
CITY OF KELOWNA

MEMORANDUM

DATE: June 28, 2007
TO: City Manager
FROM: Planning and Development Services Department
APPLICATION NO. DVP07-0006 **OWNER:** Jason Handley
AT: 614 Armour Court **APPLICANT:** Joe Rood
PURPOSE: TO VARY THE REAR YARD SETBACK FROM 7.5M TO 3.8M
AND TO VARY THE SIDE YARD SETBACK FROM 2.0M TO
1.5M TO PERMIT AN ADDITION TO THE EXISTING SINGLE
FAMILY DWELLING
EXISTING ZONE: RU1 – LARGE LOT HOUSING
REPORT PREPARED BY: NELSON WIGHT

1.0 **RECOMMENDATION**

THAT Council authorize the issuance of Development Variance Permit No. DVP07-0006, Lot 2, Sec. 6, Twp. 26, O.D.Y.D., Plan 18510 located on Armour Court, Kelowna, B.C.;

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

Section 13.1.6(d) - RU1 – Large Lot Housing - Development Regulations
Vary the side yard setback from 2.0 m required to 1.5 m proposed.

Section 13.1.6(e) - RU1 – Large Lot Housing - Development Regulations
Vary the rear yard setback from 7.5 m required to 3.8 m proposed

2.0 **SUMMARY**

A single family dwelling and a carport are currently located on the subject property. The applicant is proposing to vary the rear yard and side yard setbacks in order to accommodate an addition to the existing single family dwelling. The addition will involve the construction of an attached garage and an extension of the living quarters.

The application does not meet the development regulations of the RU1 – Large Lot Housing zone as follows:

CRITERIA	PROPOSAL	RU1 ZONE REQUIREMENTS
Side Yard	1.5 m	2.0 m
Rear Yard	3.0 m	7.5 m

2.1 Site Context

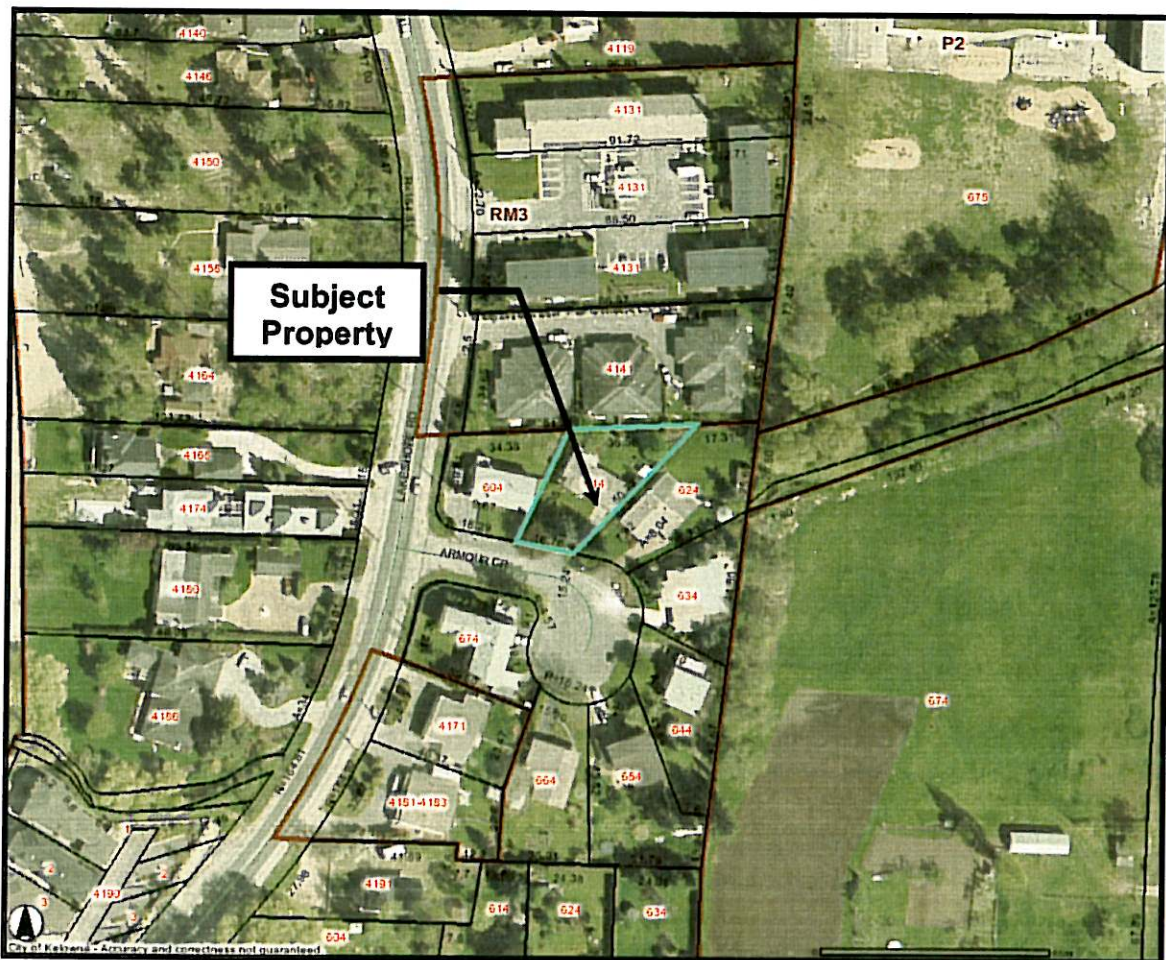
The subject property is located on Armour Court just off Lakeshore Avenue.

Adjacent zones and uses are:

- North - RM3 – Low Density Multiple Housing – Multiple Dwelling Housing
- East - RU1 – Large Lot Housing -Single Family Dwelling
- South - RU1 – Large Lot Housing - Single Family Dwelling
- West - RU1 – Large Lot Housing - Single Family Dwelling

2.2 Site Location Map:

614 Armour Court



3.0 TECHNICAL COMMENTS

3.1 Inspection Services

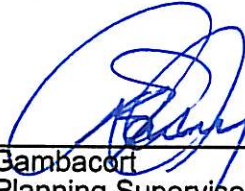
- No concerns with setback reductions related to building code. Property located within flood plain construction level requiring an elevation of 343.66 m.

3.2 Works & Utilities

See Attached.

4.0 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

This application has not been circulated to the Advisory Planning Commission, as the applicant has discussed the variances with adjacent residents, and has received their support in writing. The Planning and Development Department supports this application for variances to the side and rear yard setbacks and recommends this application for positive consideration.

for 
Shelley Gambacort
Current Planning Supervisor

Approved for Inclusion



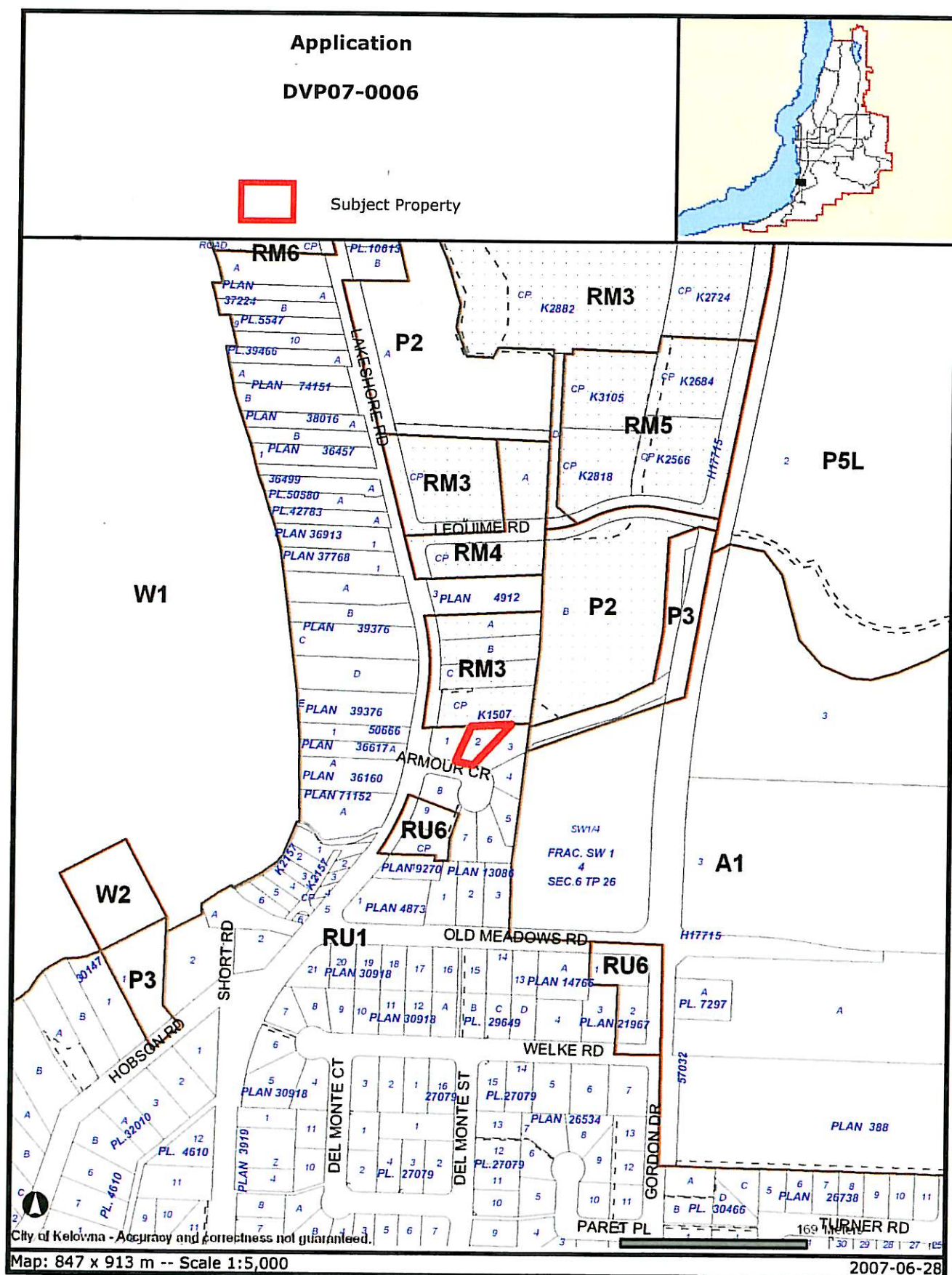
for David Shipclark

Acting Director of Planning and Development Services

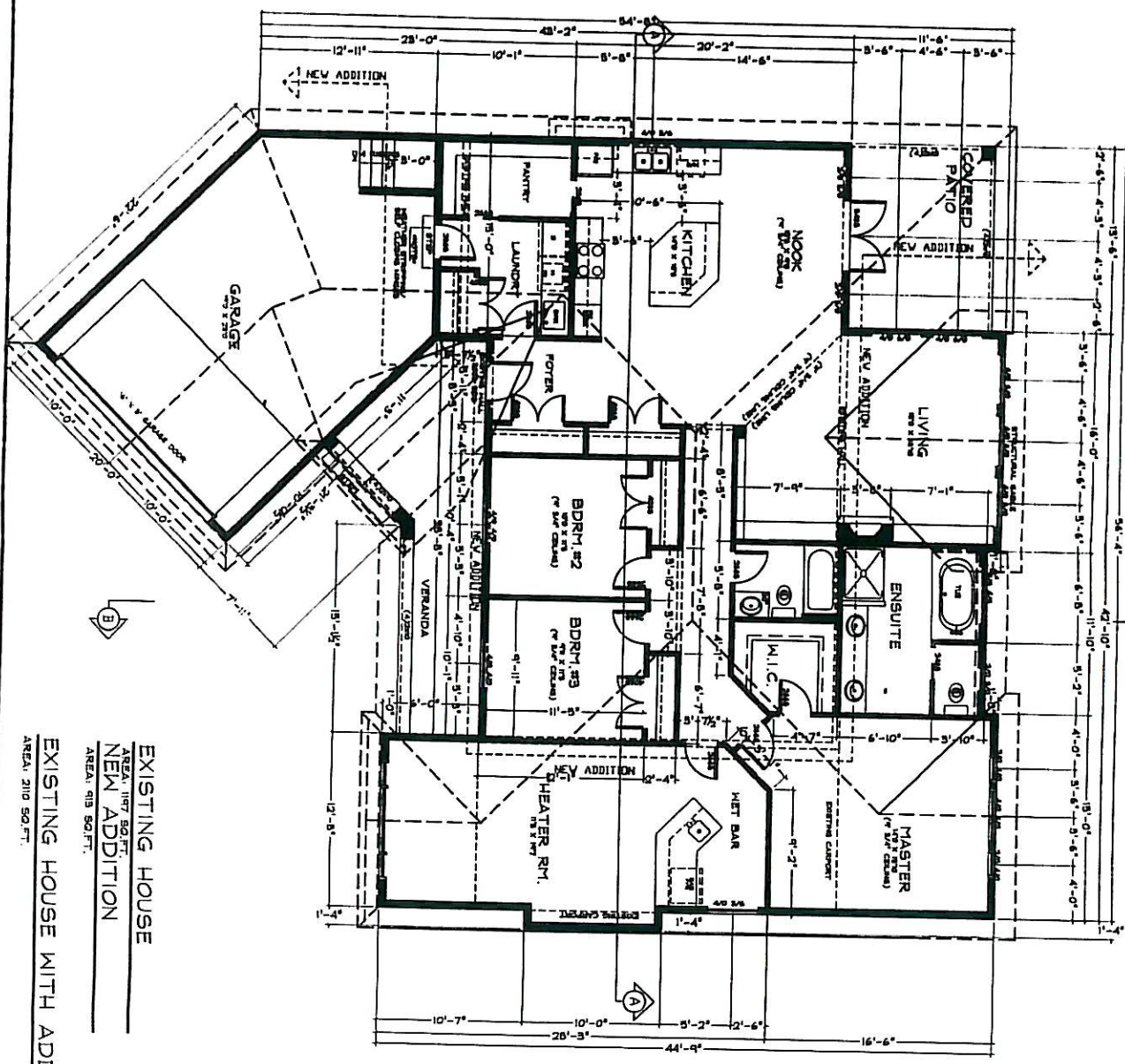
RD/SG/aw

ATTACHMENTS:

- Location Map
- Site Plan
- Floor Plan
- Elevations
- Works and Utilities Comments



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.



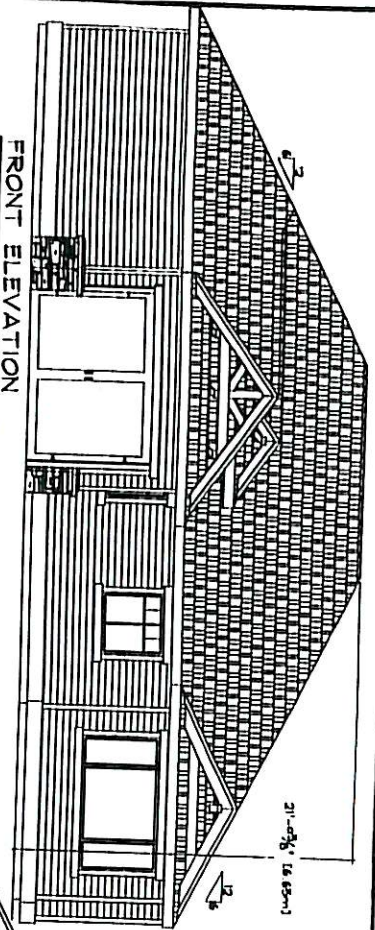
EXISTING HOUSE
AREA: 1187 SQ. FT.
NEW ADDITION
AREA: 913 SQ. FT.
EXISTING HOUSE WITH ADDITION
AREA: 2100 SQ. FT.

CONTRACTOR TO CONFIRM
DIM PRIOR TO CONST.

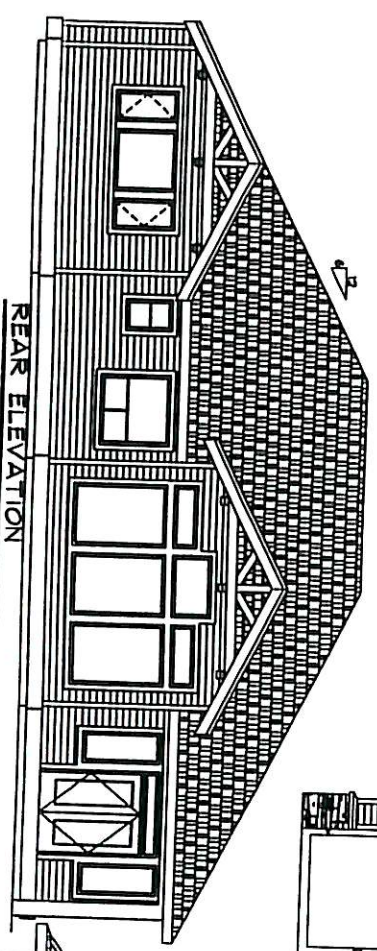
MULLINS	
DRAFTING & DESIGN	
141 DAYTON STREET, KENNESAW, B.C. V0Y 2M0	
TEL: (250) 293-7341	
FAX: (250) 293-7341	
E-MAIL: mullins@shaw.ca	
WWW.MULLINSDESIGN.COM	
PROJECT: LOT 22 AIRPORT CRESCENT	
DATE: 02/25/2014	
SCALE: 1/8" = 1'-0"	
SHEET: 4 OF 5	

GENERAL NOTES

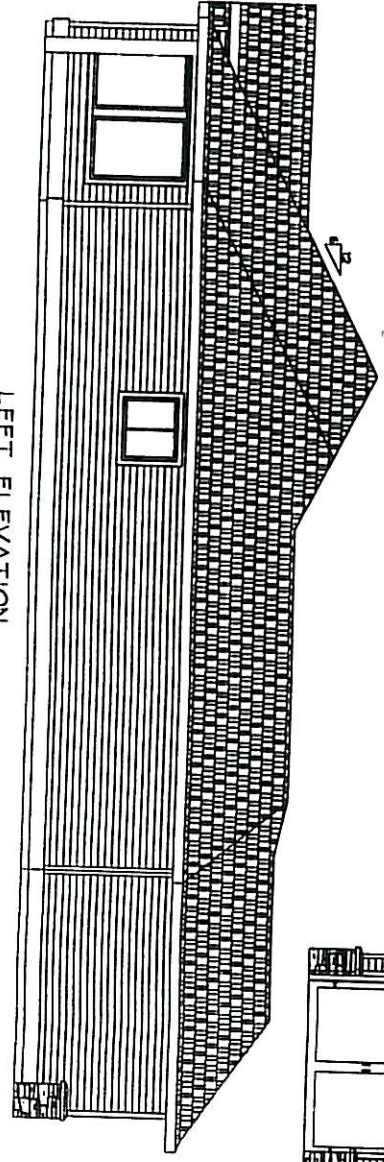
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE BC BUILDING CODE AND ALL LOCAL LAWS AND BYLAWS.
2. BEFORE CONSTRUCTION COMMENCES IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM ALL RELEVANT AGENCIES AND TO ASSURE THERE ARE NO DISCREPANCIES.
3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR FOR THE CORRECT SIZING OF THE BUILDING TO COMPLY WITH NECESSARY SETBACKS.
4. MATERIALS, WORKMANSHIP AND FINISHES SHALL BE SUBJECT TO INSPECTION BY A QUALIFIED PROFESSIONAL PERSON. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DEFECTS OR OMISSIONS.



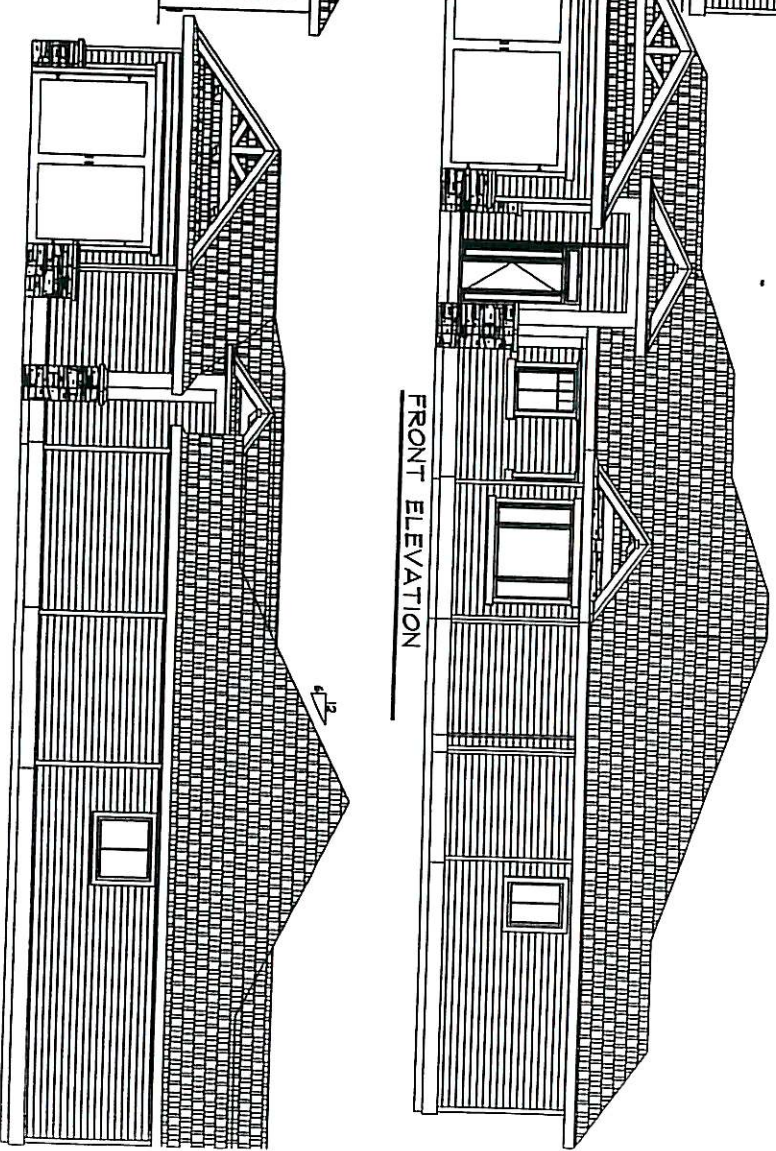
FRONT ELEVATION



REAR ELEVATION



LEFT ELEVATION



RIGHT ELEVATION

NOTE:
ALL WORK SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE BC BUILDING CODE AND ALL LOCAL LAWS AND BYLAWS.

NOTE:
BEFORE WORK STARTS TO ALSO PROVIDE FOR SETBACKS.

NOTE:
CONTRACTOR TO CONFIRM DIMENSIONS IN PRINT.

MULLIN'S
DRAFTING & DESIGN
104 LANTERN LANE, SUITE 101
VICTORIA, BC V8P 1A4
TEL: (250) 383-1111
FAX: (250) 383-1112
WWW.MULLINSDRIFTING.COM

DATE: DEC 2018
SCALE: 1/8" = 1'-0"

PAGE: 1

CITY OF KELOWNA
MEMORANDUM

Date: January 15, 2007
File No.: DVP07-0006
To: Planning & Development Services (NW)
From: Development Engineering Manager (SM)
Subject: Proposed Development 614 Armour Court Plan 18510 Lot 2

The Works & Utilities Department has the following requirements associated with this application.

1. Domestic Water and Fire Protection

This property is currently serviced from a 19mm-diameter pvc water service. The Inspection Services Department must determine if the existing service is of sufficient size. If a larger service is required, it can be provided by the City at the owner's cost.

The water meter shall be installed within the building on the water service inlet as required by the City Plumbing Regulation and Water Regulation bylaws.

2. Sanitary Sewer

Our records indicate that this property is adequately serviced with a 100mm-diameter sanitary sewer service complete with inspection chamber (IC).

3. Site Related Issues

The requested variance to reduce the rear yard setback from the required 7.5m to 3.0m, and the side yard setback from the required 2.0m to 1.5m, does not compromise Works and Utilities servicing requirements.

Steve Muenz, P. Eng.
Development Engineering Manager
JF