
CITY OF KELOWNA

MEMORANDUM

Date: June 30, 2004

File No.: DVP04-0061

To: City Manager

From: Planning & Corporate Services Department

Subject:

APPLICATION NO. DVP04-0061 **OWNER:** Nelson Dale Brooks

LOCATION: 1280-1282 Gordon Dr. **APPLICANT:** H. Benson Electrical (Harvey Benson)

PURPOSE: TO VARY SECTION 13.6.7(F) OF ZONING BYLAW NO.8000 TO
ALLOW VEHICLE ACCESS TO PARKING FROM CAWSTON AVENUE

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. DVP04-0061; Lot 2, DL 138, ODYD Plan 3649 , located on Gordon Drive, Kelowna, B.C.;

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

Section 13.6.7(f): Two Dwelling Housing: Other Regulations:

To vary the rear lane vehicular access requirement to allow parking access from Cawston Avenue.

2.0 SUMMARY

The applicant is seeking to vary the rear lane vehicular access require to allow parking access from Cawston Avenue and via the laneway to service a proposed duplex.

3.0 BACKGROUND

3.1 The Proposal

The applicant is seeking to construct a new two storey duplex on the subject property. The subject property abuts Gordon Drive to the east, Cawston Avenue to the south and a lane to the north. In order to create a site plan that best accommodates the proposed side by side duplex the applicant is seeking to provide parking access for the northern unit from the lane and parking access from the southern unit from Cawston Avenue.

The application compares to the requirements the City of Kelowna Bylaw No. 8000 for RU6-Two Dwelling Housing zones as follows:

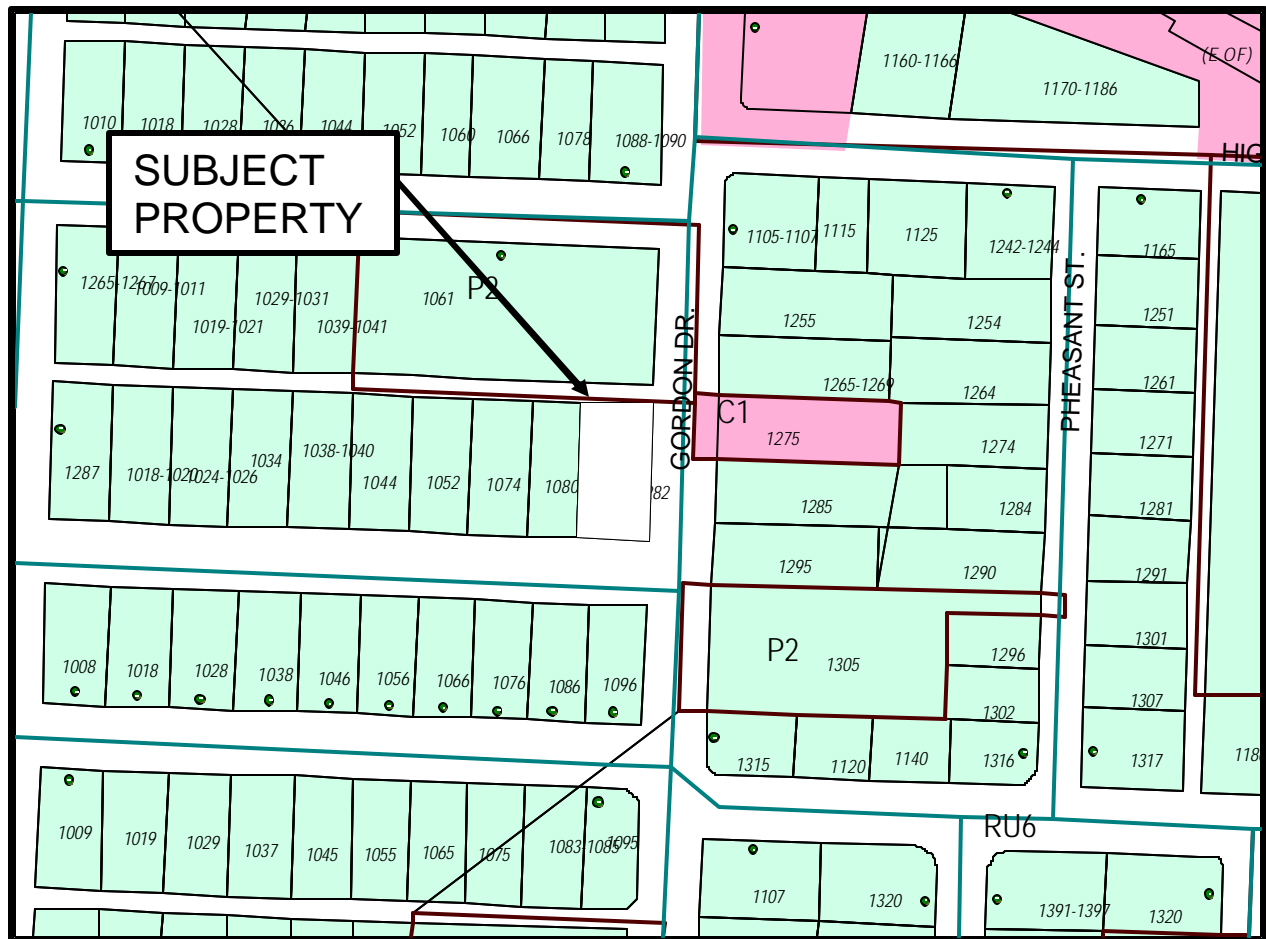
CRITERIA	PROPOSAL	RU6 ZONE REQUIREMENTS
Lot Size(m ²)	934m ²	800m ²
Lot Width(m)	21.96m	20.0m
Lot Depth(m)	42.5m	30.0
Site Coverage (proposed)	22%	40%
Site Coverage (Buildings and Parking)	28%	50%
Setbacks (existing house)		
Front	6.0m	4.5m
Side Yard(W)	4.5m	4.5m
Side Yard(E)	2.3m	2.0m
Rear Yard	13.29m	7.5m

Site Context

The subject property is located on the northwest corner of Gordon Drive and Cawston Avenue.

Adjacent zoning and existing land uses are to the:

- North - P2 – Education and Minor Institutional
- East - C1 – Local Commercial
- South - RU6 – Two Dwelling Housing – Single Family Dwelling
- West - RU6 – Two Dwelling Housing – Single Family Dwelling



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 Works & Utilities Department comments and requirements regarding this development Variance Application are as follows:

4.1.1 Domestic Water and Fire Protection

The existing lot is serviced with a 19-mm copper water service. The installation of the additional service will be by City forces. The applicant will be responsible for the cost of this service.

4.1.2 Sanitary Sewer

The existing lot is serviced with a sanitary sewer service which may be retained for this development if it is of sufficient size. An inspection chamber (IC) must be installed on the retained service at the owner's cost as required by the sewer-use bylaw. If a larger sanitary sewer service is required, it can be provided at the owner's cost.

4.1.3 Road Improvements

The variance to allow direct access to Cawston Avenue will require full urbanization (SS-R5) of Cawston Avenue fronting this development including, curb and gutter, replacing the existing sidewalk with a monolithic sidewalk, pavement widening, and irrigated boulevards. The estimated cost of this work for bonding purposes is \$9,000.00.

The rear lane has been urbanized to a paved standard and no further upgrades are required at this time.

4.1.4 Road Dedication

By registered plan to provide a corner rounding of 6.0 meter where Gordon Drive intersects with Cawston Avenue.

4.1.5 Electric Power and Telecommunication Services

The proposed building must be connected by an underground service. It is the developer's responsibility to make a servicing application with the respective electric power, telephone and cable transmission companies to arrange for these services which would be at the applicant's cost.

4.1.6 Bonding and Levy Summary

Road frontage improvements	\$ 9,000.00
Total bonding amount	\$ 9,000.00

NOTE: The bonding amounts shown above are comprised of estimated construction costs escalated by 140% to include engineering design and contingency protection and are provided for information purposes only. The owner should engage a consulting civil engineer to provide detailed designs and obtain actual tendered construction costs if he wishes to do so. Bonding for required off-site construction must be provided as a condition of subdivision approval or building permit issuance, and may be in the form of cash or an irrevocable letter of credit, in an approved format.

The owner must also enter into a servicing agreement in a form provided by the City prior to issuance of a building permit.

4.1.7 Engineering

Road and utility construction design, construction supervision, and quality control supervision of all off-site works must be performed by an approved consulting civil engineer. Designs must be submitted to the City Engineering Department for review and marked "issued for construction" by the City Engineer before construction may begin.

4.1.8 Site Related Issues

The proposed driveway access locations are acceptable are shown on the submitted sketch.

The developer must obtain the necessary permits and have all existing utility services disconnected prior to moving existing house.

4.1.9 Administration Charge

An administration charge will be assessed for processing of this application, review and approval of engineering designs and construction inspection. The administration charge is calculated as 3% of the total off-site construction costs, not including design. 7% GST will be added.

4.2 Inspection Services

No comment.

4.3 Fire Department

No comment.

4.4 Parks Manager

A reminder to the applicant that boulevard maintenance including watering (manual or automated irrigation), shrubs, ground cover, sod, and seeded areas will be the responsibility of owner/occupant. Boulevard tree maintenance will be the responsibility of the Parks Division.

All plant material (trees, shrubs, ground covers and seed/sod) used in boulevard to be approved by City Parks Division. All materials located in to meet City standard for size and method of installation.

5.0 PLANNING AND CORPORATE SERVICES COMMENTS

The Planning and Corporate Services Department has no concerns with the proposed development variance permit. From a site design perspective the proposed driveway locations see to be the most practical option.

Andrew Bruce
Manager of Development Services

Approved for inclusion ☐

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

RM/AB/rs
Attach.

FACT SHEET

- | | |
|---|--|
| 15. APPLICATION NO.: | DVP04-0061 |
| 15. APPLICATION TYPE: | Development Variance Permit |
| 3. OWNER: | Nelson Dale Brooks |
| . ADDRESS | 581 Brome Crescent |
| . CITY | Kelowna, BC |
| . POSTAL CODE | V1W 2M5 |
| 4. APPLICANT/CONTACT PERSON: | Harvey Benson |
| . ADDRESS | 664 Royal Pine Drive |
| . CITY | Kelowna, BC |
| . POSTAL CODE | V1Y 9K5 |
| . TELEPHONE/FAX NO.: | 470-2329 |
| 5. APPLICATION PROGRESS: | |
| Date of Application: | June 07, 2004 |
| Date Application Complete: | June 07, 2004 |
| Servicing Agreement Forwarded to Applicant: | N/A |
| Servicing Agreement Concluded: | N/A |
| Staff Report to APC: | N/A |
| Staff Report to Council: | June 30, 2004 |
| 15. LEGAL DESCRIPTION: | Lot 2, DL 138, ODYD Plan 3649 |
| 15. SITE LOCATION: | The subject property is located on the northwest corner of Gordon Drive and Cawston Avenue. |
| 15. CIVIC ADDRESS: | 1280-1282 Gordon Dr. |
| 15. AREA OF SUBJECT PROPERTY: | 934m ² |
| 15. EXISTING ZONE CATEGORY: | RU6 – Two Dwelling Housing |
| 15. TYPE OF DEVELOPMENT PERMIT AREA: | N/A |
| 15. PURPOSE OF THE APPLICATION: | TO VARY SECTION 13.6.7(F) OF ZONING BYLAW NO.8000 TO ALLOW VEHICLE ACCESS TO PARKING FROM CAWSTON AVENUE |
| 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
- Elevations