
CITY OF KELOWNA

MEMORANDUM

Date: December 11, 2003
File No.: DVP03-0158
To: City Manager
From: Planning & Corporate Services Department
Subject:

APPLICATION NO. DVP03-0158 **OWNER:** Ronald and Violet McKinney

LOCATION: 1181 Montrose Place **APPLICANT:** Ronald and Violet McKinney

PURPOSE: TO VARY THE FRONT YARD SETBACK FROM 6M REQUIRED TO 4.5M PROPOSED

TO VARY THE SOUTH-EASTERN SIDE YARD SETBACK FROM 2.0M
REQUIRED TO 1.80M PROPOSED

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. DVP03-0158; Lot 14, Section 30, Township 26, ODYD Plan 17272, located on Montrose Place, Kelowna, B.C.;

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

Section 13: RU1-Large Lot Housing: Section 13.1.5(c):

Vary the front yard setback from 6.0m required to 4.5m proposed'

Section 13: RU1-Large Lot Housing: Section 13.1.5(d):

Vary the side yard setback from 2.0m required to 1.8m proposed;

2.0 SUMMARY

The applicant is seeking to vary the front yard setback from 6m required to 4.5 proposed and the side yard setback (south-east) from 2m required to 1.8m. The applicant is requesting the variances in order to enlarge the existing carport which is attached to the front of a single family dwelling.

3.0 BACKGROUND

3.1 The Proposal

The applicant is seeking to vary the front yard setback from 6m required to 4.5 proposed and the side yard setback (south-east) from 2m required to 1.8m. The applicant is requesting the variances in order to enlarge the existing carport which is attached to the front of a single family dwelling. The applicant is planning to enclose the entire carport during the course of the proposed extension. The existing side yard on the east side of the property is a legal non conformity with regards to Zoning Bylaw No.8000. The proposed expansion of the garage will increase this non-conformity and therefore the side yard variance is required.

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
Lot Size(m ²)	914m ²	550m ²
Lot Width(m)	18.28m	16.5m
Lot Depth(m)	35.0m	30.0
Site Coverage (%)	24.4%	40%
Setbacks		
Front Yard	4.5m ❶	6m
Side Yard (w)	10m	2.3m
Side Yard (e)	1.8m ❷	2.0m
Rear Yard	13m	7.5m

❶Note: Applicants are seeking to vary the front yard setback from 6.0m required to 4.5m proposed.

❷Note: Applicants are seeking to vary the side yard setback from 2.0m required to 1.8m proposed.

Site Context

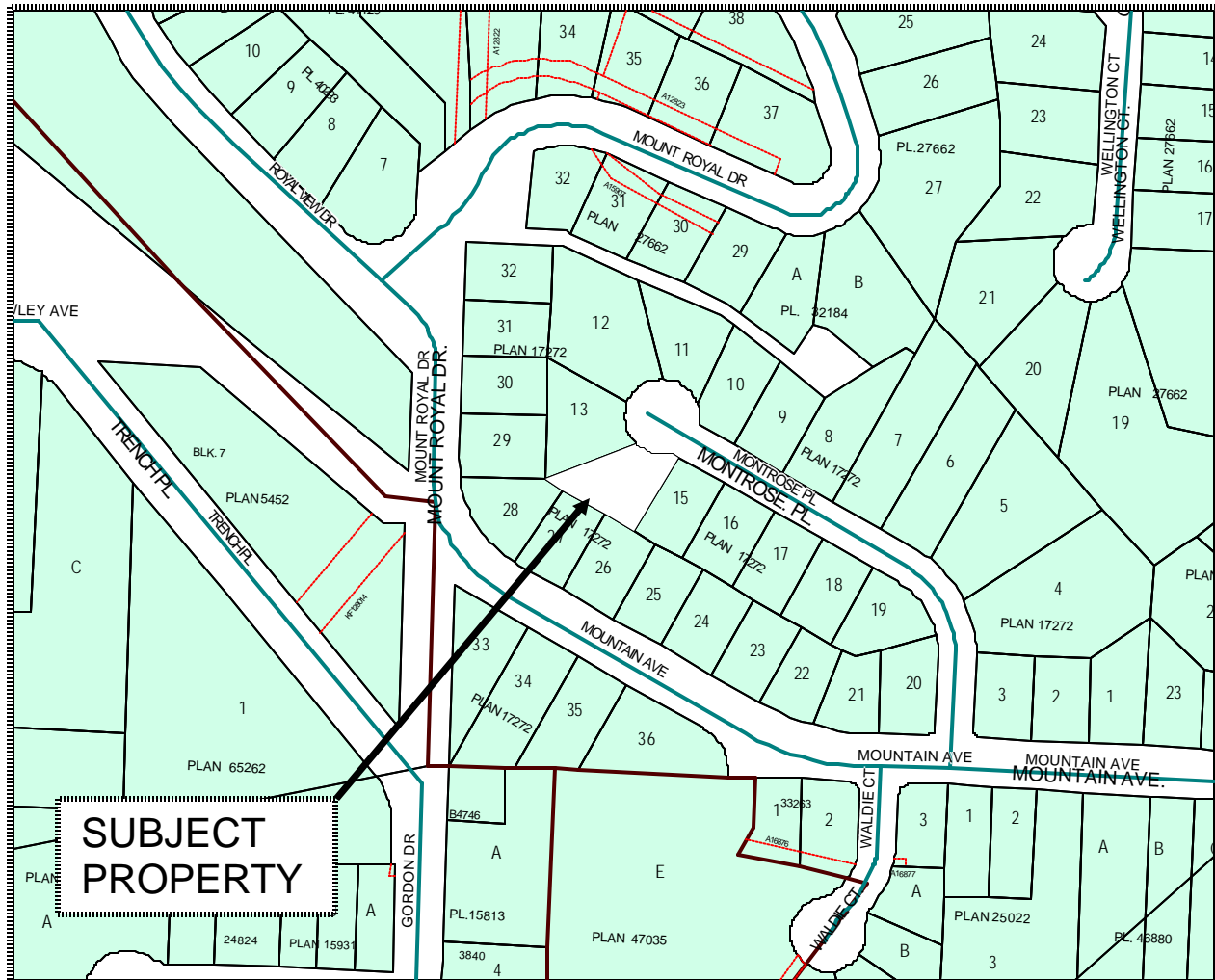
The subject property is located on the south west end of Montrose Place (a cul-de-sac), north of Mountain Avenue.

Adjacent zoning and existing land uses are to the:

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

Site Map

Subject Property: 1181 Montrose Place



4.0 TECHNICAL COMMENTS

This application has been circulated to various internal departments and external agencies and the following comments were received:

4.1 Works and Utilities Department

No concerns.

4.2 Inspection Services

No concerns. With the curve of the property line away from the addition there should be space to park in front of the garage.

5.0 PLANNING AND CORPORATE SERVICES COMMENTS

The Planning and Corporate Services Department has no concerns with the proposed variance. The applicants neighbors located at 1191 Montrose Place, 1171 Montrose Place, and 1182 Montrose Place have all indicated their support for the proposed variance by way of written submission.

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.: | DVP03-0158 |
| 15. APPLICATION TYPE: | Development Variance Permit |
| 3. OWNER: | Ronald James McKinney and Violet
Johanne McKinney |
| . ADDRESS | 1812 Western Drive |
| . CITY | Port Coquitlam, BC |
| . POSTAL CODE | V3C 2X7 |
| 4. APPLICANT/CONTACT PERSON: | Ronald James McKinney and Violet
Johanne McKinney |
| . ADDRESS | 1181 Montrose Place |
| . CITY | Kelowna, BC |
| . POSTAL CODE | V1Y 3M4 |
| . TELEPHONE/FAX NO.: | 763-6503 |
| 5. APPLICATION PROGRESS: | |
| Date of Application: | November 14, 2003 |
| Date Application Complete: | November 14, 2003 |
| Servicing Agreement Forwarded to Applicant: | N/A |
| Servicing Agreement Concluded: | N/A |
| Staff Report to APC: | N/A |
| Staff Report to Council: | December 9, 2003 |
| 15. LEGAL DESCRIPTION: | Lot 14, Section 30, Township 26,
ODYD Plan 17272 |
| 15. SITE LOCATION: | The subject property is located on the south west
end of Montrose Place (a cul-de-sac), north of
Mountain Avenue. |
| 15. CIVIC ADDRESS: | 1181 Montrose Place |
| 15. AREA OF SUBJECT PROPERTY: | 914m ² |
| 15. EXISTING ZONE CATEGORY: | RU1 – Large Lot Housing |
| 15. TYPE OF DEVELOPMENT PERMIT AREA: | Wildland Fire DP Area |
| 15. PURPOSE OF THE APPLICATION: | TO VARY THE FRONT YARD SETBACK FROM 6M
REQUIRED TO 4.5M PROPOSED |
| | TO VARY THE SOUTH-EASTERN SIDE YARD
SETBACK FROM 2.0M
REQUIRED TO 1.80M PROPOSED |
| 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 | N/A |

ATTACHMENTS

(not attached to the electronic version of the report)

- Subject Property Map
- Site Plan
- Pictures
- Elevations