
CITY OF KELOWNA
MEMORANDUM

Date: April 19, 2005

To: City Manager

From: Planning and Corporate Services Department

Subject:

APPLICATION NO. DVP05-0059

OWNER: Lienne and William Cook

AT: 440 Mugford Road

APPLICANT: Lienne and William Cook

PURPOSE: TO VARY THE SIDE YARD SETBACK FROM 2.0M REQUIRED
TO 1.92M PROPOSED

EXISTING ZONE: RU1s– Large Lot Housing with Secondary Suite

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. DVP05-0059 for Lot B, Section 26, Township 26, ODYD Plan 14835 Except Plan 17525 located on Mugford Road, Kelowna, B.C.;

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

Section 13.1.6(d): Development Regulations:

Vary the side yard setback from 2.0m required to 1.92m proposed.

2.0 SUMMARY

The applicant is seeking to vary the side yard setback from 2.0m required to 1.92m proposed.

3.0 BACKGROUND

A single family dwelling with suite exists on the subject property.

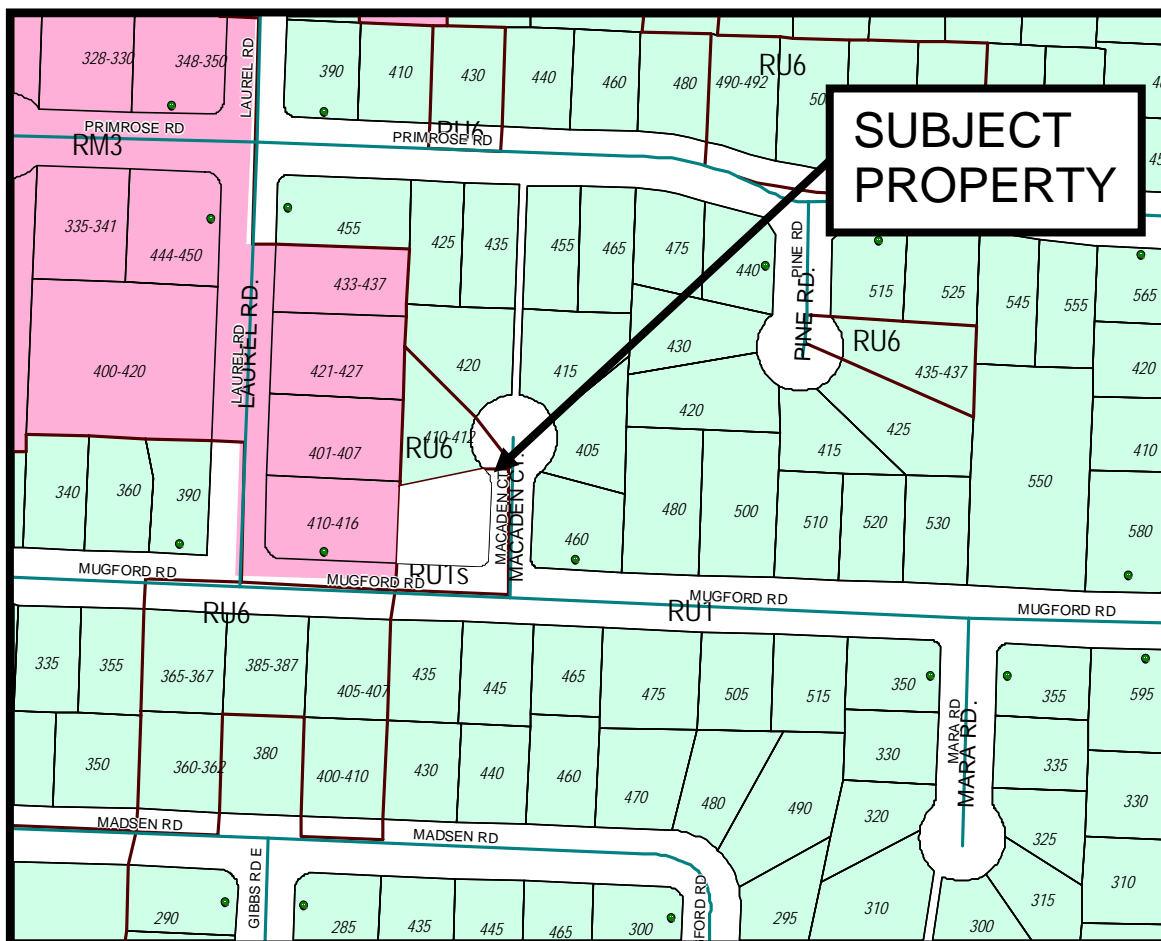
3.1 The Proposal

The applicant is seeking to make an addition to an existing single family dwelling. The subject property is located on the corner of Mugford Road and Macaden Court. The applicant is seeking to vary the northern side yard setback (internal setback) from 2.0m required to 1.93m proposed to accommodate an addition to the existing single family dwelling. The proposed addition will house a new bedroom, bathroom and entrance foyer.

The application meets the requirements of the proposed RU1s – Large Lot Housing with Secondary Suite zone as follows:

CRITERIA	PROPOSAL	RU1s ZONE REQUIREMENTS
Lot Area (m ²)	994m ²	550m ²
Lot Width (m)	25.6m	17.0m
Lot Depth (m)	28.96m	30.0m
Site Coverage Existing (%)	15%	40%
Site Coverage Proposed (%)	20%	40%
Setbacks-House (m)		
-Front	11.0m	4.5m
-Rear	9.3m	7.5m
-North Side	1.92m	2.0m (1 or 1.5 storey portions of buildings)
-South Side	9.3m	4.5m

●Note: The applicant is seeking to vary the northern side yard setback from 2.0m required to 1.92m proposed.



4.0 TECHNICAL COMMENTS

4.1 **Works and Utilities**

No concerns.

4.2 **Inspection Services**

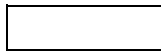
Must comply with BC Building Code.

5.0 PLANNING AND CORPORATE SERVICES DEPARTMENT

The Planning and Corporate Services Department has no concerns with the proposed development variance permit. The proposed location for the addition does not appear to impact the privacy of the affected neighbours to the north and is designed to match the existing dwelling.

The applicant's neighbours to the north and east have reviewed the proposal and indicated in writing that this proposal does not generate any concerns.

Andrew Bruce
Manager of Development Services



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

RM/AB/rs
Attach.

ATTACHMENTS

(not attached to the electronic version of the report)

- Subject property map
- Site plan and floor plans
- Building Elevations