
CITY OF KELOWNA
MEMORANDUM

Date: March 8, 2004
File No.: DVP03-0152 (Supplemental Report)
To: City Manager
From: Planning and Corporate Services Department

Subject:

APPLICATION NO. DVP03-0152 **OWNER:** George Kasdorf
AT: 988 Wilson Avenue **APPLICANT:** George Kasdorf
(Lot 59)

PURPOSE: SUPPLEMENTAL REPORT TO ADDRESS REVISIONS TO THE APPLICATION PROPOSED BY THE APPLICANT

TO VARY THE REQUIRED SIDE YARD SETBACK (EAST SIDE) ON LOT 59 FROM 4.5M REQUIRED TO 2.93M PROPOSED AND FROM 6.0M REQUIRED (GARAGE) TO 2.93M PROPOSED;

TO VARY THE REQUIRED SIDE YARD SETBACK (WEST SIDE OF LOT 59) FROM 2.0M REQUIRED TO 0.67M PROPOSED

EXISTING ZONE: RU6 – TWO DWELLING 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. DVP03-0152; Lot 59, District Lot 138, ODYD Plan 1102 located on Wilson Avenue, Kelowna, B.C.;

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

Section 13.6.5: Subsection: (d):

Vary the required side yard setback (east side) on lot 59 from 4.5m required to 2.93m proposed and from 6.0m required (garage) to 2.93m proposed

Section 13.6.5: Subsection: (d):

Vary the required side yard setback (west side) from 2.0m required to 0.67m proposed on lot 59.

2.0 SUMMARY

In the original application that was considered by Council the applicant was seeking a number of variances for the construction of new homes on both lots 59 and 60. Staff had previously indicated to the applicant that variances would be supported on lot 59 (corner lot) but not lot 60 (interior lot). Council deferred consideration of the variance at the February 24, 2004 meeting in order to allow the applicant revisit the proposal. The applicant has since discussed the application with staff and has presented several revisions, most notably a reconfiguration of the proposal for lot 60 that eliminates the need for variances to the zoning bylaw.

The application meets the requirements of the RU6 – Two Dwelling Housing zone as follows:

CRITERIA	PROPOSAL LOT 59	PROPOSAL LOT 60	RU6 ZONE REQUIREMENTS
Lot Area (m ²)	366m ²	373m ²	400m ² but 440m ² for corner lots
Lot Width (m)	10m	10m	13.0m
Lot Depth (m)	36.8m	36.8m	30.0m
Building Coverage (%)	37%	37.2%	40%
Total Site Coverage (%)	50%	49.8%	50%
Parking Spaces	3	3	3
Storeys (#)			
House	1.5 storeys	2.5 storeys	2.5
Accessory	1.5 storeys (4.5m)	N/A	4.5m
Setbacks (m)			
- Front	4.5m	6.1m	4.5m
- Rear (Front Yard for Accessory Building)	4.5m	6.1m	4.5m (6.0m to the front of a garage or carport)
- Side (e)	2.92m ^①	2.0m	2.0 (interior lot) 4.5m (flanking side yard) (6.0m for Garage)
- Side (w)	0.67m ^②	2.0m	2.0m

① Note: Applicant is seeking to vary the required side yard setback (east side) on lot 59 from 4.5m required to 2.93m proposed and from 6.0m required (garage) to 2.93m proposed;

② Note: Applicant is seeking to vary the required side yard setback (west side) from 2.0m required to 0.67m proposed on lot 59.

5.0 PLANNING AND CORPORATE SERVICES DEPARTMENT

The applicant has addressed the concerns of the Planning and Corporate Services Department with the submission of revised plans for Lot 60. The proposed changes eliminate the need for variances on this lot. Staff support the proposed variances for Lot 59.

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

1. **APPLICATION NO.:** DVP03-0152
2. **APPLICATION TYPE:** DEVELOPMENT VARIANCE PERMIT
3. **OWNER:** GERHARD KASDORF
 - . **ADDRESS** 384 UPLANDS COURT
 - . **CITY** KELOWNA, BC
 - . **POSTAL CODE** V1W 4J7
4. **APPLICANT/CONTACT PERSON:** AS ABOVE
 - . **ADDRESS**
 - . **CITY**
 - . **POSTAL CODE**
 - . **TELEPHONE/FAX NO.:** 762-2444
5. **APPLICATION PROGRESS:**
 - Date of Application:** 2003-12-22
 - Date Application Complete:** 2003-12-22
 - Servicing Agreement Forwarded to Applicant:** N/A
 - Servicing Agreement Concluded:** N/A
 - Staff Report to APC:** N/A
 - Staff Report to Council:** JANUARY
6. **LEGAL DESCRIPTION:** Lots 59 and 60, District Lot 138, ODYD Plan 1102
7. **SITE LOCATION:** The subject properties are located on the west side of intersection of Graham Street and Wilson/Cawston Avenues.
8. **CIVIC ADDRESS:** 988 Wilson Ave.
9. **AREA OF SUBJECT PROPERTY:** Lot 60: 373m²
Lot 59: 366m²
10. **AREA OF PROPOSED REZONING:** N/A
11. **EXISTING ZONE CATEGORY:** RU6-Two Dwelling Housing
12. **PROPOSED ZONE:** N/A

- 13. PURPOSE OF THE APPLICATION:** SUPPLEMENTAL REPORT TO ADDRESS REVISIONS THE APPLICATION PROPOSED BY THE APPLICANT
- TO VARY THE REQUIRED SIDE YARD SETBACK (E SIDE) ON LOT 59 FROM 4.5M REQUIRED TO 2.93M PROPOSED AND FROM 6.0M REQUIRED (GARAGE) 2.93M PROPOSED;
- TO VARY THE REQUIRED SIDE YARD SETBACK (WEST SIDE OF LOT 59) FROM 2.0M REQUIRED TO 0.93M PROPOSED
- 14. 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)

- Location of subject property
- Site plan
- Floor plans
- Elevations