations as being replaced with stone stairs and stone planters respectively.

## 3.0 SUMMARY

The applicants have applied for a Heritage Alteration Permit in order to add front and rear porches to the house on the subject property located at 1824 Maple Street. The porch and sundeck will be finished to match the existing house. The applicant is also proposing to remove a set of wood steps and a lattice, which are to be replaced with stone stairs and planters. The applicant is also seeking to vary the southern side yard setback, which is currently an existing legal non-conformity. The addition of the porch will increase the non-conformity and therefore requires a variance.

## 4.0 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

The existing house located on the subject property at 1824 Maple Street is legally non-conforming with respect to its side yard setbacks. The applicant is proposing to add a covered porch to the front of the house and a covered sundeck at the rear. The addition of the covered porch at the front of house (facing Maple Street) will increase the existing legally non-conforming side yard setback. The Planning and Corporate Services Department has no concerns regarding the proposed Heritage Alteration Permit and associated variance for side yard setback.

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Andrew Bruce  
Development Services Manager

Approved for inclusion

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

RM/AB/rws  
Attach.

### **FACT SHEET**

15. APPLICATION NO.: HAP03-0003
15. APPLICATION TYPE: Heritage Alteration Permit
3. OWNER: Moira and Michael Wilmott  
· ADDRESS 1824 Maple Street  
· CITY Kelowna, BC  
· POSTAL CODE V1Y 1H3
4. APPLICANT/CONTACT PERSON: Moira and Michael Wilmott  
· ADDRESS 1824 Maple Street  
· CITY Kelowna, BC  
· POSTAL CODE V1Y 1H3  
· TELEPHONE/FAX NO.: 862-7548
5. APPLICATION PROGRESS:  
Date of Application: May 27, 2003  
Date Application Complete: May 27, 2003  
Servicing Agreement Forwarded to Applicant: N/A  
Servicing Agreement Concluded: N/A  
Staff Report to APC: N/A  
Staff Report to Council:
15. LEGAL DESCRIPTION: Lot 14, D.L. 14, ODYD, Plan 2220
15. SITE LOCATION: West side of Maple Street between Lake Ave. and Riverside
15. CIVIC ADDRESS: 1824 Maple street
15. AREA OF SUBJECT PROPERTY: 1034m<sup>2</sup>
15. EXISTING ZONE CATEGORY: C10-Service Commercial
15. TYPE OF DEVELOPMENT PERMIT AREA: Commercial
15. PURPOSE OF THE APPLICATION: Vary Sign Bylaw
15. MIN. OF TRANS./HIGHWAYS FILES NO.:  
NOTE: IF LANDS ARE WITHIN 800 m OF A CONTROLLED ACCESS HIGHWAY
15. DEVELOPMENT PERMIT MAP 13.2 IMPLICATIONS N/A

### **ATTACHMENTS**

**(not attached to the electronic version of the report)**

- Subject Property Map
- Site Plan Showing Proposed Variance
- Pictures of the Site