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**CITY OF KELOWNA**  
**MEMORANDUM**

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**Date:** June 2, 2006

**To:** City Manager

**From:** Planning and Corporate Services Department

**Subject:**

**APPLICATION NO.** DVP06-0096      **OWNER:** Andrew and Shizuka Giffin

**AT:** 1891 Bowes Street      **APPLICANT:** Andrew and Shizuka Giffin

**PURPOSE:** TO VARY THE NORTH SIDE YARD SETBACK FROM 2.0 M  
REQUIRED TO 1.85 M PROPOSED FOR THE CONVERSION OF  
AN EXISTING ACCESSORY BUILDING TO A SECONDARY  
SUITE

TO VARY THE SOUTH SIDE YARD SETBACK FROM 4.5 M  
REQUIRED TO 4.26 M PROPOSED FOR THE CONVERSION OF  
AN EXISTING ACCESSORY BUILDING TO A SECONDARY  
SUITE

**EXISTING ZONE:** RU6 – TWO DWELLING HOUSING

**REPORT PREPARED BY:** JEN CSIKOS

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1.0 **RECOMMENDATION**

THAT Council authorize the issuance of Development Variance Permit No. DVP06-0096;  
Lot 1, District Lot 138, ODYD, Plan 8210, located on Bowes Street, Kelowna, B.C.;

AND THAT variances to the following sections of Zoning Bylaw No. 8000 be granted in  
accordance with Schedule "A" attached to this report:

**Section 13.6.6 (d):**

Vary the front yard setback from 2.0 m required to 1.85 m proposed to allow for the  
encroachment of an accessory building.

**Section 13.6.6 (d):**

Vary the required side yard setback from 4.5 m required to 4.26 m proposed to allow for  
the encroachment of an accessory building.

## 2.0 SUMMARY

The applicant is seeking Council support for a development variance permit to reduce the required side yard setbacks to accommodate the conversion of an existing accessory building into a secondary suite.

## 3.0 PROPOSAL

The applicant is seeking Council support for a development variance permit that would allow the conversion of an accessory building within the side yard setbacks which contravene placement requirements for accessory buildings in Section 13 of Zoning Bylaw No.8000.

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

CRITERIA	PROPOSAL	RU6 ZONE REQUIREMENTS
Lot Area (m <sup>2</sup> )	751m <sup>2</sup>	
Lot Depth (m)	41.08 m	
Lot Width (m)	18.29 m	18.0m
Site Coverage (%) (Buildings)	25 %	40%
Site Coverage (%) (inc. parking)	35 %	50 %
Parking Spaces	3	3
<b>Setbacks(m) Accessory</b>		
Separation distance	14.25 m	5.0 m
Rear	2.7 m	1.5 m
Side (N)	1.85m ❶	2.0m
Side (S)	4.26 m ❷	4.5m
<b>Development regulations</b>		
Size of proposed accessory building	89.53 m <sup>2</sup>	90 m <sup>2</sup>
Private Open Space	Meets requirements	30 m <sup>2</sup> per dwelling
Parking	3	3

❶Note: The applicant is seeking to vary the side yard setback from 2.0m required to 1.85 proposed to allow for the encroachment of an accessory building.

❷Note: The applicant is seeking to vary the side yard setback from the 4.5m required to 4.26 proposed to allow for the encroachment of an accessory building.

### 3.1 Site Context

The subject property is located on the east side of Bowes Street between Borden Avenue and Sutherland Avenue.

Adjacent zones and uses are:

- North - RU6 – Two Dwelling Housing
- East - RU6 – Two Dwelling Housing
- West - RU6 – Two Dwelling Housing

### 3.2 Site Location Map

Subject Property: 1891 Bowes Street



4.0 TECHNICAL COMMENTS

4.1 Works and Utilities

The requested Variance to reduce the required side-yard setbacks from 2.00m to 1.50m as well as the 4.50m to 4.26m, do not compromise Works and Utilities servicing requirements.

4.2 Inspection Services

No objections.

4.3 Fire Department

No objections.

5.0 PLANNING AND CORPORATE SERVICES DEPARTMENT

Staff has no concerns with the proposed setback variances. The applicant has gained the support of the abutting neighbors located at 1881 Bowes St, 1905 Bowes Street, 1882 Lequime Street and 1030 Sutherland Avenue. Given the neighbourhood support, staff recommends that this application be authorized by Council.

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Andrew Bruce  
Development Services Manager

Approved for inclusion

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

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**ATTACHMENTS**

**(not attached to the electronic version of the report)**

- Location of subject property
- Site plan
- Building Elevations