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**CITY OF KELOWNA**  
**MEMORANDUM**

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**Date:** May 25, 2004  
**File No.:** TA04-0002

**To:** City Manager

**From:** Planning and Corporate Services Department

**Subject:**

APPLICATION NO. TA04-0002

APPLICANT: CITY OF KELOWNA

**PURPOSE:** TO AMEND SECTION 6.4.1 OF ZONING BYLAW NO. 8000  
TO ALLOW THE TOTAL AREA OF PROJECTIONS TO BE A  
MAXIMUM OF 30% OF THE TOTAL AREA OF THE  
EXTERIOR WALL IN WHICH IT IS LOCATED WHERE 20%  
IS CURRENTLY PERMITTED.

TO AMEND SECTION 6.4.1 OF ZONING BYLAW NO. 8000  
TO STATE THAT NO STRUCTURAL PROJECTIONS SHALL  
EXCEED 3.0 METRES IN LENGTH.

TO AMEND SECTION 6.4.1 OF ZONING BYLAW NO. 8000  
TO STATE THAT NO TWO STRUCTURAL PROJECTIONS  
SHALL BE CLOSER THAN 1.5 METRES APART.

REPORT PREPARED BY: KEIKO NITTEL

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**1.0 RECOMMENDATION**

THAT Zoning Bylaw Text Amendment No. TA04-0002 to amend Section 6.4.1 of City of Kelowna Zoning Bylaw No. 8000 with respect to maximum permitted projections in required yards as outlined in Schedule "A" of the report of the Planning & Corporate Services Department dated May 25, 2004 be considered by Council;

AND THAT Zoning Bylaw Text Amendment No. TA04-0002 be forwarded to a Public Hearing for further consideration.

**2.0 SUMMARY**

Staff is seeking an amendment to Section 6.4.1 of Zoning Bylaw 8000 in order to increase the maximum permitted length of projections in required yards.

### 3.0 ADVISORY PLANNING COMMISSION

The above-noted application was reviewed by the Advisory Planning Commission at the meeting of May 11, 2004 and the following recommendation was passed:

THAT the Advisory Planning Commission supports Text Amendment Application No. TA04-0002, to amend Section 6.4.1 of Zoning Bylaw 8000 to allow the total area of projections to be a maximum of 30% of the total area of the exterior wall in which it is located where 20% is currently permitted; and to amend Section 6.4.1 of Zoning Bylaw No. 8000 to state that no individual structural projection shall exceed 3.0 metres in length.

### 4.0 BACKGROUND / DISCUSSION

Section 6.4.1 of Zoning Bylaw 8000 currently allows projections of a maximum of 20% of the wall in which it is located. The proposed amendment seeks to increase the maximum permitted area of the projection to increase to 30% of the exterior wall in which it is located. The maximum permitted size of the projection (percentage) will thus be calculated based on the total area of the exterior wall, measured from the front to the rear of the building, not including decks, trellises, or other open structures. The amendment will also include the provision that no individual structural projection shall exceed 3.0 metres in length and no two projections will be closer than 1.5 metres apart.

### 5.0 TECHNICAL COMMENTS

- 5.1 Inspection Services  
No comment
- 5.2 Works & Utilities  
No comments.

## 6.0 PLANNING AND CORPORATE SERVICES DEPARTMENT

The Planning and Corporate Services Department is supportive the proposed text amendments to the regulations for projections as outlined in Schedule “A” attached to this report. In light of numerous applications for development variance permits to allow for oversized projections, Staff met with members from the local building community. At that time it was noted that current popular housing design often locates the dining room and living room on the same side of the house. Under the current provisions of the Zoning Bylaw, it is difficult to construct both a recessed fireplace and dinning room hutch on the same side elevation of a house. It was therefore recommended that the maximum permitted area of projections be increased as proposed. As the intention of this increase is not meant to facilitate an increase living space, the proposed amendment also includes a provision stating that the maximum permitted length of any single projection be 3.0 metres. Staff feels that the proposed amendments are a reasonable way to facilitate this popular housing design element without compromising the intent of the bylaws regarding projections.

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Andrew Bruce  
Development Services Manager

Approved for inclusion

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

Kn/kn  
Attach.

## **SCHEDULE A – AMENDMENTS TO CITY OF KELOWNA ZONING BYLAW NO. 8000**

### **6.4 Projections Into Yards**

| <b>Section</b> | <b>Existing Definition</b>  | <b>Proposed Definition/Amendment</b>  |
|----------------|---|---|
| Section 6.4.1  | Chimneys, cornices, leaders, gutters, pilasters, belt courses, sills, bay windows, a cantilevered section of a building or ornamental features may project into a required yard, provided such projections do not exceed 0.6 m. Structural projections, excluding purely architectural or aesthetic features, shall comprise not more than 20% of an exterior wall in which it is located. For buildings or structures that are more than one storey, the area of the structural projection shall be calculated per storey. | Chimneys, cornices, leaders, gutters, pilasters, belt courses, sills, bay windows, a cantilevered section of a building or ornamental features may project into a required yard, provided such projections do not exceed 0.6 m. The total area of structural projections, excluding purely architectural or aesthetic features, shall not comprise of more than 30% of the total area of the exterior wall in which they are located. The total area of the exterior wall is to be calculated based on the total area of the wall, generally parallel to the side lot line, measured from the front to the rear of the building, not including decks, trellises, or other open structures. For buildings or structures that are more than one storey, the area of the structural projection shall be calculated per storey. No individual structural projection shall exceed 3.0 metres in length. No two structural projections shall be closer than 1.5 metres apart. |