
CITY OF KELOWNA

MEMORANDUM

Date: March 29, 2006

File No.: DVP06-0046

To: City Manager

From: Planning and Corporate Services Department

Subject:

APPLICATION NO. DVP06-0046

OWNER: Odette Morissette & Arman
Delisle

AT: 860 Paret Road

APPLICANT: Lynn Welder

PURPOSE: TO OBTAIN A VARIANCE TO ALLOW A SIDE YARD SETBACK OF
1.38 WHERE 2.0 M IS REQUIRED.

TO OBTAIN A VARIANCE TO ALLOW A REAR YARD SETBACK OF
4.76 M WHERE 7.5 M IS REQUIRED.

EXISTING ZONE: RU1- LARGE LOT HOUSING

REPORT PREPARED BY: KEIKO NITTEL

1.0 RECOMMENDATION

THAT Council authorize the issuance of Development Variance Permit No. DVP06-0046 for Lot 9, DL 579, SDYD, Plan 15130 except Plan KAP78302, located on Paret Road, Kelowna, B.C. subject to the following:

1. The dimensions and siting of the 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 13.1.6 (d) – RU1- Large Lot Housing

To obtain a variance to allow a side yard setback of 1.38 m where 2.0 m is required.

Section 13.1.6 (e) – RU1- Large Lot Housing

To obtain a variance to allow a rear yard setback of 4.76 m where 7.5 m is required.

2.0 SUMMARY

The applicant is seeking to subdivide the subject property into two lots. As the existing house would not conform to the setback requirements to the new property line, variances are required.

3.0 ADVISORY PLANNING COMMISSION

The above-noted application was reviewed by the Advisory Planning Commission at the meeting of March 28, 2006 and the following recommendation was passed:

THAT the Advisory Planning Commission supports Development Variance Permit application No. DVP06-0046, for 860 Paret Road, Lot 9, DL 579, SDYD, Plan 15130 except Plan KAP78302, by Lynn Welder Consulting (L. Welder Lalonde), to obtain a Development Variance Permit to: vary the side yard setback from 2.0 m to 1.38 m, and to vary the rear yard setback from 7.50 m to 4.81 m to the existing house in order to facilitate a 2 lot subdivision.

4.0 THE PROPOSAL

The existing single storey house is currently located at the centre of the existing property. The proposed subdivision will create two lots, one fronting onto Stonybrook Road and the other fronting onto Paret Road. The new proposed rear yard setback to the existing house would be 4.76 where 7.5 m is required. The new proposed east side yard setback to the existing house is 1.38 m where 2.0 m is required.

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

CRITERIA	PROPOSAL	RU1 ZONE REQUIREMENTS
Lot Area (Lot A/Lot B)	1410m ² /683.9m ²	550m ²
Lot Width (Lot A/Lot B)	22.9m/21.8m	16.5m
Lot Depth (Lot A/Lot B)	61.5m/30.0m	30.0m
Storeys (#)	1 storey	2.5 storeys
Site Coverage (bldgs)	15.7%	40%
Setbacks (Existing Dwelling)		
Front Yard	40.8m	4.5m
Side Yard	10.7m	2.0m
Side Yard	1.38m*	2.0m
Rear Yard	4.76m**	7.5m

*A variance to allow a side yard setback of 1.38 m where 2.0 m is required.

** A variance to allow a rear yard setback of 4.76 m where 7.5 m is required.

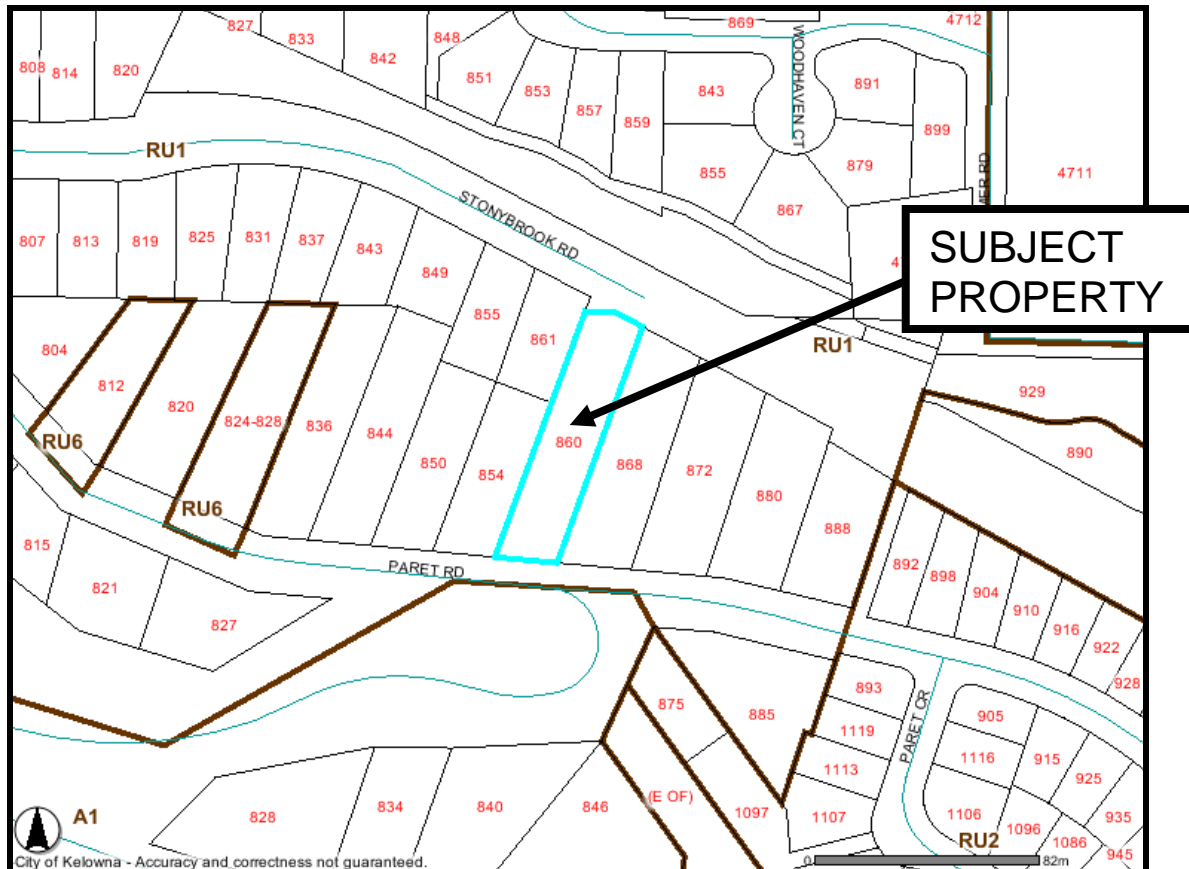
4.1 Site Context

The subject property is a double fronting lot facing Stonybrook Road and Paret 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

4.2 Site Location Map



4.3 Current Development Policy

4.3.1 Kelowna Official Community Plan (2000-2020)

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).

4.3.2 City of Kelowna Strategic Plan (2004)

Objectives of the Strategic Plan include: to realize construction of housing forms and prices that meet the needs of Kelowna residents; to achieve accessible, high quality living and working environments; to sensitively integrate new development with heritage resources and existing urban, agricultural and rural areas.

5.0 TECHNICAL COMMENTS

5.1 Fire Department, Inspection Services, Parks Department

No concerns.

5.2 Interior Health

No concerns provided community water & sewer are available.

5.3 Works & Utilities

Works & Utilities comments and requirements were addressed under file S05-0146. The requested side yard and rear yard set back variances do not compromise Works and Utilities servicing requirements.

6.0 PLANNING AND CORPORATE SERVICES DEPARTMENT

The Planning & Corporate Service Department has no concerns with the proposed variances. Staff notes that the proposed variance to the rear yard setback requirement will allow for the new proposed lot, fronting onto Stonybrook Road, to meet the 30.0m lot depth requirement. In addition, the variances will allow for the retention of the existing single storey house. The neighbours to the west have submitted letters of support for the proposed variances.

Shelley Gambacort
Planning Supervisor

Approved for inclusion

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

KN/AB/kn
Attach.

ATTACHMENTS

(not attached to the electronic version of the report)

- Location of subject property
- Air photo
- Site plan
- Landscape Plan
- Letters of Intent
- Letters from Neighbours
- Photographs of the House