
**CITY OF KELOWNA
MEMORANDUM**

Date: July 13, 2007
To: City Manager
From: Planning & Development Services Department
Subject:

APPLICATION NO. DP07-0025 **APPLICANT:** Queenston Fine Homes
DVP07-0026

AT: 1375 McInnes Ave. **OWNERS:** Walter Strutt
Heather Strutt

PURPOSE: TO OBTAIN A DEVELOPMENT VARIANCE PERMIT IN ORDER TO
ALLOW A LOT WIDTH OF 15.5 M, WHERE 18.0 M IS REQUIRED FOR
DUPLEX HOUSING.

EXISTING ZONE: RU6 – TWO DWELLING HOUSING ZONE

REPORT PREPARED BY: NELSON WIGHT

1.0 RECOMMENDATION

THAT Council authorize the issuance of Development Permit No. DP07-0025 and Development Variance Permit No. DVP07-0026 for Lot 8, District Lot 137, ODYD Plan 3317, located at McInnes Avenue, 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";
2. The exterior design and finish of the building to be constructed on the land be in general accordance with Schedule "B";
3. The landscaping be in general accordance with Schedule "C";

AND THAT a variance to the following section of Zoning Bylaw No. 8000 be granted:

Section 13.6.5 (b) RU6 – Two Dwelling Housing (minimum lot width)

Vary the required lot width for duplex housing from 18.0 m to 15.5 m.

2.0 SUMMARY

These applications seek to allow for the construction of a duplex on the subject property. The Development Permit application addresses the form and character of the development. The Development Variance Permit application seeks to allow a reduction in the required lot width requirement for duplex housing from 18.0 m to 15.5 m.

3.0 ADVISORY PLANNING COMMISSION

Pursuant to *Advisory Planning Commission Bylaw No. 8456* Section 3.4 (c), the requirements for review by the Advisory Planning Commission have been waived by the Director of Planning and Development Services in this case because the application is minor in nature and confirmation from affected neighbours supporting the variance has been received (see attached letters in support attached to this report).

4.0 BACKGROUND

4.1 The Proposal

The Applicant is proposing to construct two 2-storey 184 m² dwelling units on the subject property. The garages would form the point of attachment between the two dwelling units (see attached Site Plan).

The attached character images show the inspiration for the building design and finish. The siding will be Hardi-plank, using the colours shown on the attached colour/material board.

The table below shows this application's compliance/non-compliance with the requirements of the RU6 zone:

CRITERIA	PROPOSAL	RU6 ZONE REQUIREMENTS
Subdivision Regulations		
Site Area (m ²)	792 m ²	700 m ²
Site Width (m)	15.67 m ^A	18.0 m
Site Depth (m)	46.45 m	30.0 m
Development Regulations		
Site Coverage (%)	31%	40%
Site Coverage (building, parking, and driveways)	50%	50%
Storeys (#)	2 storey	2 ½ storeys
Height (m)	7.0 m	9.5 m
Setbacks (m)		
- Front (McInnes Ave.)	8.0 m	4.5 m or 6.0 m from a garage or carport
- Side (east)	2.0 m	2.0 m (1 ½ storey) 2.3 m (2 ½ storey)
- Side (west)	3.0 m	2.0 m (1 ½ storey) 2.3 m (2 ½ storey)
- Rear	7.9 m	6.0 m (1 ½ storey) 7.5 m (2 ½ storey)
Other requirements		
Parking Stalls (#)	4 spaces	4 spaces
Private Open Space	meets requirements	30 m ² of private open space per dwelling

^A The applicant is seeking a variance to this requirement from 18.0 m to 15.5 m.

4.2 Site Context

The subject property is located near the intersection of McInnes Avenue and Lindahl Street, which is near the Capri shopping centre. The surrounding area is largely residential, with a mix of single-/two-family housing and multi-family housing. More specifically, the adjacent land uses are as follows:

North	RU6 – TWO DWELLING HOUSING
East	RU6 - TWO DWELLING HOUSING
South	RU1 – LARGE LOT HOUSING
	RU2 – MEDIUM LOT HOUSING
West	RU6 - TWO DWELLING HOUSING

4.3 Current Development Policy

4.3.1 Kelowna 2020 Official Community Plan (OCP)

Future Land Use Designation - The property is designated Single/Two Unit Residential, pursuant to Map 19.1 of the OCP. The existing RU6 zone is consistent with that future land use designation.

Development Permit Process - This development is subject to the Development Permit Guidelines for Form and Character of Secondary Suite and Two Dwelling Housing Development.

5.0 TECHNICAL COMMENTS

Fire Department

Fire department access, fire flows, and hydrants as per the BC Building Code and City of Kelowna Subdivision Bylaw.

Inspections Department

Carbon monoxide detector to be installed in furnace rooms opening to the garage as well as self closing devise with weather stripping required for the door opening to the garage. All other requirements of 2006BCBC is application (see the stair details).

Works and Utilities Department

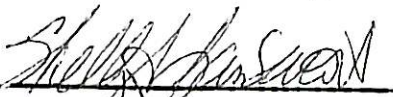
(See attached Works and Utilities Department Report).

Note: The applicant will not be required to provide dedication at this time. The proposed duplex has a front yard setback of 8.0 m, where only 4.5 m is required, thereby facilitating possible widening of McInnes Avenue in the future.

6.0 PLANNING AND CORPORATE SERVICES DEPARTMENT COMMENTS

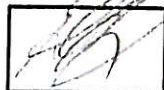
Staff has no concerns with the proposed Development Variance Permit application, and therefore recommends that it be approved by Council.

Staff also considers that the proposed duplex complies with the Development Permit Guidelines for Form and Character of Secondary Suite and Two Dwelling Housing Development, as detailed in Section 8 of the OCP, and recommend approval of the Development Permit Application.



Shelley Gambacort
Current Planning Supervisor

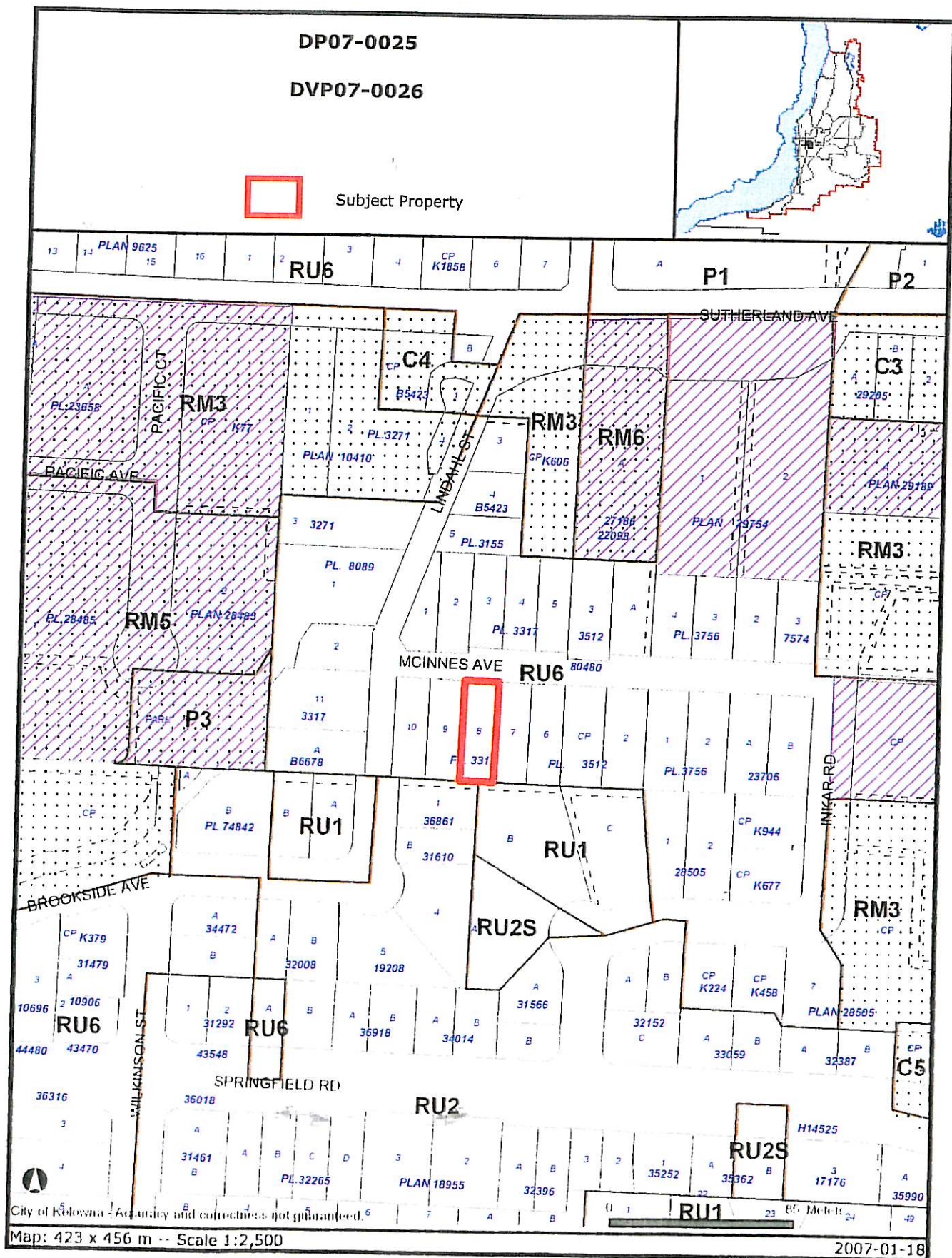
Approved for
inclusion



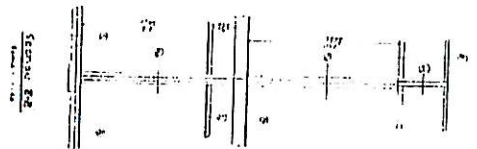
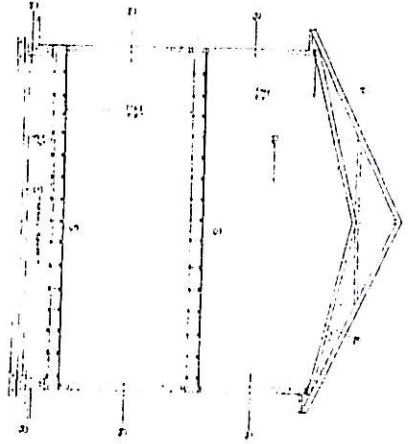
David Shipclark
Acting Director Planning and Development Services

Attachments:

Subject Property Map
Site Plan/Landscaping Plan
Floor Plans
Elevations
Colour Board (2 pages)
Character Images
Letters in Support (2 pages)
Works and Utilities Department 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.



SECTION 1000

SECTION 1000

- 1. The building is a two-story structure with a total area of approximately 10,000 square feet.
- 2. The building is divided into several sections, each with its own set of rooms and corridors.
- 3. The building is designed to provide a high level of security and protection for the occupants.
- 4. The building is equipped with a variety of security features, including cameras, alarms, and access control systems.
- 5. The building is designed to be easily accessible and convenient for the occupants.

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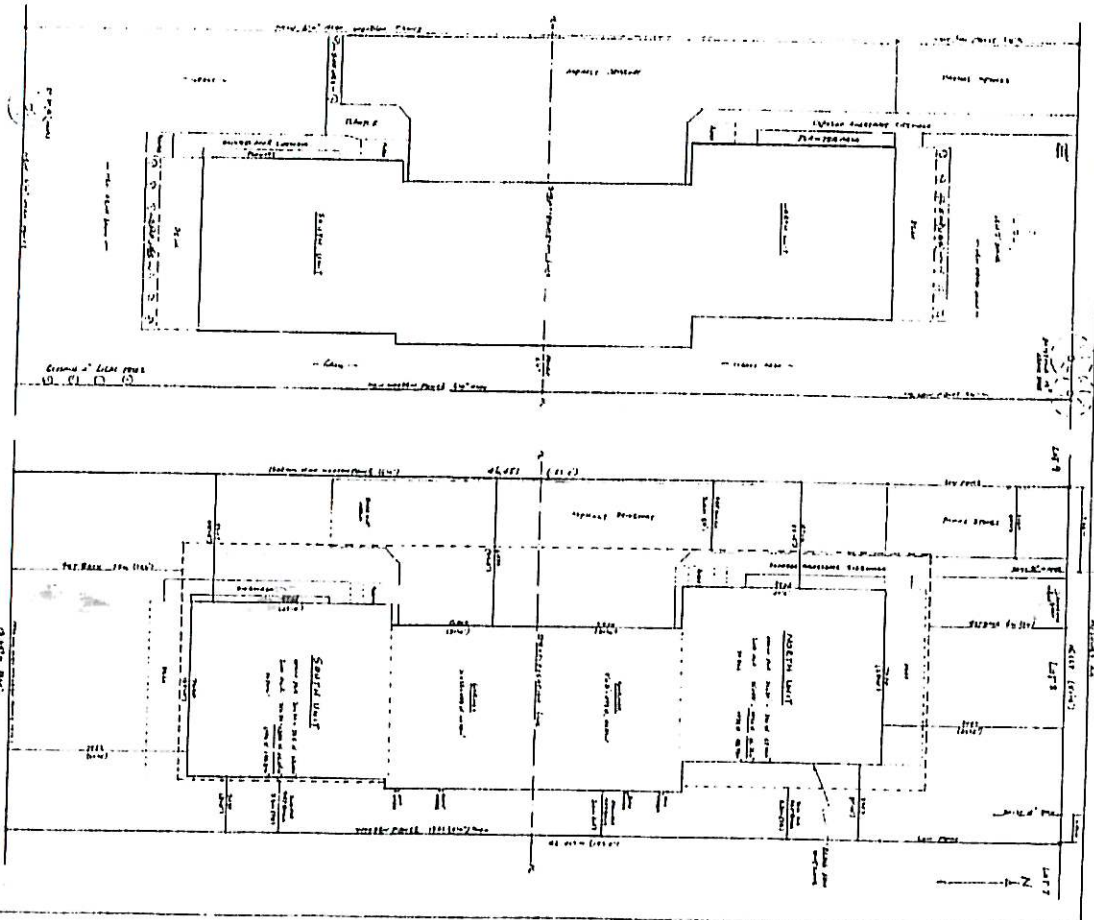
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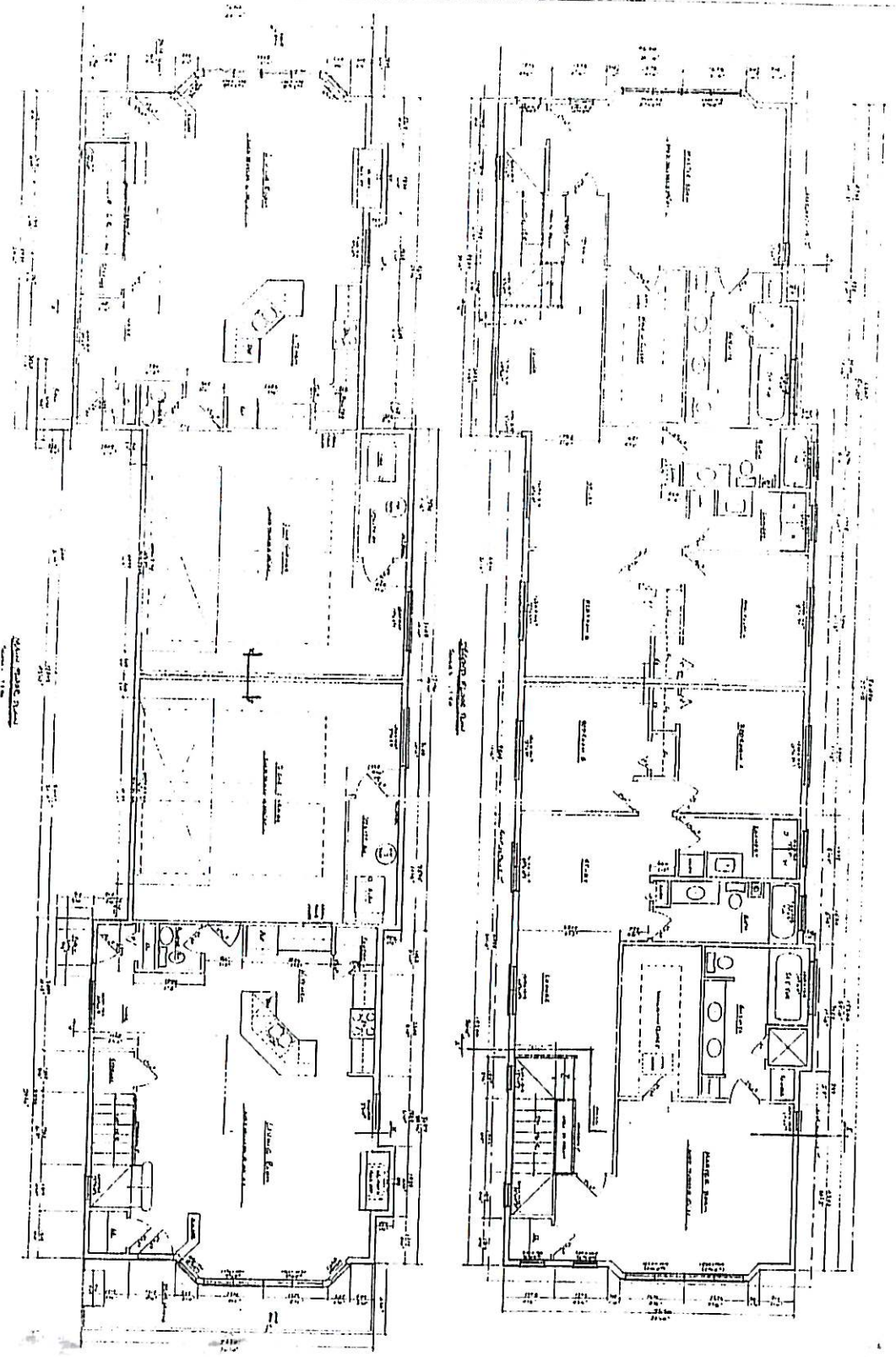
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SECTION 1000	
Author	SECTION 1000
Editor	SECTION 1000
Reviewer	SECTION 1000
Approver	SECTION 1000
Date	SECTION 1000



Floor Area
 Room Name Area
 Kitchen 110 sq. ft.
 Dining Room 110 sq. ft.
 Living Room 110 sq. ft.
 Bedroom 110 sq. ft.
 Bedroom 110 sq. ft.
 Bedroom 110 sq. ft.
 Bathroom 110 sq. ft.
 Total 660 sq. ft.

Queensway Fire House			
Project	Queensway Fire House	Architect	W. S. Stewart
Client	Queensway Fire House	Engineer	W. S. Stewart
Site	Queensway Fire House	Planner	W. S. Stewart
Drawn	W. S. Stewart	Checked	W. S. Stewart
Scale	1/4" = 1'-0"	Notes	See Notes

SCHEDULE "B"

This forms part of development

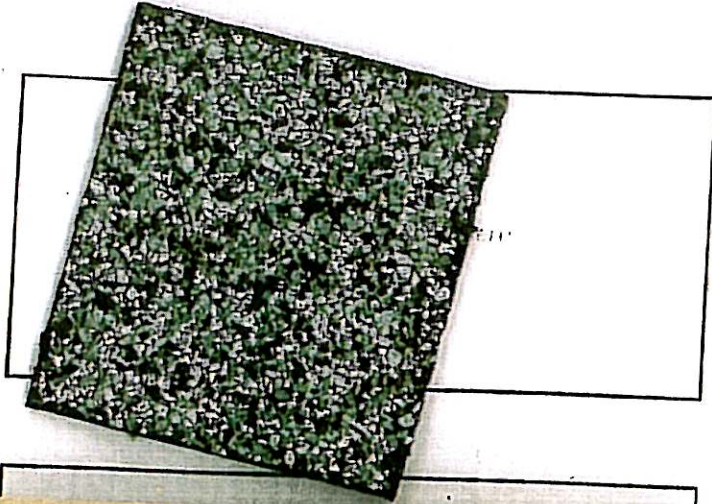
Permit # 0__-0__

Date: _____

Signature: _____

The following finishes are proposed for the Principal and Secondary Dwellings:

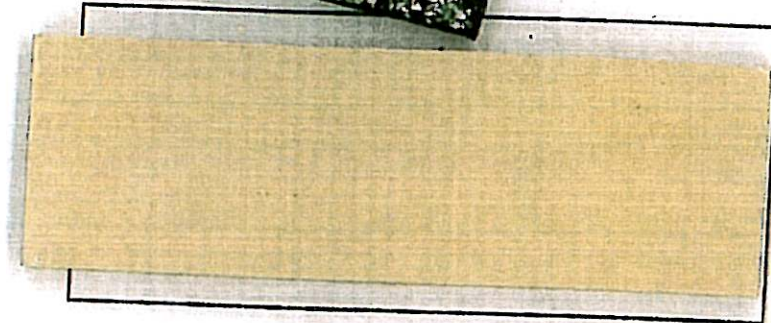
Roofing Material:
Colour:



Main Body:

Material:
Colour:

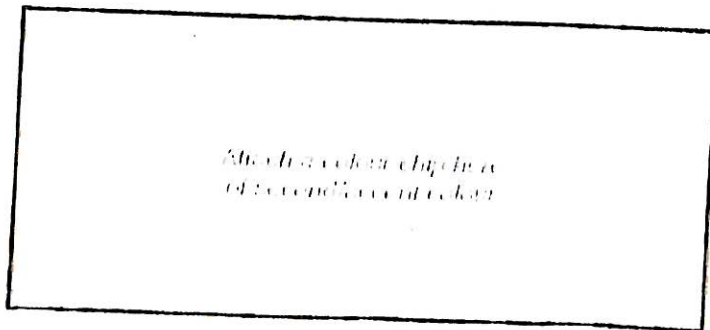
AUTUMN TAN



Second Colour/Accent Colour:
(If applicable):

Material:
Colour:

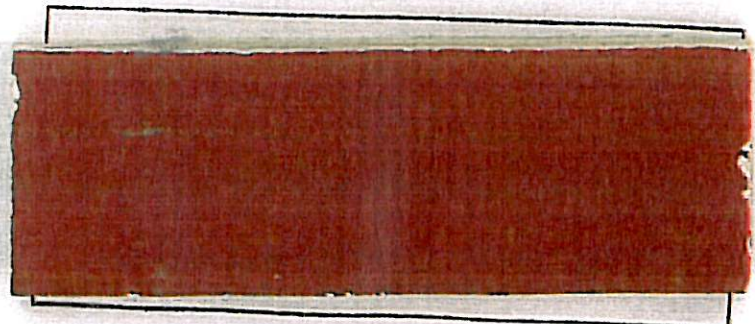
At the discretion of the architect



Window/Door/Trim Colour:

Material:
Colour:

COUNTRYDALE
RED



SCHEDULE "B"

This forms part of development

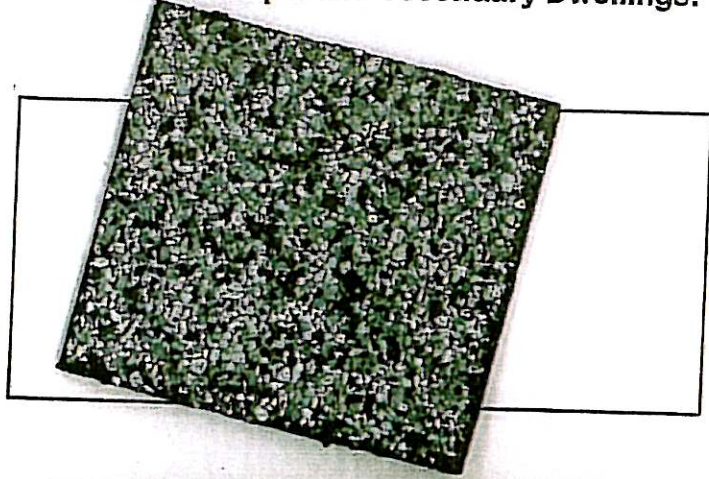
Permit # 0 -0

Date: _____

Signature: _____

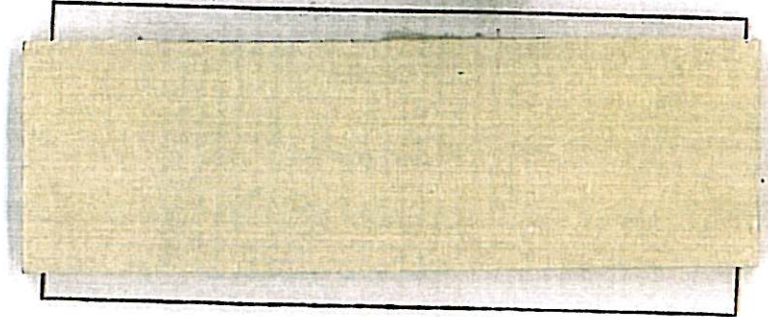
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Colour:



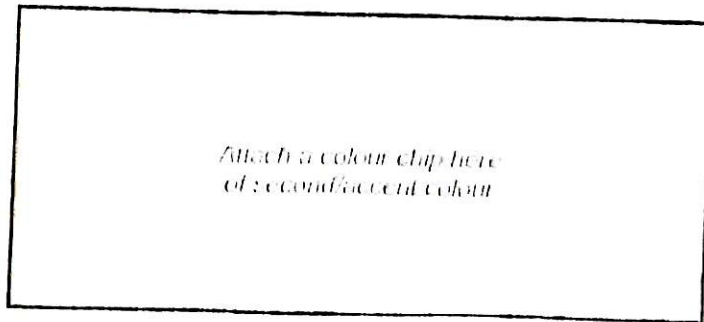
Main Body:

Material:
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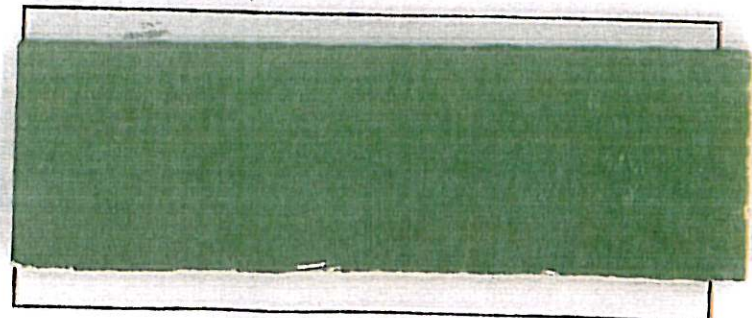
Second Colour/Accent Colour:
(If applicable):

Material:
Colour:



Window/Door/Trim Colour:

Material:
Colour:



Character Images

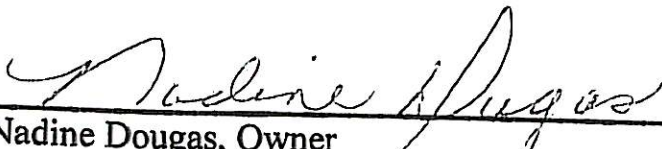


December 27, 2006

TO WHOM IT MAY CONCERN:

RE: Development and Variance Permit Application
1375 McInnes Avenue, Kelowna, B.C.

I have reviewed the plans for the proposed subject development and as a direct neighbour of the project, I have no objection to this development or to the variance of the lot width requested by the developer.



Nadine Douglas, Owner

1385 McInnes Avenue, Kelowna, B.C.

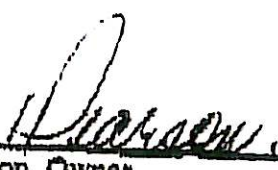
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Harvey Pearson, Owner
1365 McInnes Avenue, Kelowna, B.C.

For info: 768-8513

CITY OF KELOWNA
MEMORANDUM

Date: February 9, 2007
File No.: DP07-0025 DVP07-0026
To: Planning & Development Services Department (NW)
From: Development Engineering Manager
Subject: 1375 McInnes Ave Lot 8 Plan 3317 Duplex Dwelling RU-6

The Works & Utilities Department have the following requirements associated with this Development Permit application.

1. Domestic Water and Fire Protection

This property is currently serviced 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 larger metered water services.

The developer must obtain the necessary permits and have all existing utility service disconnected prior to removing or demolishing the existing structure. The City of Kelowna water meter contractor must salvage existing water meter, prior to building demolition. If water meters are not salvaged, the owner will be invoiced for the meters.

2. Sanitary Sewer

Our records indicate that this property is serviced with a 100mm-diameter sanitary sewer service that should be adequate for the proposed application. 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.

3. Development Permit and Site Related Issues

The applicant is advised that a 2.76m road allowance widening will be required along the McInnes Avenue frontage to meet the road right-of-way designation width of 18.00m. This widening shall be accomplished by a dedication on the subdivision plan.

The appropriate frontage setback will be required from this proposed right of way.

Steve Muenz, P. Eng.
Development Engineering Manager
JF/jf