
**CITY OF KELOWNA
MEMORANDUM**

DATE: February 8, 2007
TO: City Manager
FROM: Planning & Development Services Department
APPLICATION NO. DVP07-0035 **APPLICANT:** Neil Lachelt
AT: 540 Peck Court **OWNER:** Neil & Deborah Lachelt
PURPOSE: TO OBTAIN A DEVELOPMENT VARIANCE PERMIT TO ALLOW A
REDUCTION IN THE SIDE YARD SETBACK FROM 2.0 M TO 1.5 M.
EXISTING ZONE: RU1 – LARGE LOT HOUSING ZONE
REPORT PREPARED BY: DANIELLE NOBLE

1.0 RECOMMENDATION

THAT Council authorize the issuance of Development Variance Permit No. DVP07-0035 for Lot 20, Section 14, Twp 26, ODYD, Plan 25160, located on Peck Court, 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) Side Yard Setback

A variance to the side yard setback requirement for a 1 or 1 ½ storey portion of a building, allowing a setback of 1.5 m on the west side of the property where 2 m is required.

2.0 SUMMARY

This application seeks to allow a variance to the RU1 development regulations of the Zoning Bylaw. The variance being sought proposes to:

1. Vary the west side yard setback to the pool house addition from 2 m to 1.5 m.

3.0 BACKGROUND

There is an existing single family home on the subject property as well as an accessory building/garage and pool situated within the rear yard. The applicant intends to construct a pool house addition onto the western side of the house. The proposed location is necessary considering the existing waterlines and pumphouse piping. Re-locating this infrastructure would be cumbersome and inefficient. The construction of the pool house will serve as a storage shed for pool equipment, in addition to housing the water infrastructure.

3.1 **Site Context**

The subject property is located on the east side of Hollywood Rd. South and just south of Springfield Rd. Adjacent zones and land uses are:

North-	RU1 – Large Lot Housing Zone
East	RU1 – Large Lot Housing Zone
South	RU1 – Large Lot Housing Zone
West	RU1 – Large Lot Housing Zone

Site Location Map

Subject property: 540 Peck Ct.



3.2 Existing Development Potential

The purpose is to provide a zone for single detached housing, and compatible secondary uses, on larger serviced urban lots.

4.0 TECHNICAL COMMENTS

The application has been submitted to various technical agencies and City departments, and the following relevant comments have been submitted:

4.1 Inspection Services Department

No concerns.

4.2 Works & Utilities

No concerns.

5.0 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT COMMENTS

The Planning and Development Services Department is generally supportive of the proposed sideyard setback variance to facilitate the addition of a poolhouse. Given the unique property configuration and existing waterlines, the siting of the poolhouse addition necessitates flexibility. The applicant has submitted a letter of support from the adjacent neighbours, indicating that they do not object to the proposed variance. There has been no expressed concern regarding any noise impacts relating to the pump location, and is anticipated to have little, if any impact.

Shelley Gambacort

Acting Development Services Manager

Approved for inclusion

Mary Pynenburg, MRAIC MCIP

Director of Planning & Development Services

DN/dn

ATTACHMENTS

Location of subject property

Schedule "A" Site Plan

Proposed Poolhouse Elevation Height