
CITY OF KELOWNA

MEMORANDUM

Date: November 17, 2006
To: City Manager
From: Planning and Development Services Department

APPLICATION NO.
DVP06-0073/DP06-0160

OWNER: Anita Fee
Leanne Marie Hopegood

AT: 767 Copeland Place

APPLICANT: Tom Smithwick
Porter Ramsay

PURPOSE: TO VARY THE FRONTAGE FOR DUPLEX HOUSING FROM 18 M REQUIRED TO 15.24 M EXISTING TO ACCOMMODATE AN ADDITION TO AN EXISTING SINGLE FAMILY DWELLING TO ALLOW FOR THE CREATION OF A FRONT/BACK STYLE DUPLEX

EXISTING ZONE: RU6 – TWO DWELLING HOUSING

REPORT PREPARED BY: RYAN SMITH

1.0 RECOMMENDATION

THAT Council not authorize the issuance of Development Permit No. DP06-0073 for Lot 8, Section 19, Township 26, ODYD Plan 3233, located at 768 Copeland Place, Kelowna, B.C. subject to the following:

AND THAT variances to the following section of City of Kelowna Zoning Bylaw No. 8000 not be granted:

Section 13.6: RU6 – Two Dwelling Housing:13.6.5 Subdivision Regulations:

- Vary the lot width for duplex housing from 18m required to 15.24 m proposed.

2.0 SUMMARY

The applicant is seeking to vary the lot width from 18.0m required to 15.24 m existing in order to allow for duplex housing on the subject property. The applicant is proposing to make a building addition to the existing single family dwelling with suite in order to convert the structure into a duplex. A duplex is a permitted use in the RU6 zone where the lot meets the requirements for duplex housing. The proposed addition will increase the size of an existing suite at the rear of the single family dwelling and also provide a garage/driveway access from Copeland Place. The exterior of the proposed building addition would be finished in either stucco or vinyl siding.

The application compares to the requirements the City of Kelowna Urban Residential Zone Bylaw No. 8000 for RU6 zones as follows:

CRITERIA	PROPOSAL	RU6 REQUIREMENTS
Lot Area (m ²)	791m ²	700m ² (min)
Lot Width (m)	15.24m ^①	18.0m(min)
Lot Depth (m)	46.13m	30.0(min)
Site Coverage Existing(%)	27%	50%
Site Coverage Proposed (%)	37%	50%
Storeys (#)	2.0	2.5
Setbacks (m)- Existing Dwelling		
- Front Yard	7.3m	4.5m
- Side Yard East	2.64m	2.0m
- Side Yard West	2.77m	2.0m
- Rear Yard	N/A	N/A
Setbacks (m)- Proposed Addition		
-Front Yard	6.01m	6.0m
-Side Yard East	3.25m	2.3m
-Side Yard West	2.03	2.0m
-Rear Yard	N/A	N/A
Private Open Space (30m ² /dwelling)	75m ²	60m ²
Parking Spaces	4	4

Notes:

- ① The applicant is seeking to vary the lot width from 18.0m required to 15.24m existing to allow for duplex housing on the subject property.

3.0 SITE CONTEXT

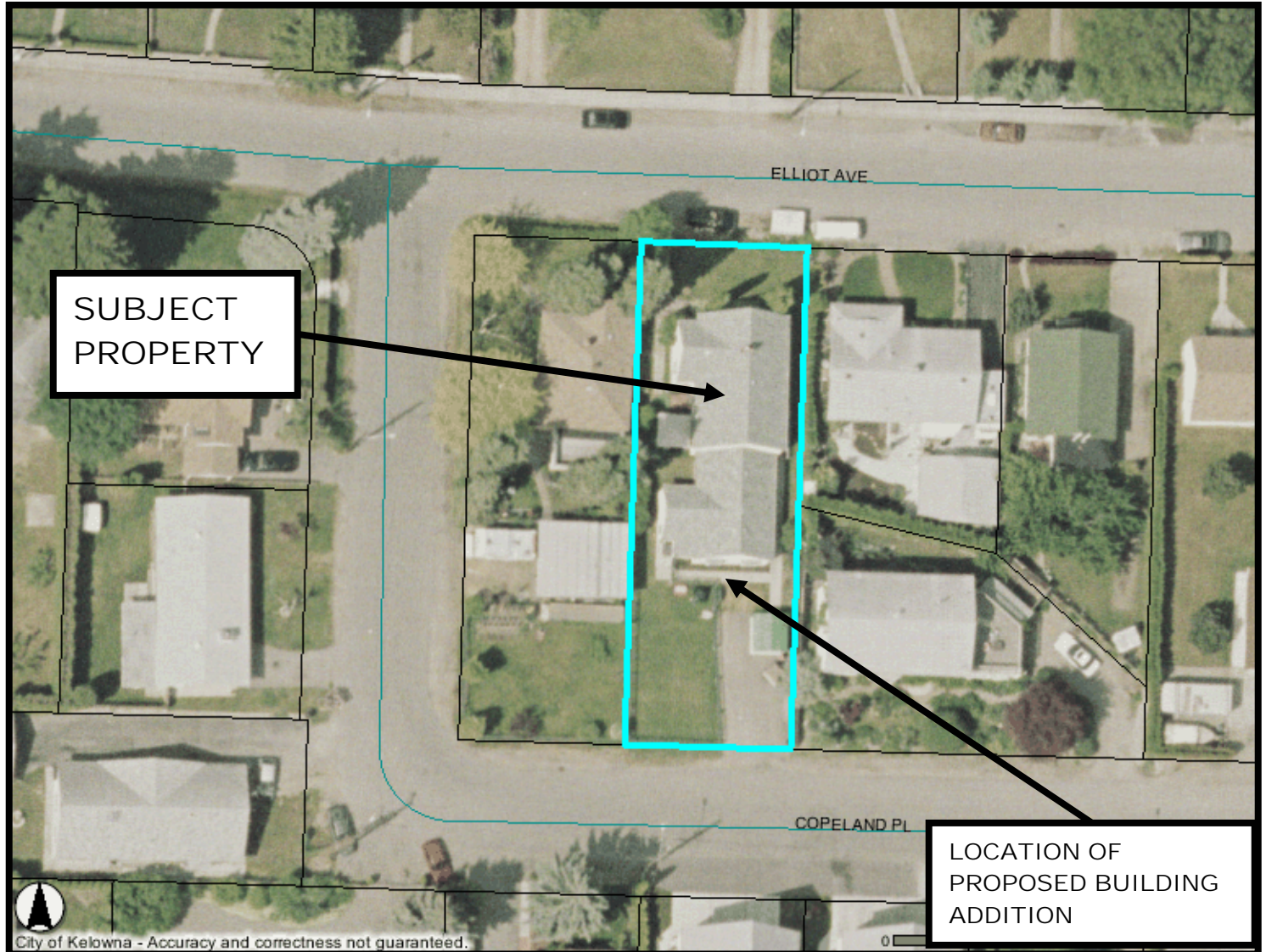
The subject property is located between Harvey and Springfield Avenues in the Central City Sector. It is a double fronting lot located midway along Elliot Avenue between Elliot and Copeland Place. Much of the surrounding neighbourhood is zoned RU6 – Two Dwelling Housing with the exception of a large lot to the east that is zoned P2 – Education and Minor Institutional. The Roman Catholic Church occupies this lot.

Adjacent zones and uses are:

- North - RU6 – Two Dwelling Housing – Existing Single Family Dwelling
- East - RU6 – Two Dwelling Housing – Existing Single Family Dwelling
- South - RU6 – Two Dwelling Housing – Existing Single Family Dwelling
- West - RU6 – Two Dwelling Housing – Existing Single Family Dwelling

4.0 LOCATION MAP

Subject Property: 768 Copeland Place



5.0 EXISTING DEVELOPMENT POTENTIAL

The property is zoned RU6 – Two Dwelling Housing. The purpose of this zone is to provide for development of a maximum of two dwelling units in the form of single detached, duplex, or semi-detached housing with a secondary suite. A second single detached housing unit may be developed provided all the requirements for duplex housing are met. Secondary suites are identified as a secondary use in this zone.

Without a variance to lot width, the applicants are permitted to have a secondary suite on the subject property (which they currently do).

6.0 CURRENT DEVELOPMENT POLICY

6.1 City of Kelowna Strategic Plan (2005)

One of the objectives of the Strategic Plan is “to develop a more compact urban form by increasing densities through infill and re-development within existing urban areas and to provide for higher densities with future urban areas” (Objective 1.1). The proposal is consistent with these objectives and with their accompanying strategies.

7.0 TECHNICAL COMMENTS

The application has been submitted to various technical agencies and City departments, and no comments or concerns were expressed.

7.1 Inspection Services Division

Must conform to British Columbia Building Code. Code check to be completed at Building Permit stage.

7.2 WORKS AND UTILITIES DEPARTMENT

7.2.1 Domestic Water and Fire Protection

This property is currently serviced from Elliot Avenue with a small diameter (13-mm) copper water service which is substandard. The applicant, at his cost, will arrange for the disconnection of the existing service and the installation of two 19mm diameter water copper services.

7.2.2 Sanitary Sewer

This property is currently serviced with a 100mm-diameter sanitary sewer service from Elliot Avenue. An inspection chamber (IC) must be installed on the service at the owner's cost as required by the sewer-use bylaw. The applicant will be required to sign a Third Party Work Order for the cost of installing the (IC) prior to issuance of a Building Permit.

7.2.3 Development Permit and Site Related Issues

The requested variance to reduce the lot width from the required 18.00m to 15.24m, does not compromise Works and Utilities servicing requirements.

Adequate on-site parking must be provided. When separate meters are required, it is recommended that the meters, and remote readers, be attached to their own dwelling units.

8.0 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

The Planning and Development Services Department has concerns with the proposed Development Variance Permit relating to lot width. While staff has supported similar variances on lots to the east, in each of these situations, the variances were much more minor in nature (i.e. less than 1m). In this case, the applicant is seeking a variance of 2.6m (a 15% reduction) which staff considers excessive. While this case may be somewhat unique in that the subject property is double fronting, staff are of the opinion that the design of the proposed addition offers very little in the way of improvement to the Copeland Avenue streetscape over the existing situation to mitigate the impact of the variance which is being sought.

The existing home is an attractive tan stucco while the applicant has indicated the proposed addition may be finished with vinyl siding. In addition, the proposed development will result in a loss of green-space to asphalt. Staff would be willing to support the alternate recommendation provided that the applicant improves the design to include such elements as multi-paned windows on the garage doors and new building facades, decorative paving in the driveway and matches the finishing material of the building facades to the existing house. The addition of these elements would substantially improve the appearance of this development from Copeland Avenue.

While staff is not supportive this application, the applicant has circulated a petition of support to the surrounding neighborhood and has obtained the support of 28 residents.

9.0 ALTERNATE RECOMMENDATION

THAT Council authorize the issuance of Development Permit No. DP06-0073 for Lot 8, Section 19, Township 26, ODYD Plan 3233, located at 768 Copeland Place, Kelowna, B.C. subject to the following:

AND THAT variances to the following section of City of Kelowna Zoning Bylaw No. 8000 be granted:

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Shelley Gambacort
Acting Manager of Development Services

Approved for inclusion
Mary Pynenburg, MRAIC MCIP
Director of Planning & Development Services

MP/SG/rs
Attach.