
CITY OF KELOWNA

MEMORANDUM

Date: September 15, 2004
File No.: DVP04-0114
To: City Manager
From: Planning & Corporate Services Department

Subject:

APPLICATION NO. DVP04-0114 **OWNER:** Allen and Lois Epp

LOCATION: 722 South Crest Drive **APPLICANT:** Allan and Lois Epp

PURPOSE: TO VARY THE SITE COVERAGE FROM 40% PERMITTED TO 44.3%
PROPOSED FOR THE ADDITION OF A DECK TO A SINGLE FAMILY
DWELLING

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. DVP04-0114; Lot 29, District Lot 1688S, SDYD Plan KAP68647, located on South Crest Drive, Kelowna, B.C.;

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

Section 13.1 – Large Lot Housing: 13.1.6(a):

Vary the site coverage from 40% existing to 44.3% proposed.

2.0 SUMMARY

The applicant is seeking to vary the site coverage from 40% permitted to 44.3% proposed for the addition of a deck to a single family dwelling.

3.0 BACKGROUND

3.1 The Proposal

The applicants began construction on an addition to their existing deck and subsequently discovered that the addition increased this site coverage to a level that exceeds the maximum of 40% dictated by Zoning Bylaw No.8000. The applicants are seeking a development variance permit in order to exceed the maximum permitted site coverage by 4.3% for a total site coverage of 44.3%. The new deck addition is located on the north side of the existing single family dwelling and is considered a part of the structure because its height is greater than 0.6m. The applicants have consulted many of the abutting neighbours who have indicated their support for the proposal in writing.

The application compares to the requirements the City of Kelowna Bylaw No. 8000 for RU1 – Large Lot Housing zone as follows:

CRITERIA	PROPOSAL	RU6 ZONE REQUIREMENTS
Lot Size(m ²)	600m ²	550m ²
Lot Width(m)	23.9m	16.5m
Lot Depth(m)	36.58m	30.0
Site Coverage (existing)	40% (240m ²)	40%
Site Coverage (proposed)	44.3%(263m ²)	40%
Setbacks (existing house)		
Front	6.0m	6.0m
Side Yard(W)	2.0m	2.0m
Side Yard(E)	2.0m	2.0m
Rear Yard	9.1m	7.5m

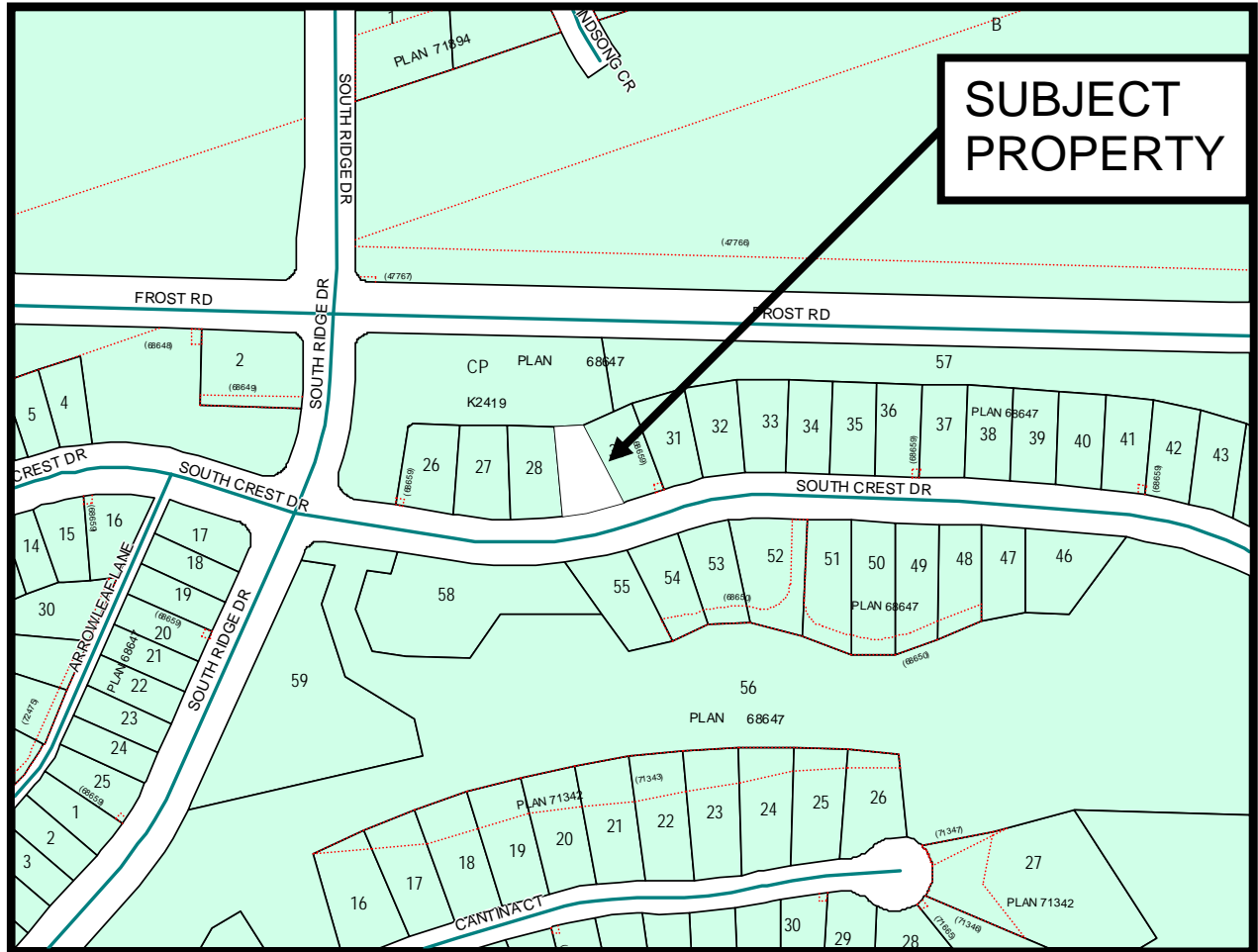
●Note: The applicant is seeking to vary the site coverage for buildings and structures from 40% permitted to 44.3% proposed for the addition of a deck to a single family dwelling.

Site Context

The subject property is located on the north side of South Crest Drive, east of South Ridge Drive.

Adjacent zoning and existing land uses are to the:

- North - RM2 – Low Density Row Housing – Multi-Family Development
- East - RU1 – Large Lot Housing – Single Family Dwelling
- South - P3 – Parks and Open Space
- West - RU1 – Large Lot 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

No comment.

4.2 Inspection Services

No comment.

4.3 Fire Department

No comment.

5.0 PLANNING AND CORPORATE SERVICES COMMENTS

The Planning and Corporate Services Department has no concerns with the proposed lot coverage variance. It appears that the deck addition will not negatively impact the valley views from the neighbouring homes (which project further into their rear yards areas than the subject home). The applicant has provided landscaping along the rear property line to mitigate the visual impact for the neighbours to the north. The applicant's neighbours located at units # 1 through 7- 700 South Crest Drive and 726 South Crest Drive have indicated their support for the proposed variance in writing.

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.: | DVP04-0114 |
| 15. APPLICATION TYPE: | Development Variance Permit |
| 3. OWNER: <ul style="list-style-type: none">• ADDRESS• CITY• POSTAL CODE | Allen and Lois Epp
722 South Crest Drive
Kelowna, BC
V1W 4W7 |
| 4. APPLICANT/CONTACT PERSON: <ul style="list-style-type: none">• ADDRESS• CITY• POSTAL CODE• TELEPHONE/FAX NO.: | Allen and Lois Epp
722 South Crest Drive
Kelowna, BC
V1W 4W7
764-5020 |
| 5. APPLICATION PROGRESS: <ul style="list-style-type: none">Date of Application:Servicing Agreement Forwarded to Applicant:Servicing Agreement Concluded:Staff Report to APC:Staff Report to Council: | August 27, 2004
N/A
N/A
N/A
September 15, 2004 |
| 15. LEGAL DESCRIPTION: | Lot 29, District Lot 1688S, SDYD Plan KAP68647 |
| 15. SITE LOCATION: | The subject property is located on the north side of South Crest Drive, east of South Ridge Drive. |
| 15. CIVIC ADDRESS: | 722 South Crest Drive |
| 15. AREA OF SUBJECT PROPERTY: | 600m 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 SITE COVERAGE FROM 40% PERMITTED TO 44.3% PROPOSED FOR THE ADDITION OF A DECK TO A SINGLE FAMILY DWELLING |
| 15. MIN. OF TRANS./HIGHWAYS FILES NO.:
NOTE: IF LANDS ARE WITHIN 800 m OF A CONTROLLED ACCESS HIGHWAY | N/A |
| 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
- Photographs