
CITY OF KELOWNA

MEMORANDUM

Date: April 21, 2006

File No.: DVP05-0136

To: City Manager

From: Planning and Corporate Services Department

Subject:

APPLICATION NO. DVP05-0136

AT: 375 Taylor Road

OWNER: Odiyar, Armogan & Elizabeth

APPLICANT: as above

PURPOSE: TO OBTAIN A DEVELOPMENT VARIANCE PERMIT TO ALLOW A REAR YARD SETBACK OF 2.4 M WHERE 6.0 M IS REQUIRED.

EXISTING ZONE: RU6 – TWO DWELLING HOUSING

REPORT PREPARED BY: KEIKO NITTEL

1.0 RECOMMENDATIONS

THAT Final Adoption of Zone Amending Bylaw No. 9498 be considered by Council;

AND THAT Council authorize the issuance of Development Variance Permit No. DVP05-0136 for Lot A, Section 22, Township 26, ODYD, Plan 31372, located on Taylor 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";
2. The exterior design and finish of the buildings to be constructed on the land be in general accordance with Schedule "B";
3. The exterior finish of the existing house to be finished in accordance with Schedule "B" prior to issuance of an Occupancy Permit;
4. Landscaping to be provided on the land be in general accordance with Schedule "C";
5. Privacy Fencing is to be constructed in general accordance with Schedule "C" prior to issuance of an Occupancy Permit;

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

Section 13.6.6 – RU6- Two Dwelling Housing

- To obtain a variance to allow a rear yard setback of 2.4 m where 6.0 m is required.

2.0 SUMMARY

The applicant is seeking to rezone the subject property to the RU6- Two Dwelling Housing zone to allow for the addition of a second single detached dwelling on the subject property. A development variance permit approval is also being requested to allow a rear yard setback of 2.4 m where 6.0 m is required.

3.0 BACKGROUND

4.1 The Proposal

The applicant is proposing to construct a second house at the rear of the subject property. The subject property fronts onto Taylor Road with Elwyn Road running along the north side of the property. The applicant is proposing to locate a new house behind the existing house and facing onto Elwyn Road. The property's side yard, facing Elwyn Road, would thus effectively act as the proposed new house's front yard. The east side of the lot, the legal rear yard of the property, would function as the side yard of the new house. The applicant is therefore proposing a setback in this location of 2.4 m where 6.0 m rear yard setback is required. As the south side yard will in fact function as the rear yard amenity space for the new house, the applicant is proposing to position the house such that it will have a 6.0 m setback.

The proposed one and a half storey house consists of a double car garage, living/dining room, kitchen, three bedrooms, and two bathrooms on the main floor. A family room, bathroom, potential bedroom, and craft/laundry room would be located in the basement. In addition to the proposed garage, two parking spaces would be provided in the driveway access off of Elwyn Road. The parking for the existing house is to be provided in a driveway accessed off of Taylor Road. Only one driveway per street frontage is permitted.

The applicant intends on painting the existing house to improve the façade of the existing building and ensure that it coordinates with the colours of the new house. The new proposed house will consist of beige vertical siding, white trim, and red accent colours. A significant amount of landscaping currently exists on site. The applicant intends on maintaining as much as the mature plantings as possible. Existing landscaping comprises of grass as well as several trees and planting beds located throughout the site. Privacy fencing would be required along the internal property lines to maintain the privacy of the neighbours.

The application meets the requirements of the RU6 – Two Dwelling Housing zone as follows:

CRITERIA	PROPOSAL	RU6 ZONE REQUIREMENTS
Lot Area (m ²)	1180m ²	700m ²
Lot Width	26.70m	18.0m
Lot Depth	44.60m	30.0m
Storeys (#)	1.5	2.5
Site Coverage Bldgs	26%	40%
Site Coverage Bldgs & Prkg	36%	50%
Height of Proposed Dwelling	6.7m	9.5m
Setbacks (Existing Dwelling)		
Front Yard	8.5m	4.5m
Side Yard	3.0m	2.3m
Side Yard	8.6m	2.3m

Rear Yard	26.0m	5.0m
Setbacks (Proposed 2nd Dwelling)		
Separation	9.0m	4.5m
Side Yard	6.0m	2.3m
Side Yard	6.0m	4.5m to building/6.0 to garage
Rear Yard	2.4m*	6.0m (1-1.5 storeys) or 7.5 m (2-2 storeys)
Parking Spaces	4+	4

* variance required to allow a rear yard setback of 2.4 m.

4.2 Site Context

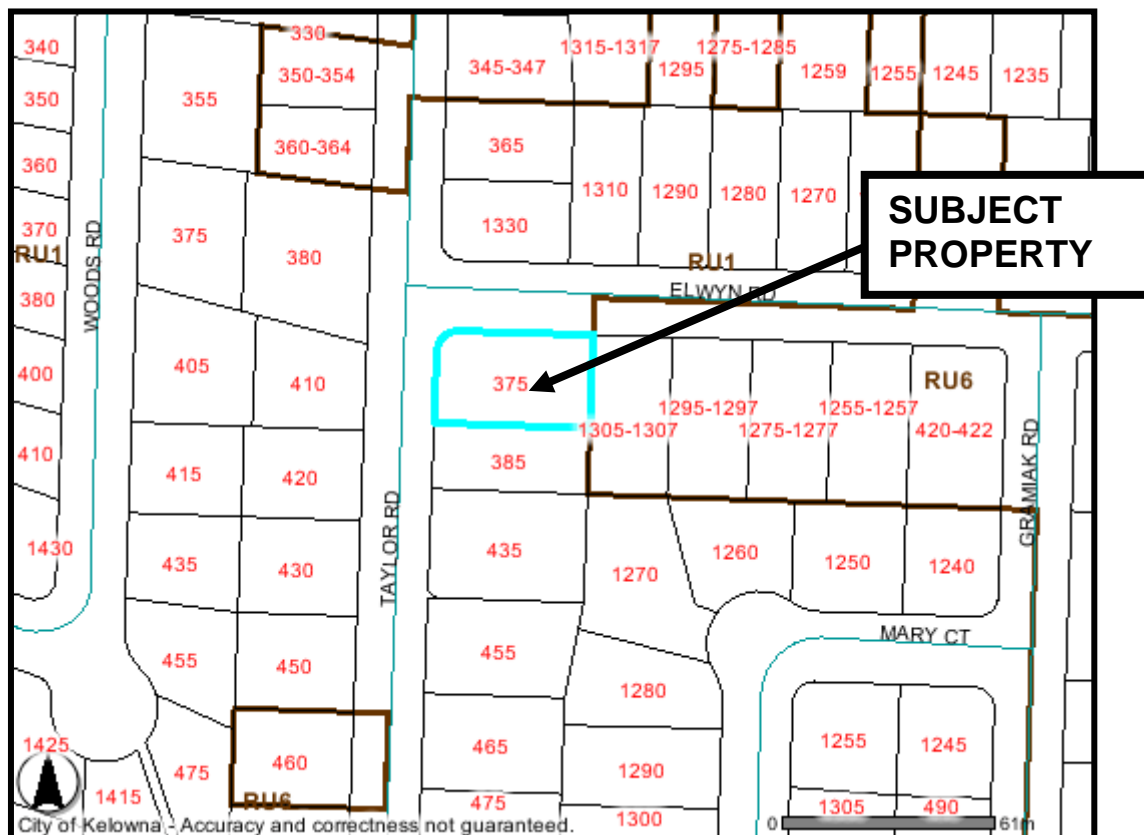
The subject property is located at the corner of Taylor Road and Elwyn Road.

Adjacent zones and uses are:

- North - RU1- Large Lot Housing
- East - RU6 - Two Dwelling Housing
- South - RU1- Large Lot Housing
- West - RU1- Large Lot Housing

4.3 Site Location Map

Subject Property: 375 Taylor Road



4.4 Current Development Policy

4.4.1 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).

The proposed building addition is subject to the Secondary Suite and Two Dwelling Housing Development Guidelines set out in the Official Community Plan. The intent of the Development Guidelines is to give consideration to the form, character and landscaping of all secondary new secondary suites and two dwelling forms of housing.

4.4.2 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 Fortis

No response.

5.2 Fire Department

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

5.3 Inspection Services Department

No concerns.

5.4 Interior Health

No comment.

5.5 Parks Department

Residents will be responsible to weed, water and mow the boulevards adjacent to their properties. They will also be responsible for maintaining the boulevard in a reasonably tidy condition, free and clear of garbage, litter or debris. All plant material (trees, shrubs, ground covers and sod) used in the boulevard to be reviewed and approved by Parks Staff.

5.6 RCMP

No comment.

5.7 Rutland Water Works

Prior to issuance of the building permit, the applicant will be required to meet the hook-up requirements of RWW.

5.8 School District 23

No response.

5.9 Shaw Cable

Owner/developer to supply/install a conduit system to Shaw Cable standards & specifications.

5.10 Telus

No response.

5.11 Terasen

No comment.

5.12 Works & Utilities

The Works & utilities Department requirements regarding this application where addressed under the associated zoning application.

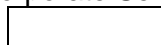
6.0 PLANNING AND CORPORATE SERVICES DEPARTMENT

Staff is supportive of the proposed variance to allow a rear yard setback of 2.4 m where 6.0 m is required as the rear yard functions as the side yard of the new house. In addition, the applicant has selected a building design that is sensitive to the neighbours in that it is only 1.5 storeys in height (one storey on a basement) and there are a very limited number of windows on the north elevation of the building. The applicant has also submitted a letter of support from the adjacent property owners. Staff notes that the form and character of the development is to be dealt with under a Direct Development Permit.

Andrew Bruce
Manager of Development Services

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

Approved for inclusion



KN/AB/kn

Attach.

ATTACHMENTS

(not attached to the electronic version of the report)

- Location of subject property
- Site plan
- Landscape Plan
- Floor plans
- Elevations