
CITY OF KELOWNA

MEMORANDUM

Date: July 20, 2005
To: City Manager
From: Planning and Corporate Services Department
Subject:

APPLICATION NO. DVP05-0115 **OWNER:** Ken Sapriken

AT: 631 Royal Pine Drive **APPLICANT:** Ken Sapriken

PURPOSE: TO VARY THE MAXIMUM PERMITTED HEIGHT FOR A SINGLE FAMILY DWELLING FROM 9.5M TO 11.5 PROPOSED

EXISTING ZONE: RU1 – LARGE LOT HOUSING

REPORT PREPARED BY: RYAN SMITH

1.0 RECOMMENDATION

THAT Council authorize the issuance of Development Variance Permit No. DVP05-0115; Lot 30, Section 31, Township 26, ODYD, Plan 43005, located on Royal Pine Drive, Kelowna, B.C.;

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

Section 13.1.6: Development Regulations: (c)

Vary the maximum height from 9.5 m permitted to 11.5 m proposed for an addition to an existing single family dwelling;

AND THAT The exterior design and finish of the front elevation be in general accordance with Schedule "A".

2.0 SUMMARY

The applicant currently has a 1 storey home on the subject property and is seeking to add two additional storeys. The proposed addition will increase the height of the building to 11.5m which exceeds the maximum height permitted in the RU1 zone of 9.5m. The applicant is seeking a development variance permit to address the additional two metres in height which exceed the provisions of Zoning Bylaw No.8000.

The application meets the development regulations of the RU1 – Large Lot Housing zone as follows:

CRITERIA	PROPOSAL	RU1 ZONE REQUIREMENTS
Lot Area (m ²)	2219m ²	550m ²
Lot Width (m)		16.5m
Lot Depth (m)		30.0m
Setbacks		
Front Yard	22.5m	4.5m
Side Yard (W)	2.3m	2.3m
Side Yard (E)	3.65m	2.3m
Rear Yard	36m	7.5m
Building Height	11.5m (3storeys)❶	9.5m (2.5 storeys)

❶ The applicant is seeking to vary the maximum height for a single family dwelling in the RU1 zone from 9.5m (2.5 storeys) permitted to 11.5m (3 storeys) proposed.

3.2 Site Context

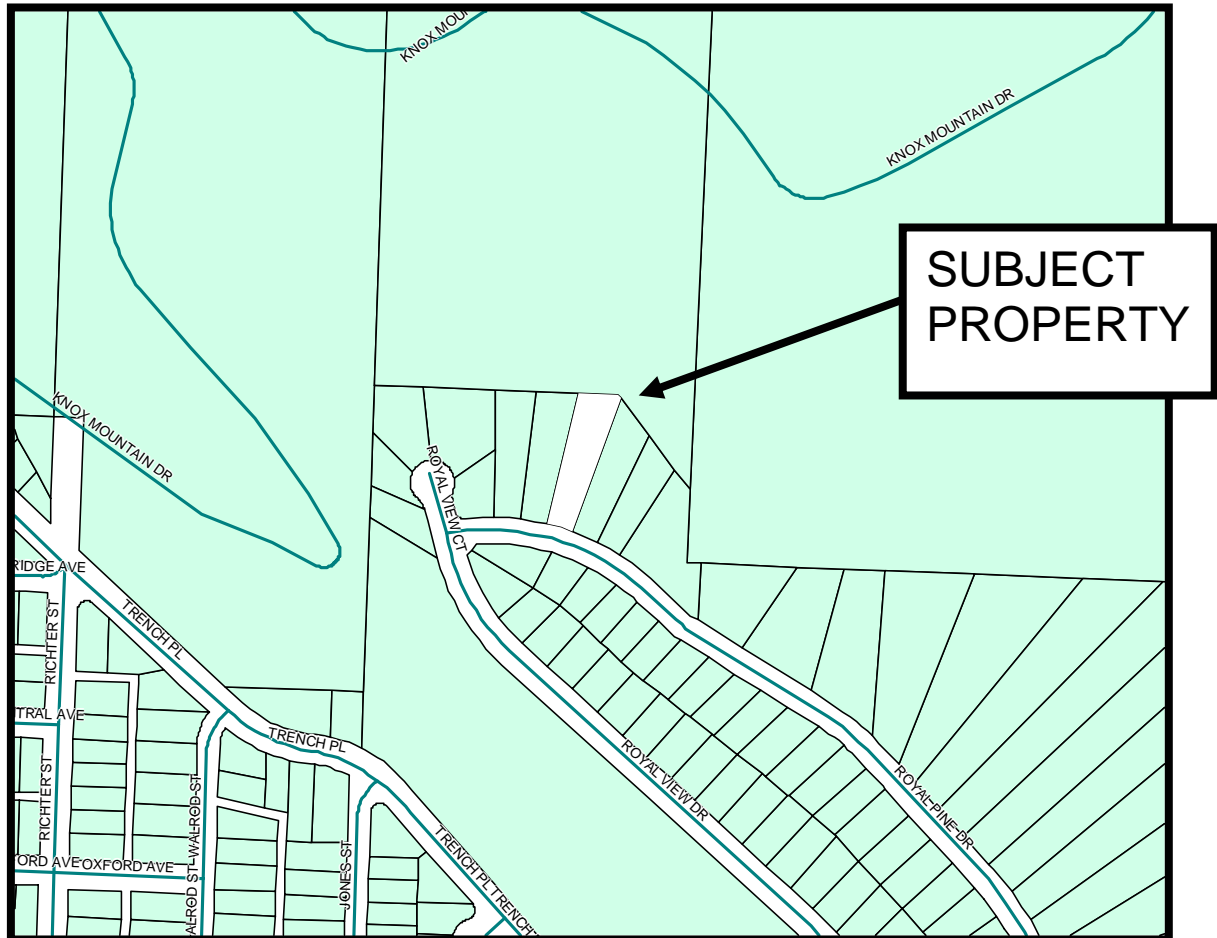
The subject property is located on

Adjacent zones and uses are:

- North - P3 – Parks and Open Space – Knox Mountain Park
- East - RU1 – Large Lot Housing – Single Family Dwelling
- South - RU1 – Large Lot Housing – Single Family Dwelling
- West - RU1 – Large Lot Housing – Single Family Dwelling

Site Location Map

Subject Property: 631 Royal Pine Drive



5.0 TECHNICAL COMMENTS

5.1 Inspection Services

No concerns with the proposal subject to compliance with BC Building Code.

5.2 Works and Utilities

No concerns.

5.3 Fire Department

No concerns.

5.4 Environment Manager

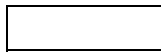
No concerns.

6.0 PLANNING AND CORPORATE SERVICES DEPARTMENT

The Planning and Corporate Services Department has no concerns with the proposed building height variance provided the front elevation is finished with the level of detail shown on the proposed elevations. The proposed balconies and use of siding materials would soften the appearance of the building. Also, it appears that the building height would not infringe on the privacy and enjoyment of neighbouring properties. The proposed addition will mirror the existing development on the neighbouring properties to the east and west where both lots contain houses that would be considered as three storey buildings under today's Zoning Bylaw.

The property owners at 623 and 620 Royal Pine have indicated their support for the proposal by way of written submission.

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
- Elevations
- Pictures