
CITY OF KELOWNA
MEMORANDUM

DATE: MAY 22, 2007
TO: CITY MANAGER
FROM: PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
APPLICATION NO. DVP07-0093 **OWNER:** JANIS MASON
AT: 2004 DEWDNEY RD. **APPLICANT:** HOLDEN'S DRAUGHTING & DESIGN
PURPOSE: TO VARY THE RESTRICTION OF ACCESSORY BUILDINGS WITHIN THE FRONT YARD SETBACK TO ALLOW AN ACCESSORY BUILDING IN THE REQUIRED FRONT YARD

TO VARY THE FRONT YARD SETBACK FROM 12.0M REQUIRED TO 6.0M PROPOSED FOR THE CONSTRUCTION OF AN ACCESSORY BUILDING ON THE SUBJECT PROPERTY

EXISTING ZONE: RR3 – RURAL RESIDENTIAL 3
REPORT PREPARED BY: ALEC WARRENDER

1.0 RECOMMENDATION

THAT Council authorize the issuance of Development Variance Permit No. DVP07-0093; Lot 2, Sec. 17, Twp. 23, ODYD Plan 13064, located on Dewdney Road, Kelowna, B.C.

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

Section 6.5.4 – Accessory Buildings in Residential Zones

Vary the restriction of accessory buildings within the front yard setback to allow an accessory building in the required front yard.

Section 6.5.8 (a) - Accessory Development - Setbacks

Vary the front yard setback from 12.0m required to 6.0m proposed to allow for the construction of an accessory building.

2.0 SUMMARY

The applicant is seeking Council support for a Development Variance Permit that would allow the placement of an accessory building (carport) within the front yard setback which contravenes placement requirements for accessory buildings in Section 6 of Zoning Bylaw No.8000. The proposed garage is oriented so that vehicle entry and turn-around movements occur within the property (between the garage and house).

The applicant is proposing to finish the exterior elevations of the garage with materials/colours to match the existing house.

The application meets the requirements of the RR3 – Rural Residential 3 zone as follows:

CRITERIA	PROPOSAL	RR3 ZONE REQUIREMENTS
Lot Area (m ²)	2461m ²	1.0Ha
Lot Depth (m)	83.5m	30.0m
Lot Width (m)	25.1m	18.0m
Site Coverage (%) (Buildings)	22%	30%
Parking Spaces	6	3
Setbacks(m)(existing house)		
Front	>6.0m	6.0m
Rear	>15.0m	15.0m
Side (e)	>2.3m	2.3m
Side (w)	>2.3m	2.3m
Accessory Development		
Size of proposed accessory building	93.4m ²	N/A
Front Yard Setback	6.0m ^①	12.0m
Eastern Side Yard Setback	>1.0m	1.0m
Western Side Yard Setback	>1.0m	1.0m
Site Coverage	3.8%	14%

①Note: The applicant is seeking to vary the front yard setback from 12.0m required to 6.0m proposed to allow for the encroachment of an accessory building.

3.0 SITE CONTEXT

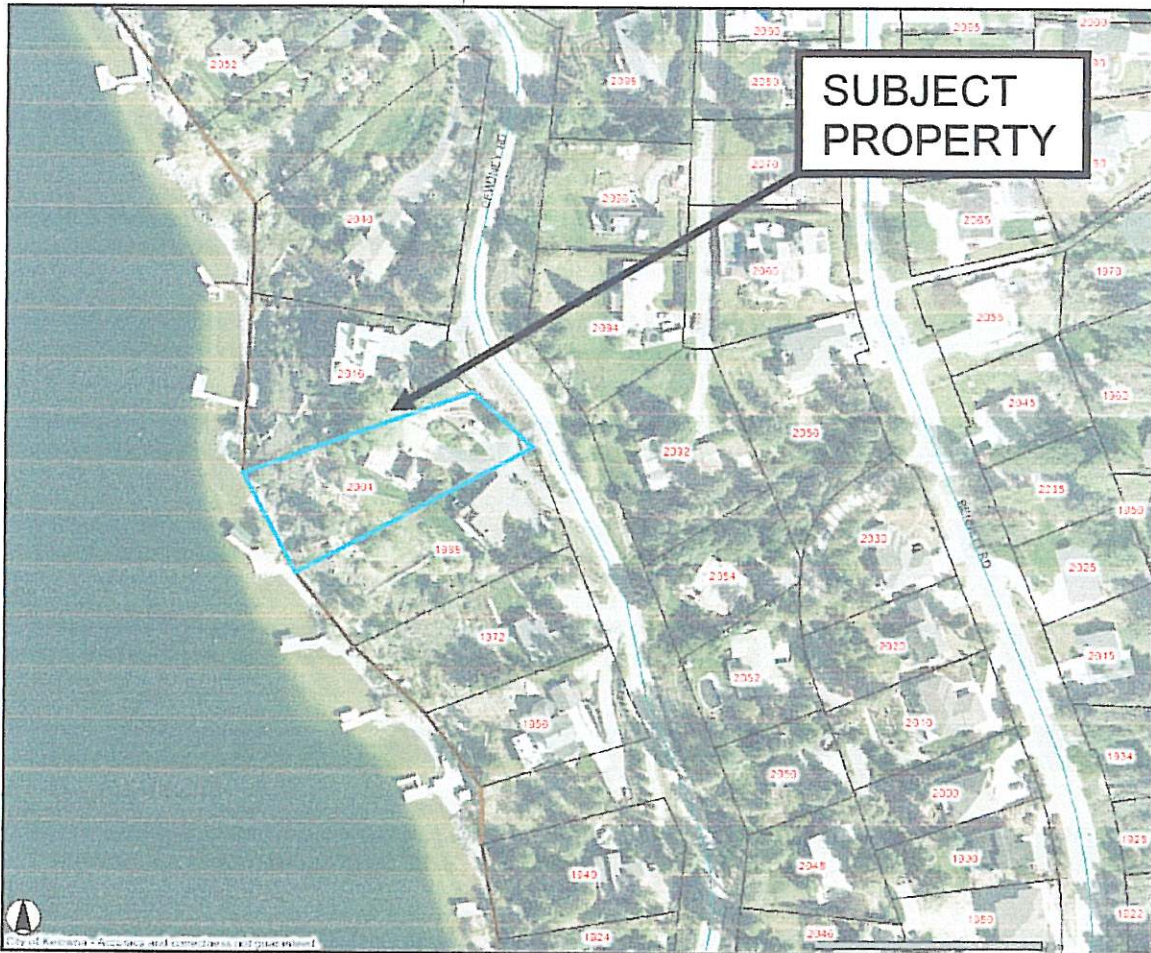
The subject property is a lakefront property in McKinley Landing and is accessed via Dewdney Rd.

Adjacent zones and uses are:

- North - RR3 – Rural Residential 3 - Single Family Dwelling
- East - RR3 – Rural Residential 3 - Single Family Dwelling
- South - RR3 – Rural Residential 3 - Single Family Dwelling
- West - Okanagan Lake

4.0 SITE LOCATION MAP

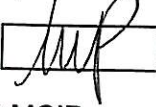
Subject Property: 2004 Dewdney Road

5.0 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

The Planning and Development Services Department has no concerns with the proposed Development Variance Permit. The abutting neighbours have indicated support by way of a signed petition and the slope and vegetative buffer will help to mitigate the impact of the variance on the streetscape.

As there are neither significant technical concerns, nor neighbourhood concerns relating to the proposal staff are recommending that Council support this Development Variance Permit.


Shelley Gambacort
Acting Manager of Development Services

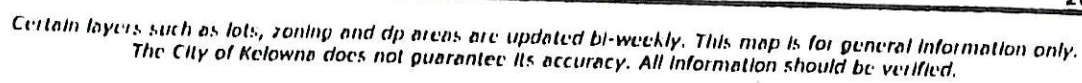


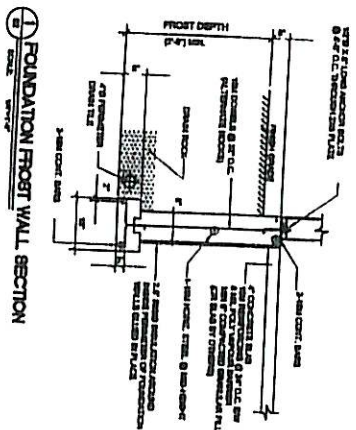
Mary Pynenburg, MRAIC MCIP
Director of Planning & Development Services

MP/SG/aw

Attach.




Property Location
Photographs
Signed Petition
Land Title





Signature

FOUNDATION PLAN

	U.S.C.G. UNITED COAST 200 CRENSHAW BLVD LOS ANGELES, CA 90008
	L.A. COUNTY FIRE DEPARTMENT 200 CRENSHAW BLVD LOS ANGELES, CA 90008
	LOS ANGELES COUNTY SHERIFF'S DEPARTMENT 200 CRENSHAW BLVD LOS ANGELES, CA 90008

NOTE-
DUE TO THE LARGE VARIETY OF SIZES AND THE VARIANCE
IN FRONT PROJECTION IN DIFFERENT GEOMETRICAL
LOCATIONS, PLEASE REFER TO THE NATIONAL BUILDING
CODE AND CONSULT LOCAL AUTHORITIES FOR ACCEPTED
STANDARDS.

SCHEDULE B

This forms part of development

Permit # DVPO7-0093

Date _____

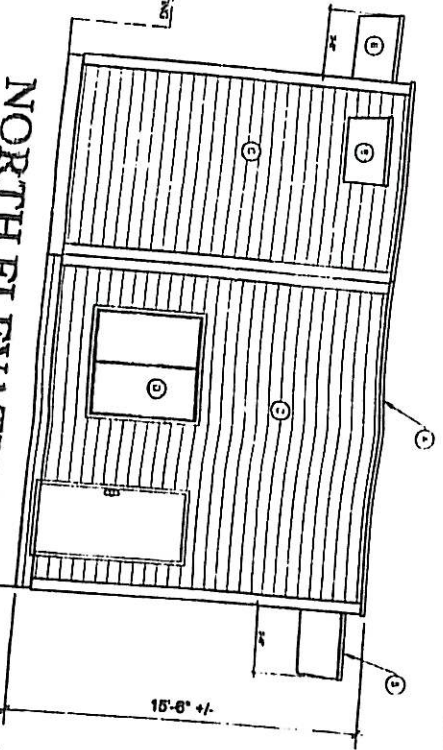
Signature _____



EXISTING RESIDENCE
CARPORT EXTENSION TO MATCH

NORTH ELEVATION

SCALE: 3/16"=1'-0"



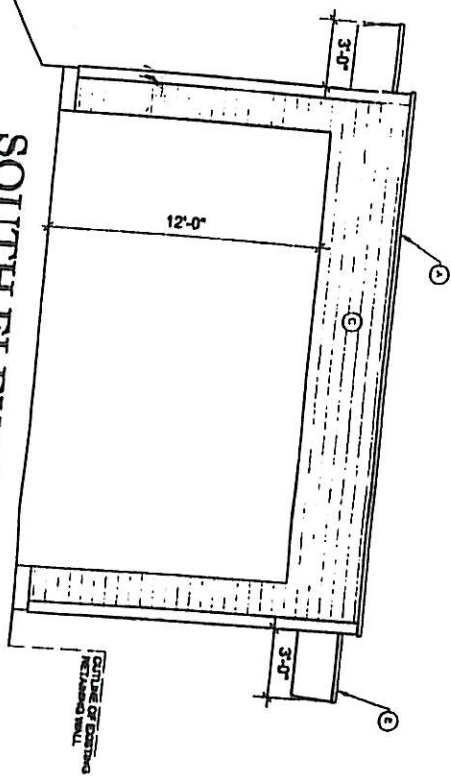
OUTLINE OF EXISTING
RETAINING WALL

GRACE DRIVE FACING
EXISTING PLANTER

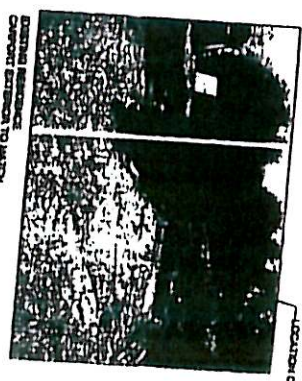
EXISTING PAVED
DRIVEWAY TO CARPORT

SOUTH ELEVATION

SCALE: 3/16"=1'-0"



OUTLINE OF EXISTING
RETAINING WALL



LOCATION OF NEW CARPORT

- EXTENSION FROM LEGEND:**
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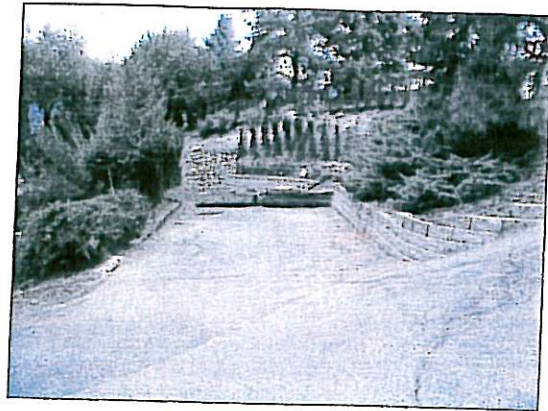
NOTE:
1. FINISH DRIVE TO MATCH EXISTING

NOTE:
ALL DOORS AND WINDOWS SHOWN
ON THE ELEVATIONS ARE FOR
EXISTING ONLY.
EXACT DOORS ARE TO BE SELECTED
BY THE OWNER.

NO.	DESCRIPTION	DATE	BY
1	ARCHITECT		
2	ENGINEER		
3	PERMITTING		
4	CONSTRUCTION		
5	INSPECTION		
6	FINAL REVIEW		



VIEW TAKEN ON APPROACH OF
PROPOSED CARPORT.
SHOWING EXISTING SCREENING FROM
ROADWAY AS WELL AS HEIGHT DIFFERENTIAL
ALLOWING FOR OBSTRUCTED VIEW OF
CARPORT ADDITIONAL FROM DEWDENEY ROAD




VIEW TAKEN ON APPROACH OF
PROPOSED CARPORT.
SHOWING EXISTING PAVING AND CURRENT
USE AS PARKING SPACE




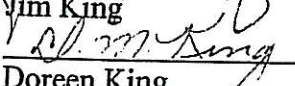
VIEW TAKEN ON APPROACH OF
PROPOSED CARPORT.
SHOWING EXISTING RESIDENCE AND PARKING
SPACES. LANDSCAPING TO REMAIN AS IS.





VIEW TAKEN FROM REAR OF
PROPOSED CARPORT.
SHOWING EXISTING LANDSCAPING AND RETAINING
WALLS TO REMAIN AS IS.

 H.B.D. DRAFTING & DESIGN <small>1000 S. 10th Street, Suite 100, Phoenix, AZ 85010</small>	
PROJECT MASON CARPORT 8004 DEWDENEY ROAD	
SHEET NO. 24'-0" x 43'-0" CARPORT PICTURES OF EXISTING AREA	
Drawn Revised Check Date	SHEET NO.
BY DATE	BY DATE

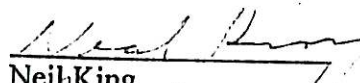
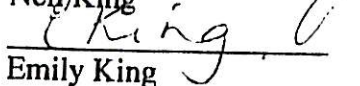
We, Jim and Doreen King, of 1988 Dewdney Rd., direct neighbors to the east of 2004 Dewdney Rd, provide our support to the application for set back variance for the construction of a garage.


Jim King

Doreen King
763 1876

We, Reg and Pauline Keilty, of 2016 Dewdney Rd, direct neighbors to the west of 2004 Dewdney Rd, provide our support to the application for set back variance for the construction of a garage.


Reg Keilty

Pauline Keilty
763-1597

We, Neil and Emily King, of 2094 Bennett Rd., neighbors directly across the road from 2004 Dewdney Rd., provide our support to the application for set back variance for the construction of a garage


Neil King

Emily King
717-1218