
CITY OF KELOWNA

MEMORANDUM

Date: February 9, 2004
File No.: HAP04-0001

To: City Manager

From: Planning and Corporate Services Department

Subject:

APPLICATION NO. HAP04-0001
AT: 191 Beach Avenue

OWNER: Richard and Jodie Bell
APPLICANT: RCI Interior Developments
Jeff Robinson

PURPOSE: TO ADD A NEW THREE CAR GARAGE WITH OFFICE AND LIVING AREA ABOVE

TO VARY THE SIDE YARD SETBACK FROM 4.5M REQUIRED TO 2.9M PROPOSED

EXISTING ZONE: RU1 – LARGE LOT HOUSING

REPORT PREPARED BY: RYAN SMITH

SEE ATTACHED FACT SHEET FOR COMPLETE APPLICATION DETAILS

1.0 RECOMMENDATION

THAT Municipal Council authorize the issuance of Heritage Alteration Permit No.04-0001; Jeff Robinson on Lot 1, District Lot 14, ODYD Plan 33968 located on Beach 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 13.1.5 (e):

Vary the rear yard setback from 4.5m required to 2.9m proposed.

2.0 COMMUNITY HERITAGE COMMISSION

At the regular meeting of January 13, 2003 it was resolved that:

THAT the Community Heritage Commission support Heritage Alteration Permit Application HAP04-00017 – 191 Beach Avenue subject to the following design considerations being consistent with the HCA Development Guidelines:

- clarification on plans for the new driveway location;
- clarification on how landscaping will be treated;
- clarification on the elevations showing two different types of dormers;
- clarification that materials and colours of the addition match those on the existing house.

*Note: The applicant has indicated that all materials and colors will match the existing house and has submitted a plan showing the proposed changes to the landscaping and new location of the driveway.

3.0 SUMMARY

The applicants are seeking a heritage alteration permit for the addition of a three car garage with office and living area above on the subject property. The additional living area will include another kitchen which the applicants plan to treat as a second kitchen under the zoning bylaw.

The applicants are also seeking to vary the rear yard setback to accommodate the proposed addition. The existing setback is non-conforming with regards to the required setbacks of today's bylaw and the addition triggers the need for Council's consideration of a variance. The subject property is an RU1 – Large Lot Housing Lot in the Abbott Street Heritage Conservation Area. It is located on the south side of Beach Avenue adjacent to Okanagan Lake. The existing house is not currently on the heritage register nor does it have any significant value as a heritage resource.

The application meets the requirements of the RU1 – Large Lot Housing zone as follows:

CRITERIA	PROPOSAL	RU1 REQUIREMENTS
Lot Size (m ²)	1897m ²	550m ²
Lot Width (m)	23m	16.5m
Lot Depth (m)	82.5m	30.0m
Setbacks		
Front Yard	6.0m	6.0m
Side Yard (e)	3.8m	2.3m
Side Yard (w)	16.8m	15m (from high water Mark)
Rear Yard	2.9m	4.5m



6.0 TECHNICAL COMMENTS

This application was circulated to various internal departments and technical agencies and the following comments were received:

6.1 Works and Utilities Department

6.1.1 Domestic Water and Fire Protection

The existing lot is serviced with a 19mm copper water service which will be sufficient for the proposed development.

6.1.2 Sanitary Sewer

This lot is provided with a 100mm-diameter sanitary sewer service, which should be sufficient to the proposed development.

6.1.3 Road Improvements

No improvements are anticipated at this time. The existing driveway letdown to Beach Avenue will be utilized.

6.1.4 Electric Power and Telecommunication Services

The electric and telecommunication services to this house are connected to underground services.

6.1.5 Site Related Issues

The development will be required to contain and dispose of site generated storm water on the site by installing a ground recharge system consisting of drywells and perforated pipe bedded in drain rock.

7.0 PLANNING AND CORPORATE SERVICES DEPARTMENT

The Planning and Corporate Services Department supports Heritage Alteration Permit No. HAP04-0001 and the associated variance for the rear yard setback. . The proposal was supported by the Community Heritage Commission at their January 13, 2004 meeting. The applicant has also provided the additional details that were noted by the commission. The house that currently occupies the subject property is not listed on the heritage register. The applicant has indicated that the proposed kitchen area to be added above the garage are intended to be treated as a second kitchen and that final interior layout will be arranged to meet the requirements of the Inspection Services Department.

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

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|---|--|
| 1. APPLICATION NO.: | HAP04-0001 |
| 2. APPLICATION TYPE: | Heritage Alteration Permit |
| 3. OWNER: | Richard and Jodie Bell |
| . ADDRESS | 191 Beach Avenue |
| . CITY | Kelowna, BC |
| . POSTAL CODE | V1Y 5R9 |
| 4. APPLICANT/CONTACT PERSON: | RCI Interior Developments |
| . ADDRESS | 3020 Gordon Drive |
| . CITY | Kelowna, BC |
| . POSTAL CODE | V1W 3R3 |
| . TELEPHONE/FAX NO.: | 861-4550 |
| 5. APPLICATION PROGRESS: | |
| Date of Application: | January 02, 2004 |
| Date Application Complete: | January 02, 2004 |
| Servicing Agreement Forwarded to Applicant: | N/A |
| Servicing Agreement Concluded: | N/A |
| Staff Report to CHC: | January 13, 2003 |
| Staff Report to Council: | February 9, 2003 |
| 6. LEGAL DESCRIPTION: | Lot 1, DL 14, ODYD Plan 33968 |
| 7. SITE LOCATION: | The subject property is the southwestern r
property on Beach Avenue and borders
Okanagan Lake. |
| 8. CIVIC ADDRESS: | 191 Beach Avenue |
| 9. AREA OF SUBJECT PROPERTY: | 1897m ² |
| 10. EXISTING ZONE CATEGORY: | RU1-Large Lot Housing |
| 11. TYPE OF DEVELOPMENT PERMIT AREA: | Natural Environment (Water Feature)
DP Waiver Issued. |
| 12. PURPOSE OF THE APPLICATION: | TO ADD A NEW THREE CAR GARAGE
WITH OFFICE AND LIVING AREA ABOVE

TO VARY THE SIDE YARD SETBACK FROM
4.5M REQUIRED TO 2.9M PROPOSED |
| 13. MIN. OF TRANS./HIGHWAYS FILES NO.: | N/A |
| NOTE: IF LANDS ARE WITHIN 800 m OF A
CONTROLLED ACCESS HIGHWAY | |

ATTACHMENTS

(not attached to the electronic version of the report)

- Subject Property Map
 - Sample Board
 - Elevations
 - Site Plan