
CITY OF KELOWNA

MEMORANDUM

Date: December 11, 2003

File No.: DVP03-0162

To: City Manager

From: Planning & Corporate Services Department

Subject:

APPLICATION NO. DVP03-0162 **OWNER:** David Allan Glendinning

LOCATION: 689 Welke Road **APPLICANT:** David Allan Glendinning

PURPOSE: TO VARY THE MAXIMUM PERMITTED LOT COVERAGE FOR AND
ACCESSORY BUILDING IN AN URBAN RESIDENTIAL ZONE FROM
90M² PERMITTED TO 98.1M² 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. DVP03-0162; Lot 6, District Lot 358, ODYD Plan 21967, located on Welke Road, Kelowna, B.C.;

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

Section 6.5: Accessory Development: Subsection: 6.5.7:

Vary maximum permitted lot coverage for an accessory building from 90m² permitted to 98.1m² proposed.

2.0 SUMMARY

The applicant is seeking to vary the maximum permitted lot coverage from 90m² permitted to 98.1m² proposed. The applicant has purchased an existing garage and is seeking to move it onto the subject property.

3.0 BACKGROUND

3.1 The Proposal

The applicant is seeking to vary the maximum permitted lot coverage from 90m² permitted to 98.1m² proposed. The applicant has purchased an existing garage and is seeking to move it onto the subject property. The garage measures 13.4m in length and 7.3m in width. The applicant has indicated that the garage will be used as a workshop and for storage.

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)	1585m ²	550m ²
Lot Width(m)	34.40m	16.5m
Lot Depth(m)	45.74	30.0
Site Coverage (%)	16%	40%
Accessory Size	98.1m ²	90m ²
Accessory Height	4.4m	4.5m
Accessory Site Coverage (%)	6.2%	14%
Setbacks		
Front Yard	15.24m	6m
Side Yard (w)	4.9m	2.3m
Side Yard (e)	2.1m	2.0m
Rear Yard	28.3m	7.5m

●Note: Applicants are seeking to vary the maximum permitted size for an accessory from 90m² permitted to 98.1m² proposed.

Site Context

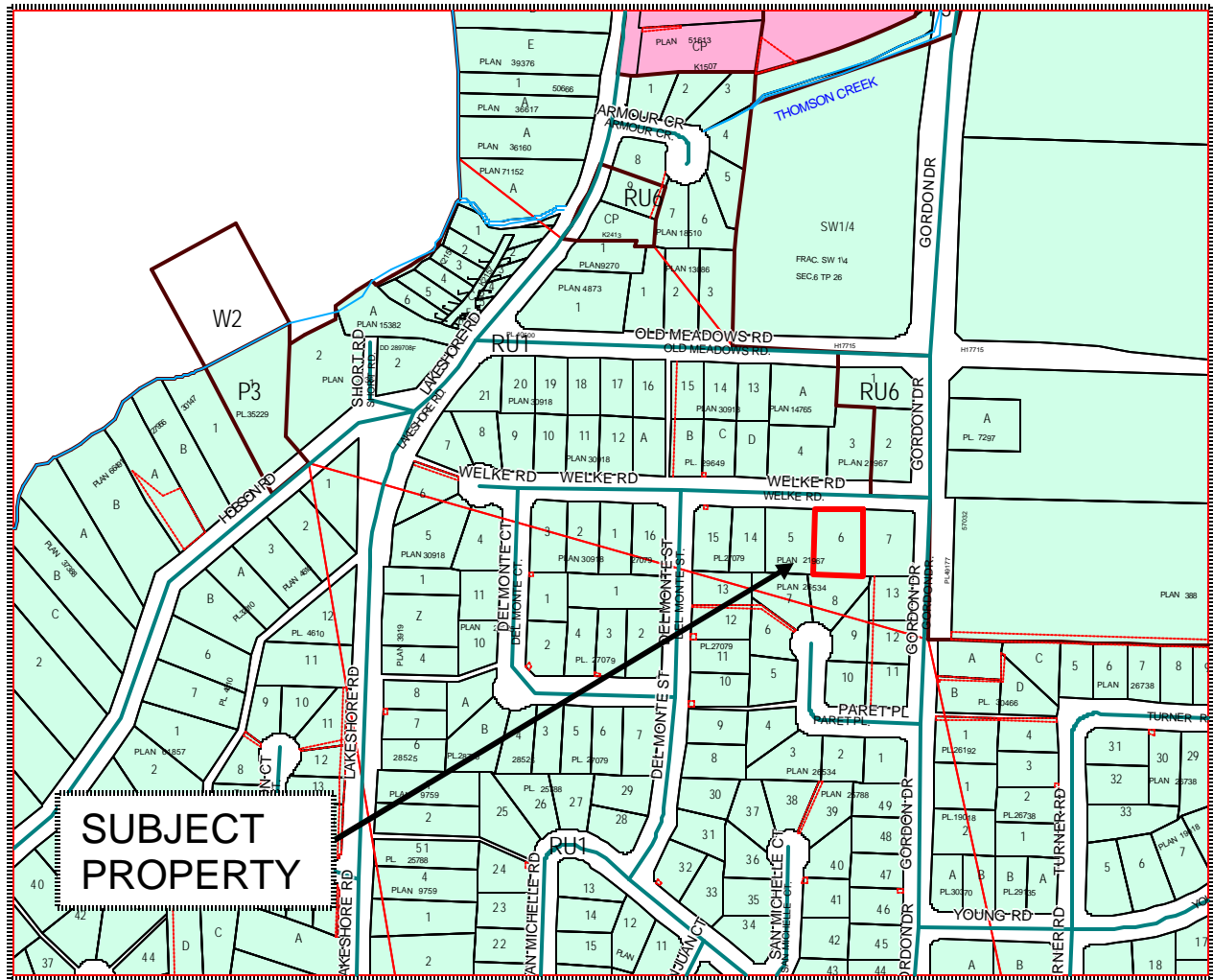
The subject property is located on the south side of Welke Road, one property west of Gordon Drive.

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: 689 Welke 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

The requested variance to the allowable size of an accessory building does not compromise Works and Utilities servicing requirements.

4.2 Inspection Services

No concerns.

5.0 PLANNING AND CORPORATE SERVICES COMMENTS

The Planning and Corporate Services Department has no concerns with the proposed variance. The subject property is more than large enough to accommodate a structure of this size. Many of the surrounding neighbors have indicated their support by way of written submission, these include: 699 Welke Road, 676 Welke Road, 686 Welke Road, 4260 Gordon Drive, 657 Paret Place, 692 Welke Road, 670 Welke Road, 679 Welke Road, 659 Welke Road, 660 Paret Place, 669 Welke Road, 696 Welke Road.

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.: | DVP03-0162 |
| 15. APPLICATION TYPE: | Development Variance Permit |
| 3. OWNER: | Dave Glendinning |
| . ADDRESS | 689 Welke Road |
| . CITY | Kelowna, BC |
| . POSTAL CODE | V1W 1A6 |
| 4. APPLICANT/CONTACT PERSON: | Dave Glendinning |
| . ADDRESS | 689 Welke Road |
| . CITY | Kelowna, BC |
| . POSTAL CODE | V1W 1A6 |
| . TELEPHONE/FAX NO.: | 764-7796 |
| 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 6, District Lot 358, ODYD Plan 21967 |
| 15. SITE LOCATION: | The subject property is located on the south side of Welke Road, one property west of Gordon Drive. |
| 15. CIVIC ADDRESS: | 689 Welke Drive |
| 15. AREA OF SUBJECT PROPERTY: | 1585m ² |
| 15. EXISTING ZONE CATEGORY: | RU1 – Large Lot Housing |
| 15. TYPE OF DEVELOPMENT PERMIT AREA: | N/A |
| 15. PURPOSE OF THE APPLICATION: | TO VARY THE MAXIMUM PERMITTED LOT COVERAGE FOR AND ACCESSORY BUILDING IN AN URBAN RESIDENTIAL ZONE FROM 90M ² PERMITTED TO 98.1M ² 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