
CITY OF KELOWNA
MEMORANDUM

Date: March 14, 2005
File No.: DVP05-0029

To: City Manager

From: Planning and Corporate Services Department

Subject:

APPLICATION NO. DVP05-0029 **OWNER:** Jim Shaw

AT: 4348 Hobson Road, Kelowna, BC **APPLICANT:** Adams Contracting

PURPOSE: TO OBTAIN A DEVELOPMENT VARIANCE TO ALLOW AN
ACCESSORY BUILDING TO HAVE A LOT COVERAGE OF 134 M²
WHERE ONLY 90 M² IS PERMITTED.

EXISTING ZONE: RU1- Large Lot Housing

REPORT PREPARED BY: KEIKO NITTEL

SEE ATTACHED FACT SHEET FOR COMPLETE APPLICATION DETAILS

1.0 RECOMMENDATION

THAT Council authorize the issuance of Development Variance Permit No. DVP05-0029 for Lot 2, DL 167, ODYD, Plan 25089 located on 4348 Hobson Road, Kelowna, B.C. subject to the following:

1. The dimensions and siting of the accessory building to be constructed on the land be in general accordance with Schedule "A";
2. The exterior design and finish of the accessory building to be constructed on the land be in general accordance with Schedule "A";

AND THAT a variance to the following section of Zoning Bylaw No. 8000 be granted:

Section 6.5.7

A variance to allow the lot coverage of an accessory building to be 134 m² where only 90 m² is permitted.

AND FURTHER THAT the applicant be required to complete the above-noted conditions within 180 days of Council approval of the development permit application in order for the permit to be issued.

2.0 SUMMARY

The applicant is proposing to add new carports on both ends of an existing garage. A variance is required to allow the accessory building to be 134 m² where only 90m² is permitted.

3.0 BACKGROUND

The existing 10.97m by 7.32m detached garage is located in front of the house adjacent to the northern property line. On both ends of the garage, the applicant is proposing to construct new 3.67 by 7.32m carports. As the overall size of the accessory building would subsequently be 134 m² where 90 m² is permitted, a variance is required. The new carport roofs, which have a slightly lower profile than the existing roofline, will match both the material and style of the existing building including the use of decorative cedar beam/rafter projections along the eaveline. At the request of the neighbours, the north elevations of the new carports will include a 4' wall finished with vertical siding matching that of the existing building. Existing landscaping is to be maintained.

3.1 The Proposal

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

| CRITERIA | PROPOSAL | RU1 ZONE REQUIREMENTS |
|----------------------------|----------|--|
| Lot Area (m ²) | 5908.0 m | 400.0m ² |
| Lot Width (m) | 53.0 m | 13.0m |
| Lot Depth (m) | 143.0 m | 30.0m |
| Site Coverage (%) | 10%/15% | 40% (buildings) 50% (with driveway and parking) |
| Height | 3.9m | 4.5m |
| Setbacks: | | |
| Front | 24.0m | 18.0m |
| Rear | 100.0m | 7.5m |
| Side (north) | 3.0m | 1.0m |
| Side (south) | 43.0m | |
| Parking Spaces (Total) | 7 | 2 |

3.2 Site Context

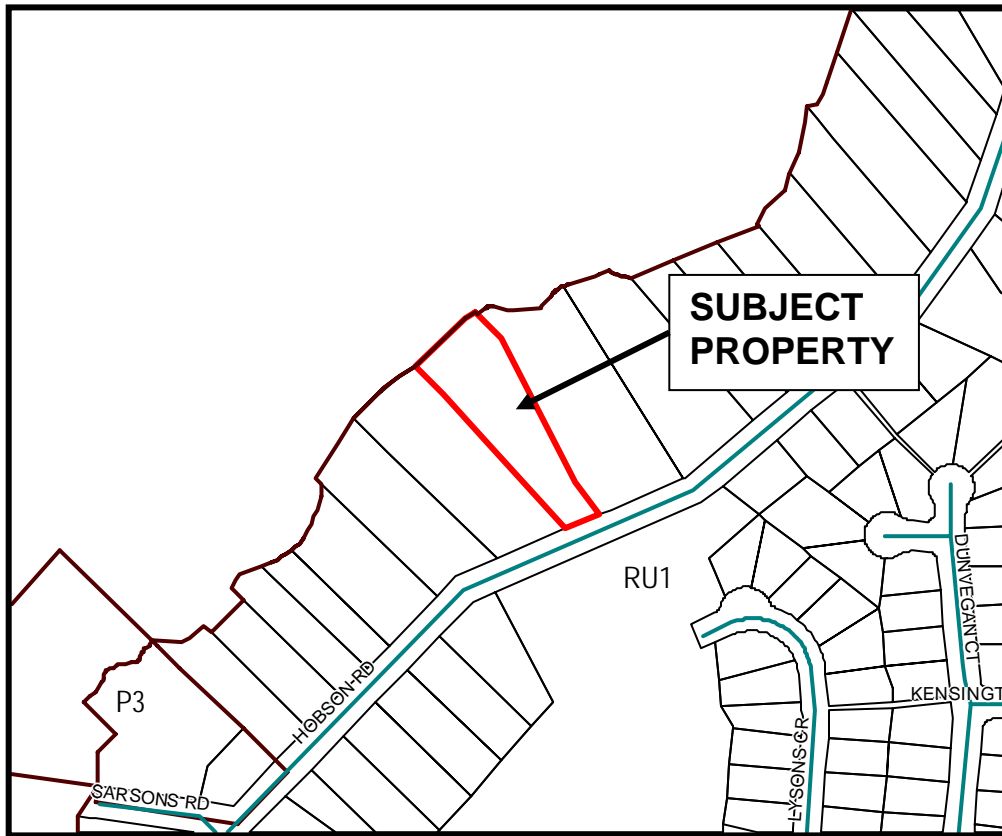
The subject property is located on the west side of Hobson Road.

Adjacent zones and uses are:

North - RU1- Large Lot Housing
 East - RU1- Large Lot Housing
 South - RU1- Large Lot Housing
 West - RU1- Large Lot Housing

3.3 Location Map

Subject Property: 4348 Hobson Road



3.4 Existing Development Potential

The property is zoned RU1 – Large Lot Housing. The purpose of this zone is to provide for single detached housing as a principal use, and compatible secondary uses, such as bed and breakfast homes, minor care centres and group homes, as well as home based businesses. Secondary suites are permitted on lots with RU1s – Large Lot Housing with Secondary Suite zoning.

3.5 Current Development Policy

3.5.1 Kelowna Official Community Plan

The proposal is consistent with the designation of Single/Two Family Residential in the Official Community Plan future land use designation. The Single/Two Family Residential designation covers single detached homes for occupancy by one family, single detached homes with a secondary suite, semi-detached buildings used for two dwelling units, and complementary uses (OCP, Chapter 15).

5.0 TECHNICAL COMMENTS

The application has been submitted to various technical agencies and City departments and the following comments or concerns were expressed:

5.1 Works and Utilities

The requested variance to the maximum size of an accessory bldg does not compromise W&U servicing requirements.

5.2 Inspections Services

No concerns. Building Permit required. Building must meet BC Building Code.

5.3 Fire Department

No concerns

6.0 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

Staff has no concerns with the proposed variance to allow the oversized accessory building. The proposed accessory building is significantly setback from the property line and buffered from the street by landscaping. It appears that the building additions will enhance the appearance of the existing accessory building and will not infringe on the privacy and enjoyment of neighbouring properties. The property owner to the north has submitted a letter in support of the proposed variance.

Andrew Bruce
Development Services Manager

Approved for inclusion

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

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Attach.

ATTACHMENTS

(not attached to the electronic version of the report)

- Location of subject property
- Site Plan
- Floor Plans
- Elevations