
CITY OF KELOWNA

MEMORANDUM

DATE: MARCH 28, 2007

TO: CITY MANAGER

FROM: PLANNING & DEVELOPMENT SERVICES DEPARTMENT

APPLICATION NO. DVP06-0132 **OWNER:** Steve Giesbrecht
James Paterson

AT: 200 Pearson Road **APPLICANT:** Steve Giesbrecht

PURPOSE: TO VARY THE WESTERN SIDE YARD SETBACK FROM 2.0M
REQUIRED TO 1.65M EXISTING AND TO REZONE OF THE SUBJECT
PROPERTY TO THE RU6 – TWO DWELLING HOUSING ZONE

EXISTING ZONE: RU1 – LARGE LOT HOUSING

PROPOSED ZONE: RU6 – TWO DWELLING HOUSING

REPORT PREPARED BY: RYAN SMITH

1.0 **RECOMMENDATION**

THAT Final Adoption of Zone Amending Bylaw No. 9611 be considered by Council;

THAT Council authorize the issuance of Development Variance Permit No. DVP06-0132; Lot 3, Section 26, Township 26, ODYD Plan 19641, located on Pearson Road, Kelowna, B.C.;

AND THAT variances to the following sections of Zoning Bylaw No. 8000 be granted:

Section 13.6.6(d): Urban Residential Zones – Two Dwelling Housing Zone: Development Regulations:

Vary the western side yard setback from 2.0m required to 1.65m existing.

2.0 **SUMMARY**

The applicant is seeking to rezone the subject properties located at 180 and 200 Pearson Road from the RU1 – Large Lot Housing zone to the RU6 – Two Dwelling Housing zone. Council advanced the zone amending bylaw to third reading after a public hearing. The proposed rezoning would allow the applicant to add an additional single family dwelling to each of the duplex sized lots. Each of the additional dwelling units will require a development permit for form and character. Prior to final adoption of the zone amending bylaw, the applicant was required to address technical comments relating to the development as well as apply for a Development Variance Permit to address a non-conforming western side yard setback for the property at 200 Pearson Road.

3.0 BACKGROUND

One single family dwelling exists on the subject property. This dwelling is currently legally non-conforming with regard to its western side yard setback.

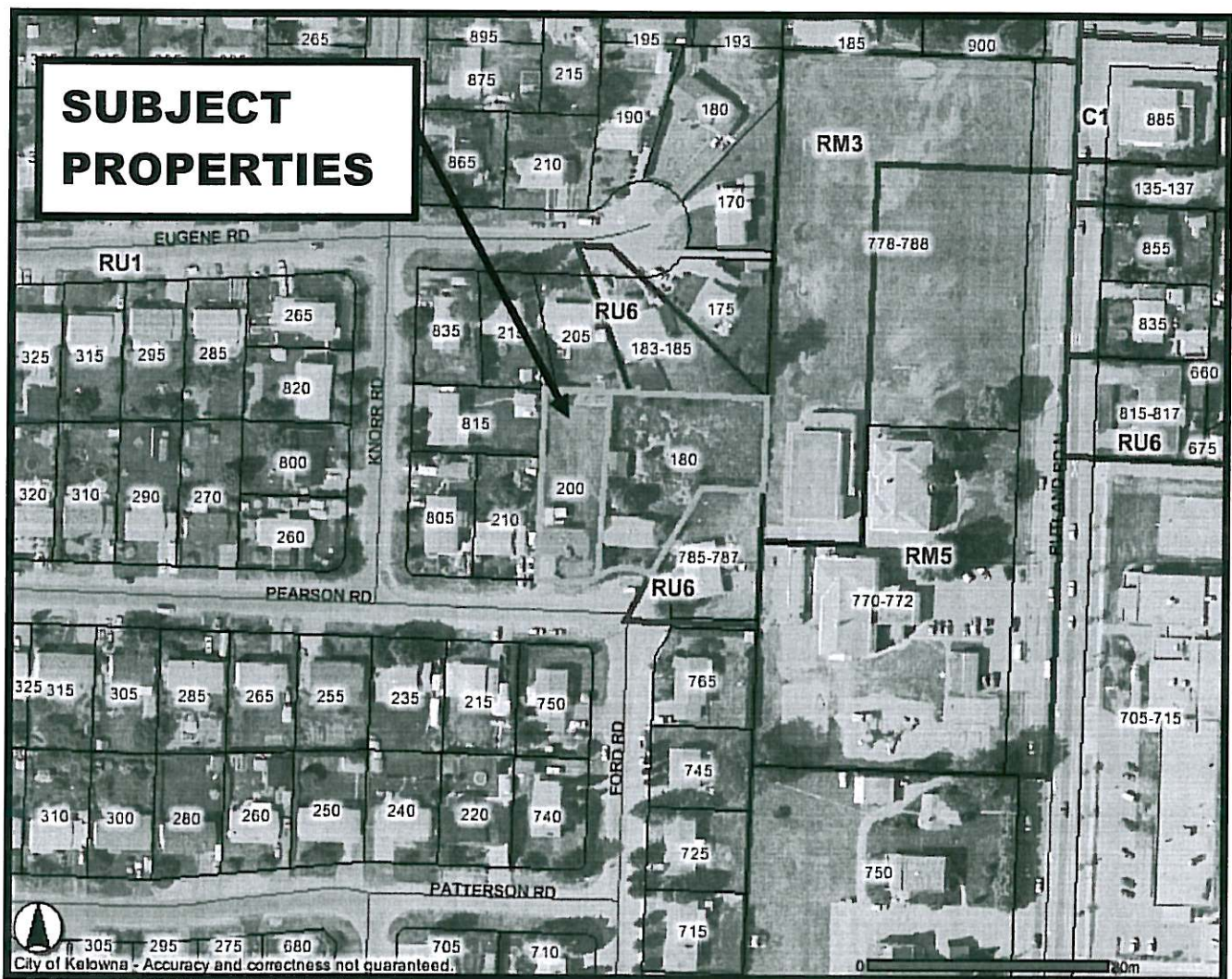
4.0 SITE CONTEXT

Adjacent zoning and existing land uses are to the:

- North - RU1 – Large Lot Housing (SFD)/RU6 – Two Dwelling Housing (SFD)
- East - RM3 – Low Density Multiple Housing/RM5 – Medium Density Multiple Housing
- South - RU1 – Large Lot Housing – SFD
- West - RU1 – Large Lot Housing – SFD

5.0 SITE MAP

Subject Properties: 200 Pearson Road



6.0 ZONING CHECKLIST

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

CRITERIA	PROPOSAL	RU6 ZONE REQUIREMENTS
Site Area	1243m ²	700m ²
Lot Width	21.83m	18.0m
Lot Depth	57.4m	30.0m
Site Coverage (existing)	8%	40%
Setbacks (to existing buildings)		
Front	9m (approx.)	4.5m (6.0m to a garage or carport)
Side (e)	3.47m	2.0m for 1 or 1.5 storey portions of a building and 2.3m for 2 storey portions of a building
Side (w)	1.65m ^①	2.0m for 1 or 1.5 storey portions of a building and 2.3m for 2 storey portions of a building
Rear	30m (approx.)	6.0m for 1 or 1.5 storey portions of a building and 7.5m for 2 storey portions of a building
Parking	2	2 Stalls per dwelling unit

①Note: The applicant is seeking to vary the western side yard setback for the dwelling currently located at 200 Pearson Road from 2.3m required to 1.65m (existing).

7.0 TECHNICAL COMMENTS

The applicant has addressed pertinent technical issues through the related rezoning application.

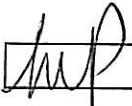
8.0 PLANNING AND DEVELOPMENT SERVICES COMMENTS

Staff has no concerns with this Development Variance Permit application. The applicant has resolved the servicing requirements of the Works and Utilities Department and staff have agreed to make the requirement of a lot line adjustment a condition of Development Permit and Development Variance Permit issuance. The lot line adjustment was required in order to allow adequate room for a driveway to access the rear of 200 Pearson Road.



Shelley Gambacort
Acting Manager of Development Services

Approved for inclusion



Mary Pynenburg, MRAIC MCIP
Director of Planning & Development Services

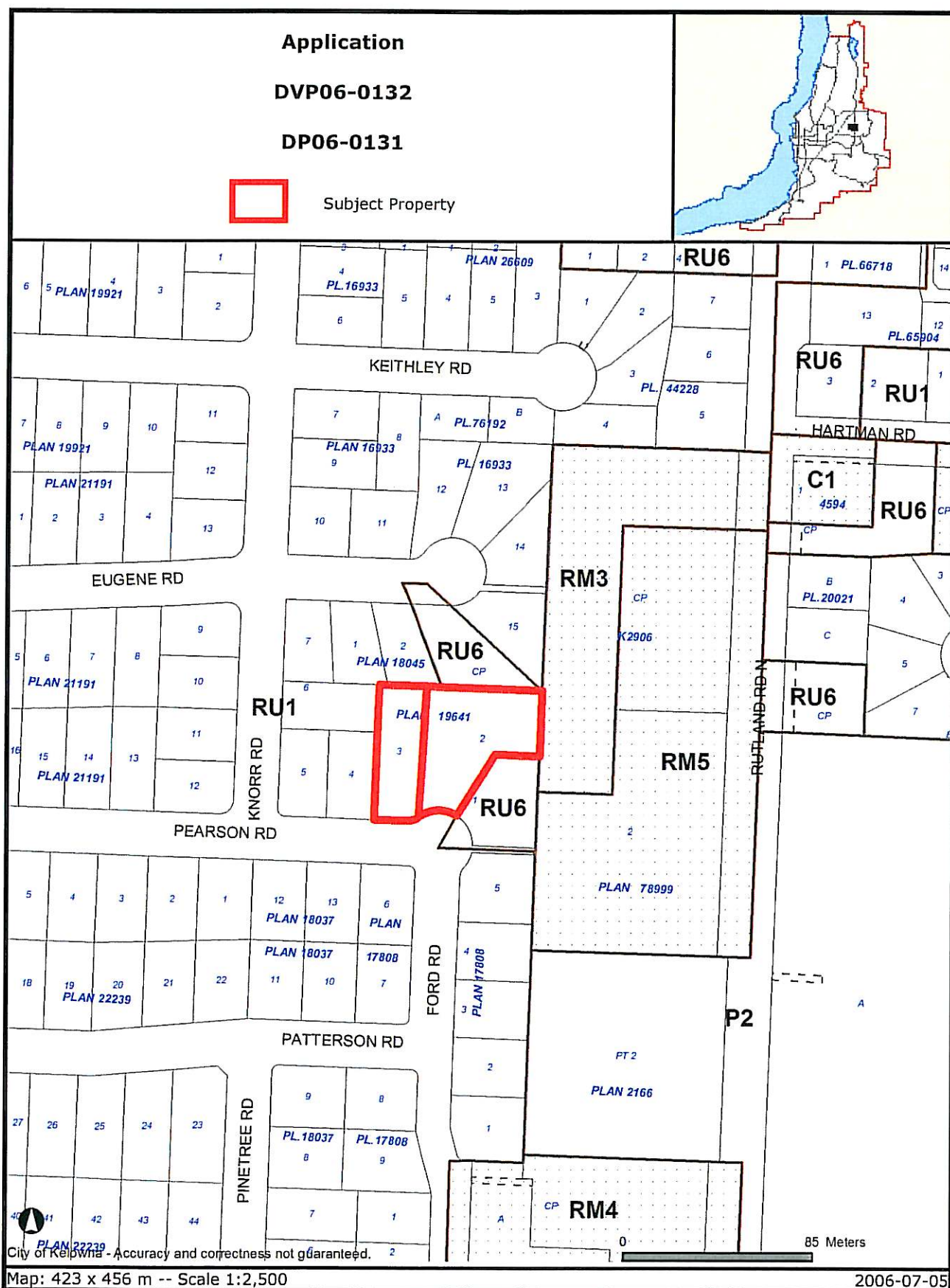
MP/SG/rs

Attach.

ATTACHMENTS

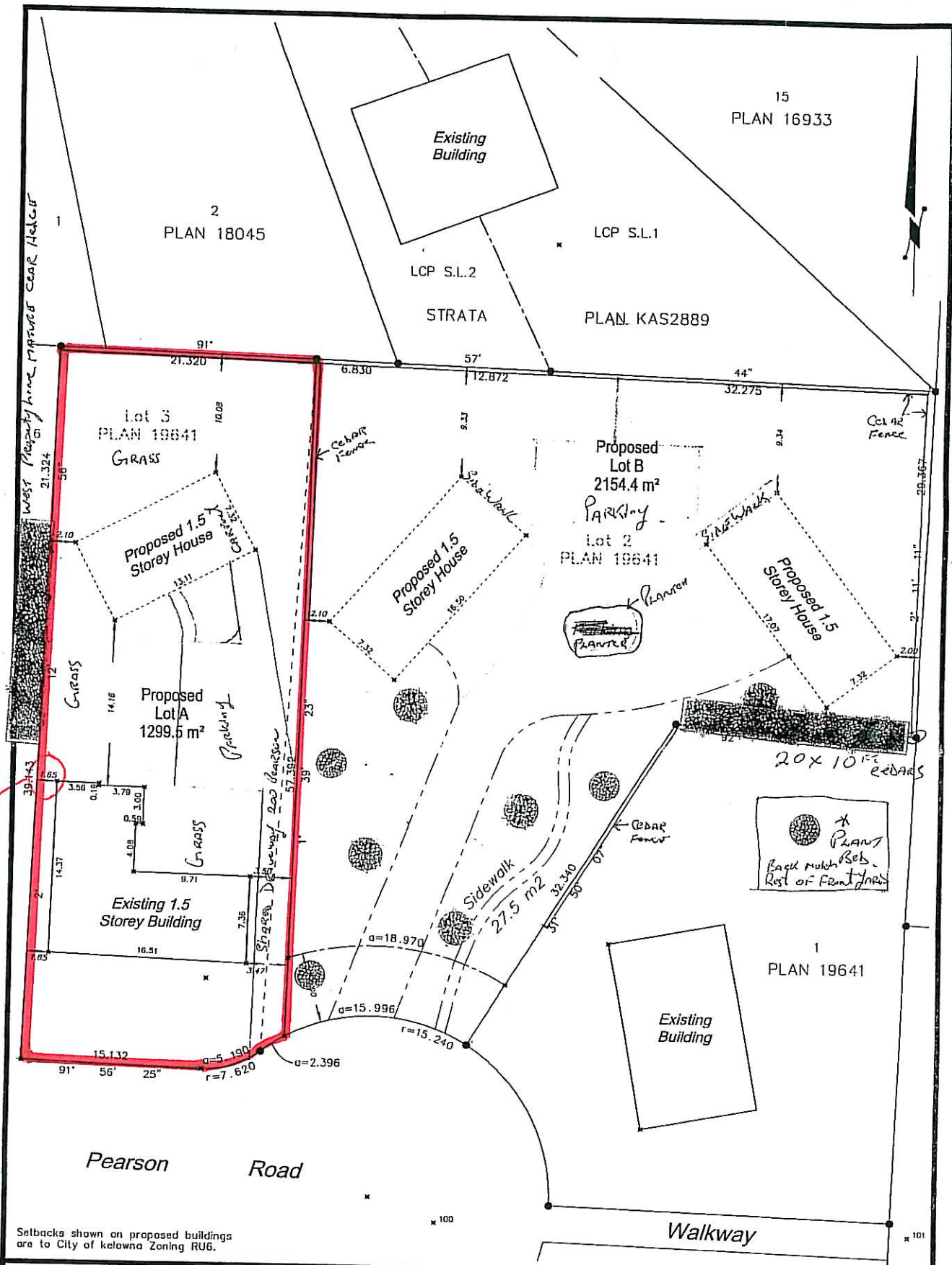
(not attached to the electronic version of the report)

- Location Map
- Site Plan



Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only.
The City of Kelowna does not guarantee its accuracy. All information should be verified.

variance required



TITLE:

SKETCH SHOWING PROPOSED ZONING CHANGE AND SUBDIVISION ON LOTS 2 AND 3, PLAN 19641, SECTION 26, TOWNSHIP 26, O.D.Y.D.

DRAWN BY:

RUNNALLS DENBY
british columbia land surveyors
#2-1470 Water Street Phone: (250)763-7322
Kelowna, B.C. Fax: (250)763-4413
V1Y 1J5 Email: denby@telus.net

CLIENT:

GIESBRECHT

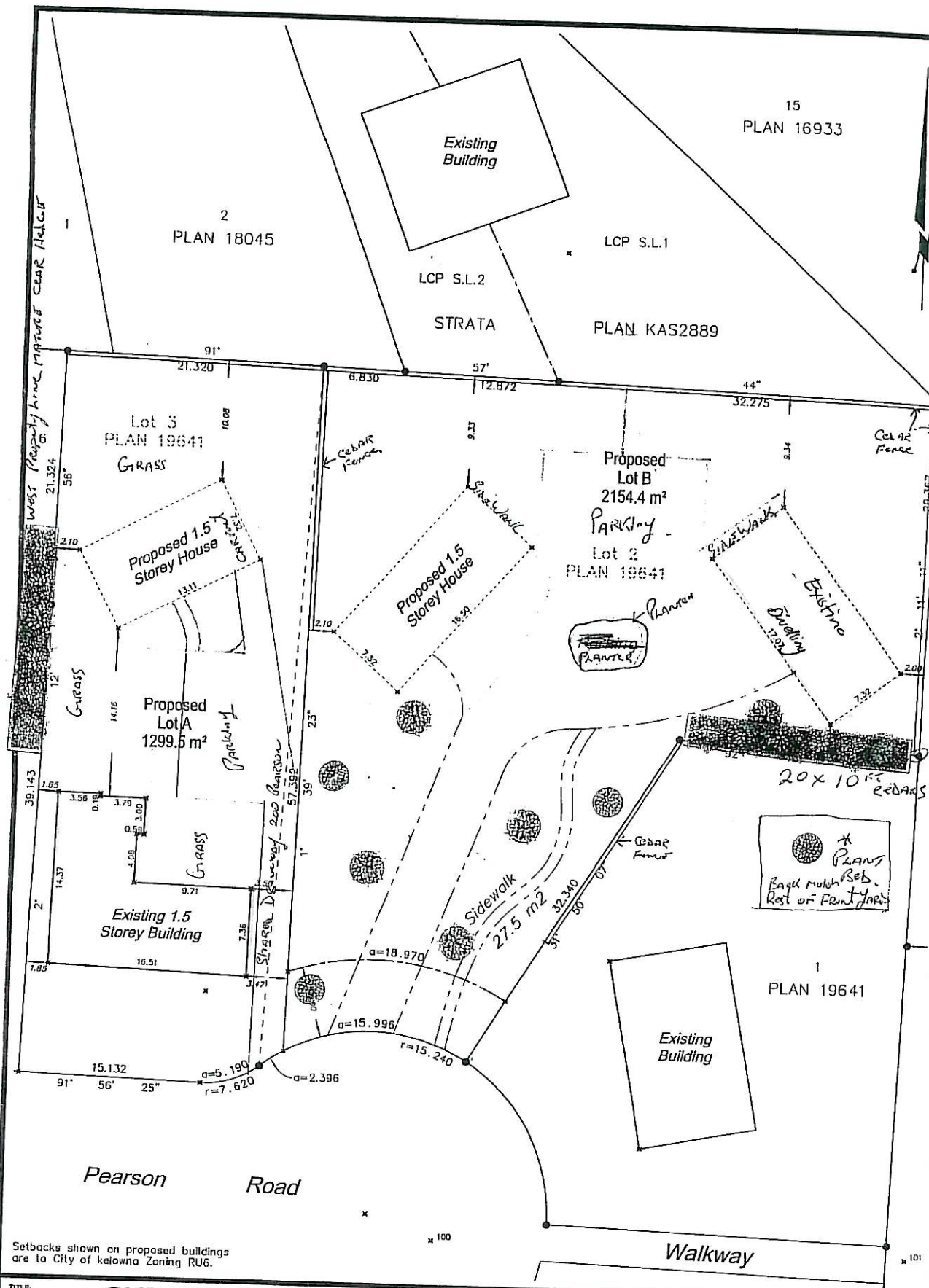
SCALE: 1:300

DATE: March 15, 2006

DWG: 11945-00

FILE No: 11945

REV. 0



**SKETCH SHOWING PROPOSED ZONING CHANGE
AND SUBDIVISION ON LOTS 2 AND 3, PLAN 19641,
SECTION 26, TOWNSHIP 26, O.D.Y.D.**

DRAWN BY:

RUNNALLS DENBY
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#2-1470 Water Street
Kelowna, B.C.
V1Y 1J5

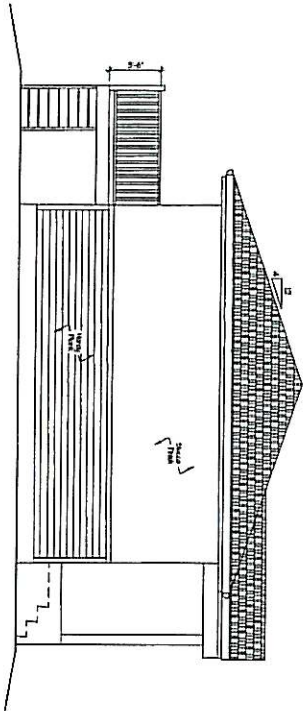
Phone: (250)763-7322
Fax: (250)763-4413
Email: denby@telusnet

SCALE: 1:300

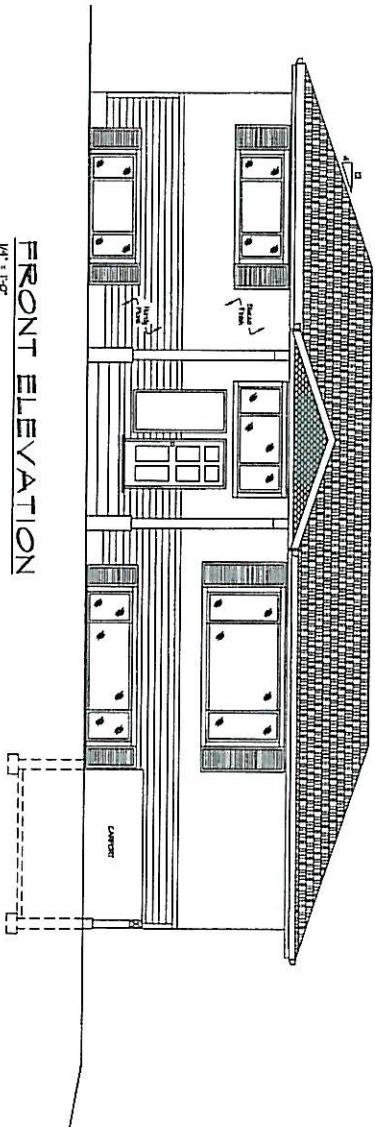
DATE: March 15, 2006

DWG: 11945-00

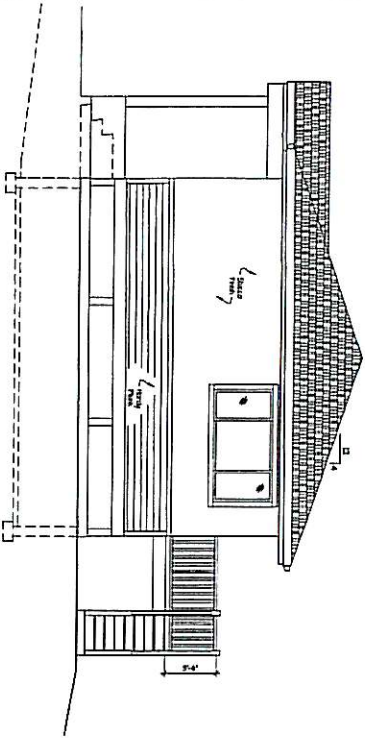
LEFT ELEVATION
1/4" = 1'-0"



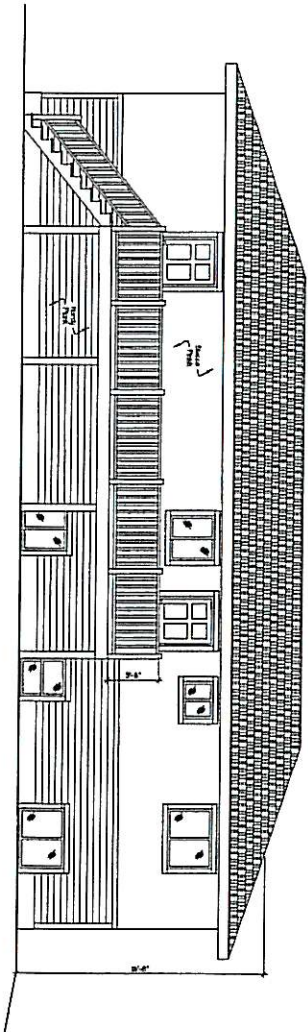
FRONT ELEVATION
1/4" = 1'-0"



RIGHT ELEVATION
1/4" = 1'-0"



REAR ELEVATION
1/4" = 1'-0"



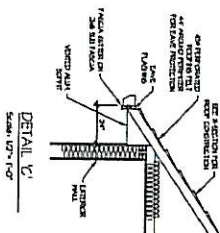
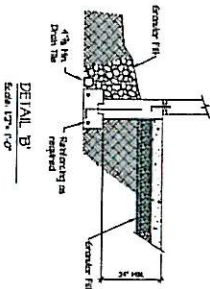
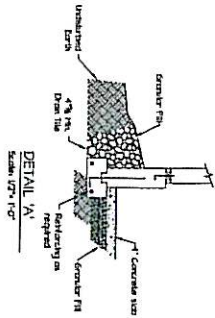
CONTRACTOR TO VERIFY ALL
DIMENSIONS PRIOR TO CONSTRUCTION

TEAROE design

CORPORATE NAME
101 CALVERT AVE.
BETHESDA, MD 20814

DESIGNED BY
Steve Glatkowski
2008 Pearson Road
Bethesda, MD

SCALE: 1/4" = 1'-0"
DATE: FEB 23, 2008



NOTE
 CONTRACTOR TO CONFIRM ALL
 DIMENSIONS PRIOR TO CONSTRUCTION

TEAROE design

DRAWN BY: J. L. TEAROE
 CHECKED BY: J. L. TEAROE
 DATE: 10/10/2008

PROJECT: 2008
 CLIENT: 2008
 LOCATION: 2008

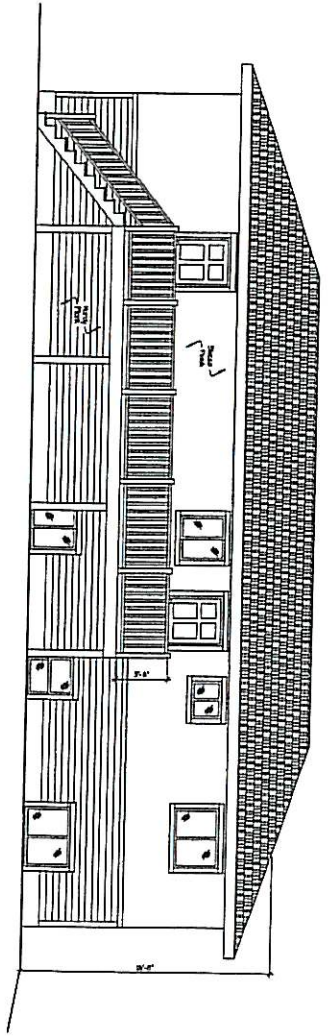
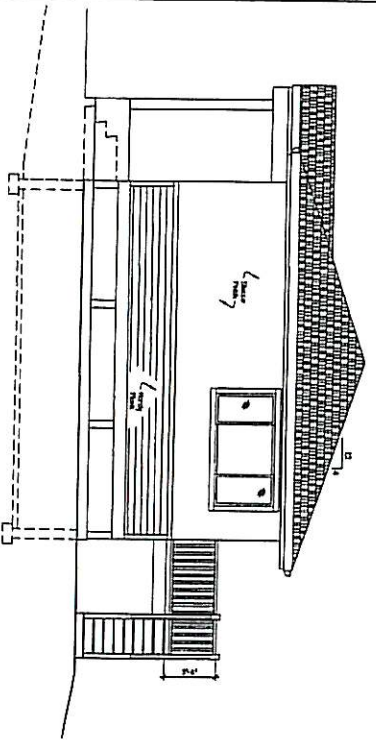
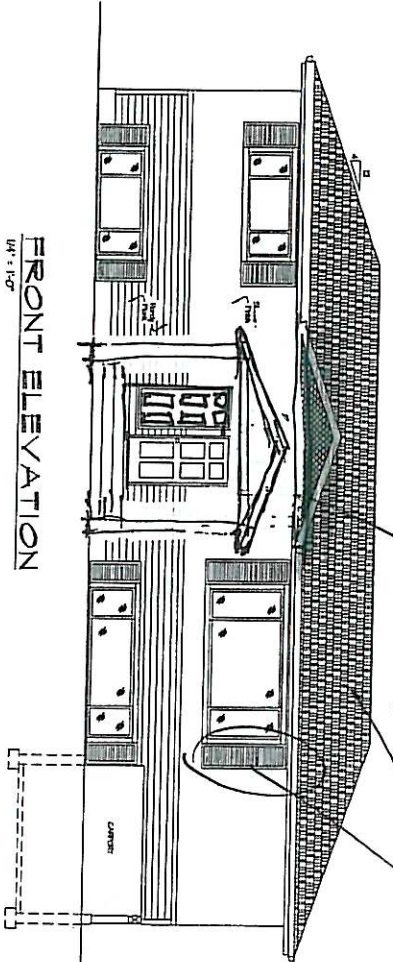
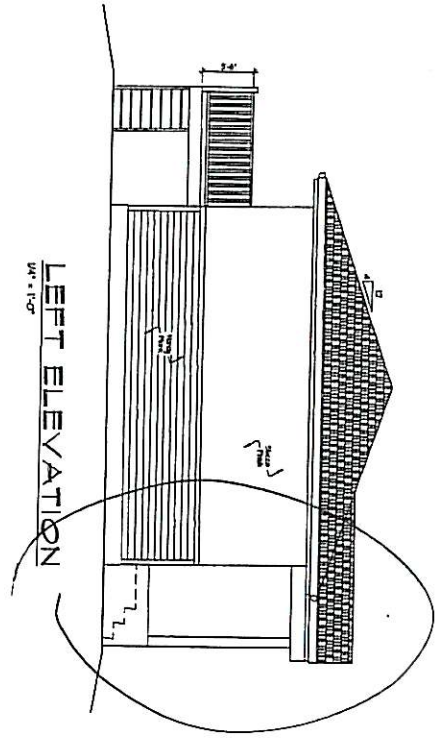
SCALE: 1/4\"/>

Feasible if applicant is open to constructive suggestions to improve/simplify design i.e. reduce costs for better value)



1) Main door - double door with glass side - the entry side is on side 100% door with glass

2) Shutters - double but of late paint - simple to delete from colour. would be nice.



RIGHT ELEVATION
1/4\"/>

FRONT ELEVATION
1/4\"/>

REAR ELEVATION
1/4\"/>

NOTE
CONTRACTOR TO CHECK ALL
DIMENSIONS PRIOR TO CONSTRUCTION

TEAROE design	
ARCHITECTURE PLAN	
2001 GALENA AVE.	
CHICAGO, ILL.	
TEL: 773-555-1234	
DESCRIPTION:	
SHOW EXTERIOR	
2001 GALENA AVE.	
CHICAGO, ILL.	
DATE: Feb. 21, 2006	
SCALE: 1/4" = 1'-0"	
PAGES:	
1 of 3	