
CITY OF KELOWNA

MEMORANDUM

Date: November 15, 2005
To: City Manager
From: Planning and Corporate Services Department
Subject: Development Variance Permit

APPLICATION NO. DVP05-0186 **OWNER:** Beverly A. Rein
AT: 2170 Wilkinson Street **APPLICANT:** Douglas A. Rein

PURPOSE: TO VARY THE SIDE YARD SETBACK FROM 1.8 m REQUIRED TO 1.56 m PROPOSED IN ORDER TO ALLOW FOR AN ADDITION ABOVE THE GARAGE OF THE EXISTING SINGLE FAMILY DWELLING

EXISTING ZONE: RU2 – Medium Lot Housing

REPORT PREPARED BY: Corine (Cory) Gain, MCIP, CPT

1.0 RECOMMENDATION

THAT Council authorize the issuance of Development Variance Permit No. DVP05-0186 for property located at 2170 Wilkinson Street and legally described as:

Parcel Identifier: 002-888-068 Lot A Section 19 Township 26 Osoyoos
Division Yale District Plan 35197

AND THAT a variance to the following section of Zoning Bylaw No. 8000 be granted:
Section 13.2: RU2 – Medium Lot Housing: 13.2.6(d):

Vary the required side yard setback from 1.8 m to 1.56 m to accommodate a proposed addition above the garage of an existing single family dwelling.

2.0 SUMMARY

A two-storey dwelling is located on the subject property. Attached to the dwelling is a single storey garage. The applicant proposes to construct a 34.7 m² (374 ft²) second floor office/studio connected to the existing dwelling over the existing garage. The addition would result in an encroachment into the side yard setback for the second storey.

The proposed addition is to be constructed on the existing garage foundation and walls. The existing footings and method of construction require that the second storey walls be located directly over the existing first storey walls. Therefore, while the existing building meets the setbacks required for a single storey dwelling, the setbacks required for the second storey cannot be accommodated.

A deck will be constructed above the existing storage room at the rear of the garage. The existing back door to the dwelling will be relocated to accommodate the addition. The elevation drawings submitted indicate that the exterior is to be finished to match the existing dwelling. The applicant has gone to considerable work to ensure that the proposed addition will satisfy all structural requirements of the building code. The addition will feature specially designed roof trusses to provide a high ceiling and ensure that the new roofline ties into the existing roofline efficiently and in an aesthetically pleasing way. No other setbacks to property lines are impacted by the proposed addition.

The application meets the development regulations of the RU2 – Medium Lot Housing zone as follows:

CRITERIA	PROPOSAL	RU1 ZONE REQUIREMENTS
Lot Area (m ²)	795.5 m ²	400 m ²
Lot Width (m)	16.997 m	13.0 m
Lot Depth (m)	46.758 m	30.0 m
Setbacks		
Front Yard (E)	9.83 m	4.5 m except 6.0 m to a garage or carport
Side Yard (N)	2.467 m	3.0 m
Side Yard (S)	1.56 m	1.5 m/ 1.8 m
Rear Yard	Approx. 9.1 m	7.5m
Building Height	2 storeys	2.5 storeys

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2.2 Site Context

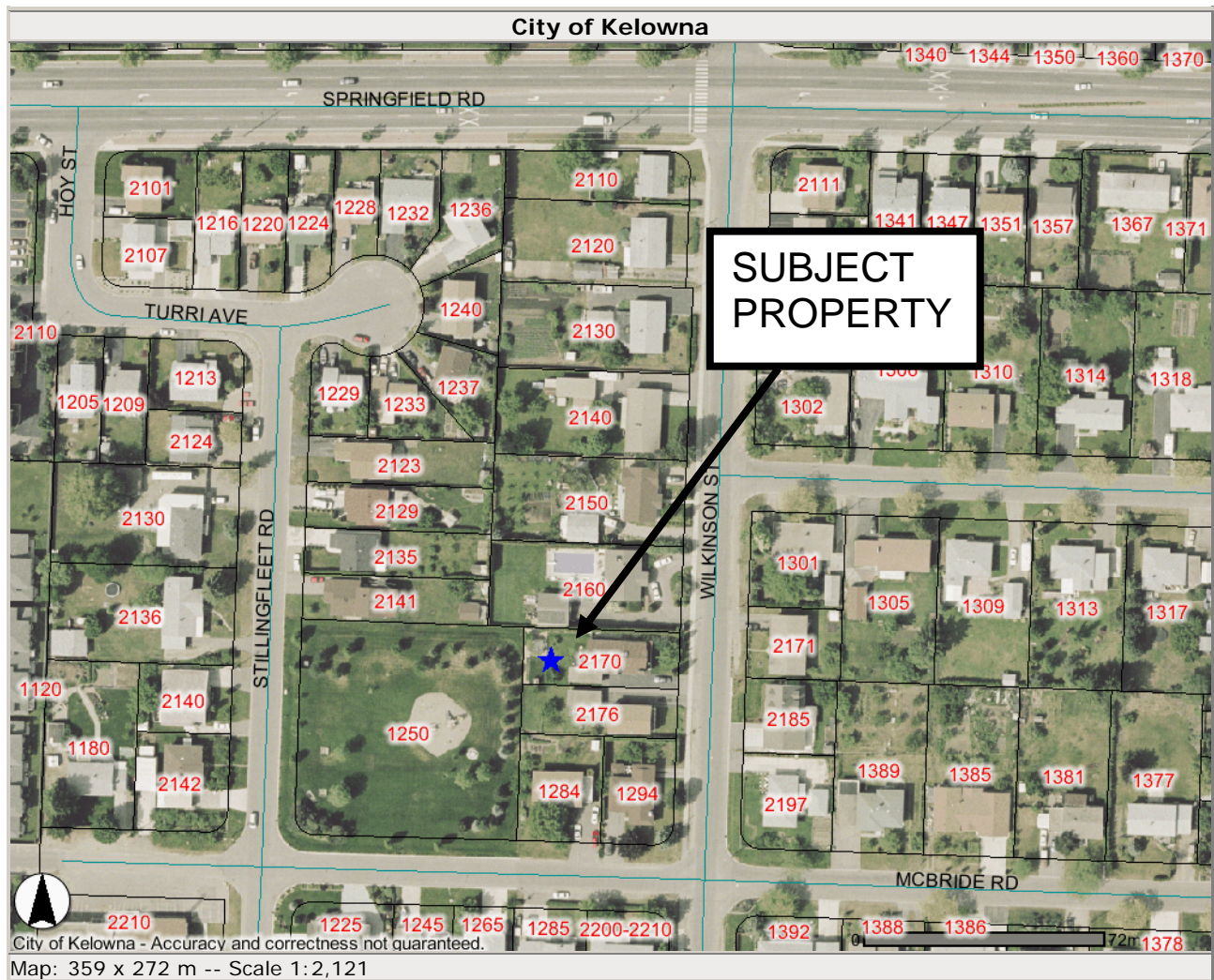
The subject property is located on west side of Wilkinson Street, south of Springfield Road.

Adjacent zones and uses are:

- North - RU6 – Two Dwelling Housing – Single Family Dwelling
- East - RU2 – Medium Lot Housing – Single Family Dwelling
- South - RU2 – Medium Lot Housing – Single Family Dwelling
- West - P3 – Parks and Open Space - Park

Site Location Map

Subject Property: 2170 Wilkinson Street



This map is for general information only. The City of Kelowna does not guarantee its accuracy. All information should be verified.

3.0 TECHNICAL COMMENTS

3.1 Inspection Services

No concerns.

3.2 Works and Utilities

Does not compromise Works and Utilities servicing requirements.

3.3 Fire Department

Fire Dept. access and hydrants as per BC Building Code and City of Kelowna Subdivision Bylaw.

4.0 **PLANNING AND CORPORATE SERVICES DEPARTMENT**

The subject property is designated as Single/Two Unit Residential in the Official Community Plan. The proposed construction is consistent with the uses currently existing in the surrounding neighbourhood. Variance of the setback from the southern side lot line from the required 1.8 m to 1.56 m is not anticipated to significantly impact neighbouring properties as the existing structure is already located at this setback.

The neighbouring property owner at 2176 Wilkinson Street has provided written notification indicating that he has no objection to the addition as proposed by the applicant.

Andrew Bruce
Manager of Development Services



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

RM/AB/cg

Attach.

ATTACHMENTS

(not attached to the electronic version of the report)

- Subject property map
- Site plan
- Floor plans (Existing and proposed)
- Elevation drawings (existing (1) and proposed (4))
- Letter of support from neighbouring property owner