
CITY OF KELOWNA

MEMORANDUM

Date: July 15, 2003
File No.: DVP03-0068

To: City Manager

From: Planning & Corporate Services Department

Subject:

APPLICATION NO. DVP03-0068 **OWNER:** Matthew McDowell

LOCATION: 1879 Ethel Street **APPLICANT:** Matthew McDowell and Shari Longman

PURPOSE: TO VARY THE HEIGHT OF AN ACCESSORY BUILDING (SECONDARY SUITE) FROM 4.5 PERMITTED TO 6.0M PROPOSED

EXISTING ZONE: RU6 – TWO DWELLING HOUSING

REPORT PREPARED BY: RYAN SMITH

1.0 RECOMMENDATION

THAT Council not authorise the issuance of Development Variance Permit No. DVP03-0068 for Lot 4, District Lot 138, ODYD, Plan 3189, located on Ethel Street, Kelowna, B.C.;

2.0 SUMMARY

The applicant is seeking to vary the maximum permitted height for an accessory building (with secondary suite) in the RU6-Two Dwelling Housing Zone from 4.5m permitted to 6.0m proposed.

3.0 BACKGROUND

3.1 The Proposal

The applicants are seeking to vary the maximum permitted height for an accessory building (with secondary suite) in the RU6-Two Dwelling Housing Zone from 4.5m permitted to 6.0m proposed. The applicants are proposing to construct a two-car garage with suite located on the second storey at the rear of their property. The proposed suite is a one-bedroom unit. The applicants would like to have elderly relatives reside in the proposed secondary suite so that an increased level of care and supervision may be provided.

The application compares to the requirements the City of Kelowna Bylaw No. 8000 for RU6 – Two Dwelling Housing zones as follows:

CRITERIA	PROPOSAL	RU1 ZONE REQUIREMENTS
Site Area (m ²)	753m ²	550m ²
Lot Width	15.54m	16.5m
Lot Depth	48.59m	30.0m
Setbacks (Accessory Building)		
Side Yard (north)	2.3m	2.3m
Side Yard (south)	6.0m	2.3m
Rear Yard	1.5m	7.5m
Setback from Principal Dwelling	6.0m	5.0m
Area of Suite	81m ²	90m ²
Height	6.0m ^❶	4.5m

❶Note: The applicant is seeking to vary the maximum permitted height from 4.5m to 6.0m proposed.

Site Context

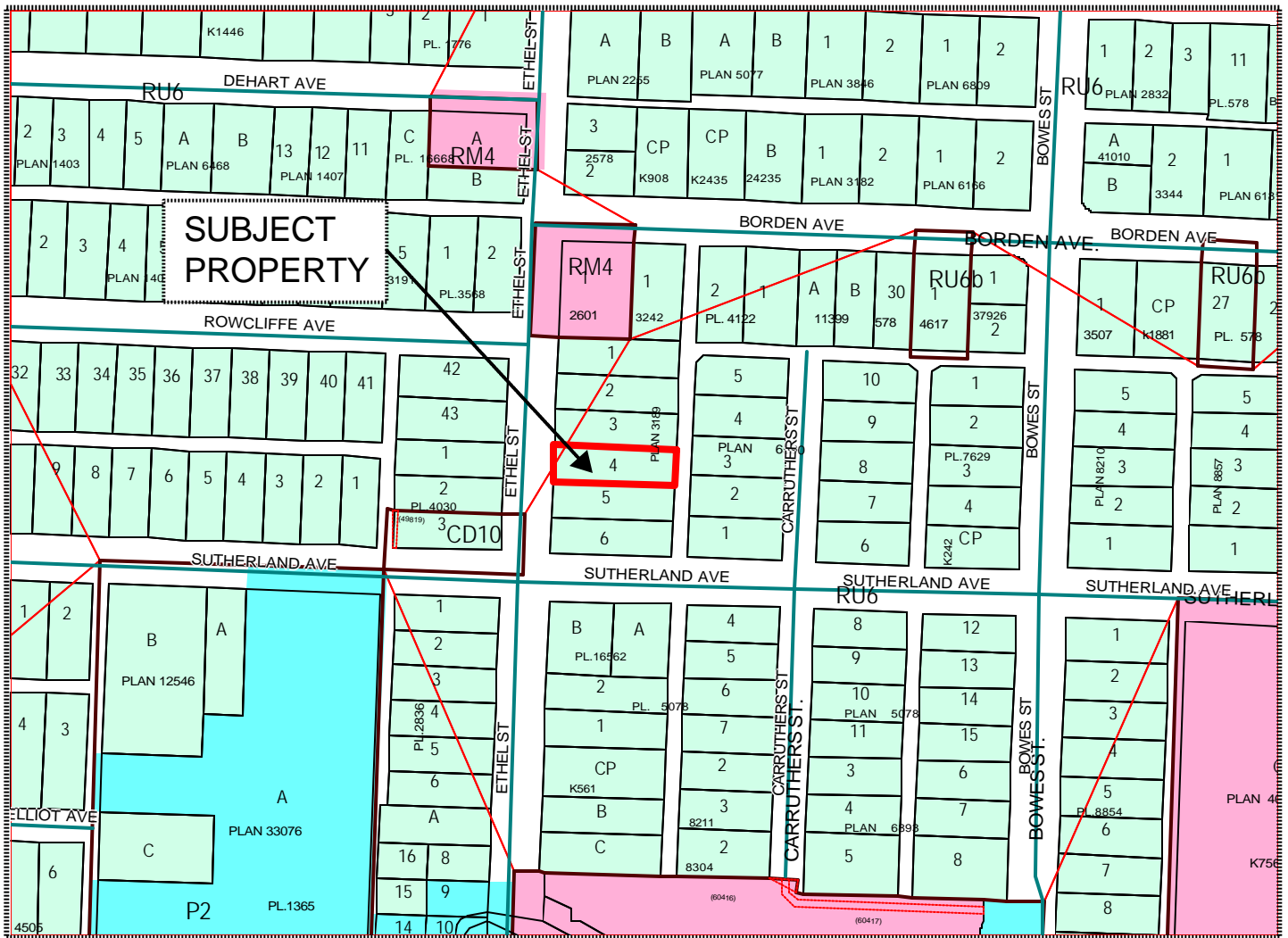
The subject property is located on the east side of Ethel Street between Borden Ave. and Sutherland Ave..

Adjacent zoning and existing land uses are to the:

- North - RU6 – Two Dwelling Housing– Single Family Dwelling
- East - RU6 – Two Dwelling Housing – Single Family Dwelling
- South - RU6 – Two Dwelling Housing – Single Family Dwelling
- West - RU6 – Two Dwelling Housing – Single Family Dwelling

Site Map

Subject Property: 1879 Ethel Street



4.0 TECHNICAL COMMENTS

4.1 Inspection Services Department

No Comment

4.2 Works and Utilities Department

a) DVP and Site Related Issues

The requested building height variance does not compromise W & U servicing requirements.

b) Domestic Water & Fire Protection

The existing lot is serviced with a small diameter (13 mm) copper water service, which is substandard. Adequate metered water service must be provided to meet current bylaw requirements. The applicant will be responsible for the cost to provide this upgrade.

c) Sanitary Sewer

This property is currently serviced by the municipal sanitary sewer system. The existing 150-mm diameter service will be adequate for the proposed additional suite and may be retained.

5.0 PLANNING AND CORPORATE SERVICES COMMENTS

The Planning and Corporate Services Department is concerned with the proposed variance. Staff feels that a design more accessible to the elderly and those with disabilities could be created within the zoning bylaw. It should also be noted that Council supported the change to a 4.5m height limit for secondary suites in accessory buildings in September of 2002. For these reasons the position of the department regarding this application is non-support.

Neighbours of the applicant located at the following addresses have provided written support for the proposed height variance: 1881 Ethel, 1873 Ethel, 1859 Ethel, 1893 Ethel, 911 Borden, 935 Borden, 1852 Carruthers, 1862 Carruthers, 1892 Carruthers, 1882 Carruthers.

6.0 ALTERNATE RECOMMENDATION

THAT Council authorise the issuance of Development Variance Permit No. DVP03-0068 for Lot 4, District Lot 138, ODYD, Plan 3189, located on Ethel Street, Kelowna, B.C.;

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

Section 13: RU1-Large Lot Housing: Subsection 13.1.5 (b):

Vary the maximum height for an accessory building from 4.5 m permitted to 6.0 m proposed;

AND THAT final adoption of the Development Variance Permit be subject to the approval of the Ministry of Transportation.

Andrew Bruce
Development Services Manager

Approved for inclusion

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

RM/AB/rs
Attach.

FACT SHEET

- | | |
|---|---|
| 15. APPLICATION NO.: | DVP03-0068 |
| 15. APPLICATION TYPE: | Development Variance Permit |
| 3. OWNER: | Matthew McDowell |
| . ADDRESS | 1879 Ethel Street |
| . CITY | Kelowna, BC |
| . POSTAL CODE | V1Y 2Z3 |
| 4. APPLICANT/CONTACT PERSON: | Matthew McDowell and Shari Longman |
| . ADDRESS | 1879 Ethel Street |
| . CITY | Kelowna, BC |
| . POSTAL CODE | V1Y 2Z3 |
| . TELEPHONE/FAX NO.: | 878-3936 |
| 5. APPLICATION PROGRESS: | |
| Date of Application: | June 18, 2003 |
| Date Application Complete: | June 18, 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 4, District Lot 138, ODYD, Plan 3189 |
| 15. SITE LOCATION: | The subject property is located on the east side of Ethel Street between Borden Ave. and Sutherland Ave.. |
| 15. CIVIC ADDRESS: | 1879 Ethel Street |
| 15. AREA OF SUBJECT PROPERTY: | 753m ² |
| 15. EXISTING ZONE CATEGORY: | RU6- Two Dwelling Housing |
| 15. TYPE OF DEVELOPMENT PERMIT AREA: | N/A |
| 15. PURPOSE OF THE APPLICATION: | Vary max height for accessory building with secondary suite. |
| 15. MIN. OF TRANS./HIGHWAYS FILES NO.: | Circulated to MOT late. Not file # |
| NOTE: IF LANDS ARE WITHIN 800 m OF A CONTROLLED ACCESS HIGHWAY | available yet. |
| 15. DEVELOPMENT PERMIT MAP 13.2 IMPLICATIONS | N/A |

ATTACHMENTS

(not attached to the electronic version of the report)

- Subject Property Map
- Elevations showing proposed height variance
- Pictures of the Site