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CITY OF KELOWNA  
**MEMORANDUM**

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**Date:** January 3, 2008

**To:** City Manager

**From:** Planning and Development Services Department

**APPLICATION NO.** DVP07-0290

**OWNER:** Kerry Webster

**AT:** 1108 Hume Ave

**APPLICANT:** Kerry Webster

**PURPOSE:** TO VARY THE MAXIMUM LENGTH OF A STRUCTURAL PROJECTION FROM 3 METERS PERMITTED TO 3.6 METERS PROPOSED AS REQUIRED IN ZONING BYLAW 8000 SECTION 6.4.1.

**EXISTING ZONE:** RU1 – Large Lot Housing

**REPORT PREPARED BY:** Birte Decloux

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**1.0 RECOMMENDATION**

THAT Council authorize the issuance of Development Variance Permit No. DVP07-0290 for Lot 7 Section 13 Township 26 Osoyoos Division Yale District Plan KAP79228 located at Hume Avenue, Kelowna, B.C.

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

Section 6.4.1 – General Development Regulations – Projections into Yards  
To vary the maximum length of a structural projection from 3 meters permitted to 3.6 meters proposed.

**2.0 SUMMARY**

This application seeks to allow a variance to section 6.4.1 of the Zoning bylaw to vary the maximum length of a structural projection from 3.0 meters permitted to 3.6 meters proposed, a variance of 0.6 m.

**3.0 BACKGROUND**

At the building inspection stage, the inspector discovered that the cantilevered knock out projecting into the west side yard exceeded the maximum of 3 meters permitted by 0.6

meters. Once informed, the applicant applied for this variance and has stopped all work on the room which has the projection.

### 3.1 Site Context

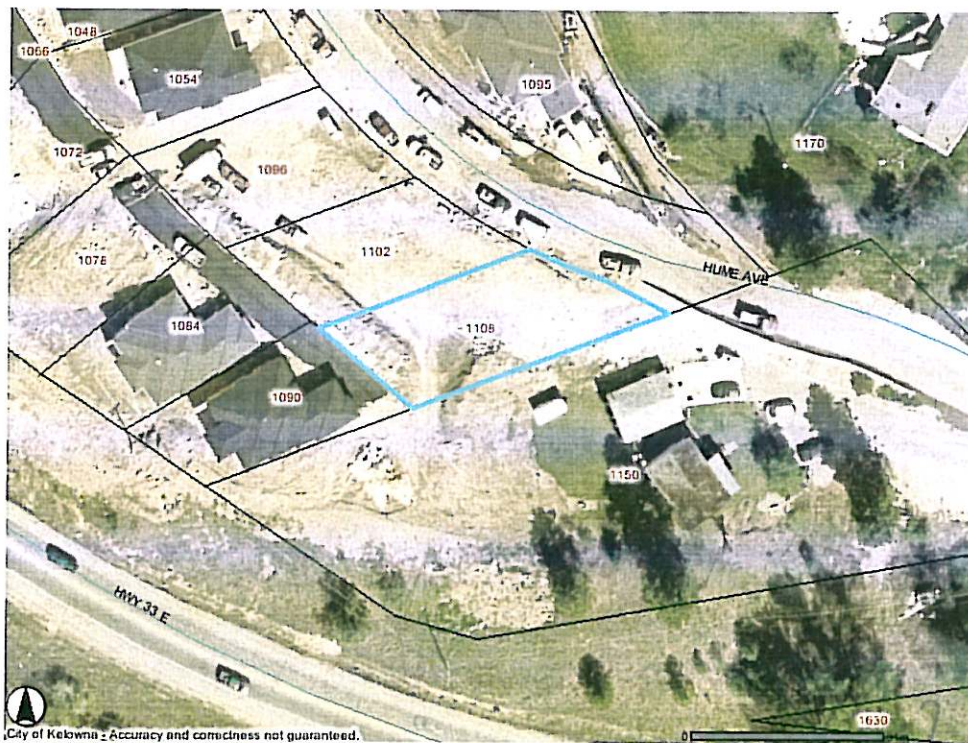
The subject property is located on the west side of Hume Avenue.

Adjacent zones and uses are:

- North - RU1 – Large Lot Housing
- East - A1 – Agriculture
- South - A1 – Agriculture
- West - RU1 – Large Lot Housing

### Site Location Map

Subject Property: 1108 Hume Avenue

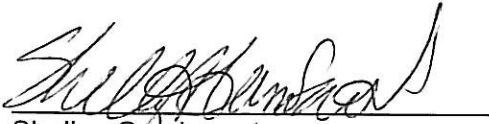


### 4.0 TECHNICAL COMMENTS

see attached

5.0 **PLANNING AND DEVELOPMENT SERVICES DEPARTMENT**

The subject property is designated as RU1 in the Official Community Plan. 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 and is anticipated to have little, if any impact. The Planning and Development Services is supportive of the proposed variance to vary the maximum length of a structural projection permitted by 0.6 meters for a total length of 3.6 meters.

  
Shelley Gambacort  
Current Planning Supervisor

SG/bcd

Attachments:

Location of Subject property  
Site Plan  
Elevation Drawing  
Floor Plan  
Technical comments

File: DVP07-0290

Application

File: DVP07-0290

Type: DEVP VARIANCE PERMIT - NON APC

File Circulation

Seq	Out	In	By	Comment
				B.C. Assessment Authority (info only)
				2007-12-04
				Fire Department
	2007-12-04	2007-12-17	GDAFT	No comment
				Inspections Department
	2007-12-04	2007-12-18	RREADY	No concerns
				Irrigation District - BMID
	2007-12-04	2007-12-12		No comment.
				Parks Manager
				2007-12-04
				Works & Utilities
				2007-12-04

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**Date:** January 3, 2008  
**File No.:** DVP07-0290  
**To:** Planning & Development Services Department (BD)  
**From:** Development Engineer Manager (SM)  
**Subject:** 1108 Hume Ave – Lot 7, Plan 79228

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The Works & utilities Department comments and requirements regarding this development application are as follows:

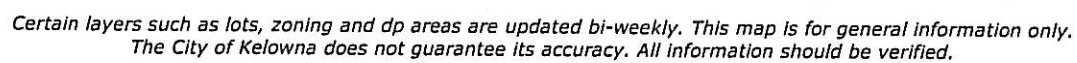
The requested variance application to increase the depth of building projection from 10' to 11'4" does not compromise Works and Utilities servicing requirements

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Steve Muenz, P.Eng.  
Development Engineering Manager

DC





KERRY WEBSTER

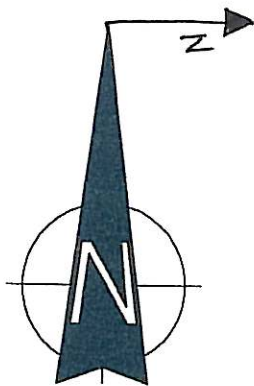
LOT 7

1108 HUME

CELL 870-1174

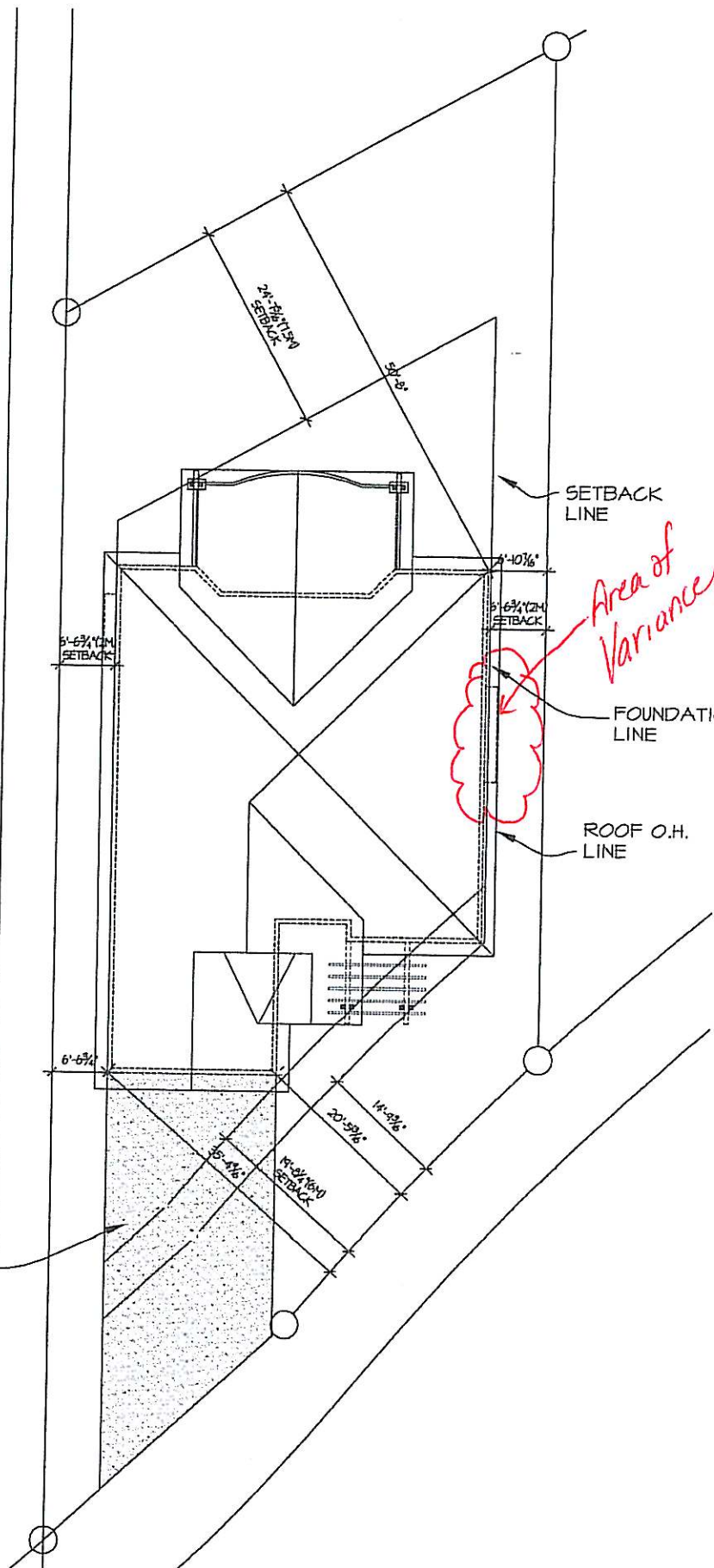
FAX 765-6975

Lot 7



NOTE:  
EXACT BUILDING LOCATION &  
ELEVATION TO BE DETERMINED  
ON SITE. CONFIRM ALL SETBACKS  
AND LOT LINES WITH REGISTERED  
LOT PLAN PRIOR TO CONSTRUCTION.

PROPOSED  
DRIVEWAY



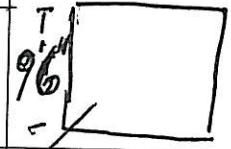




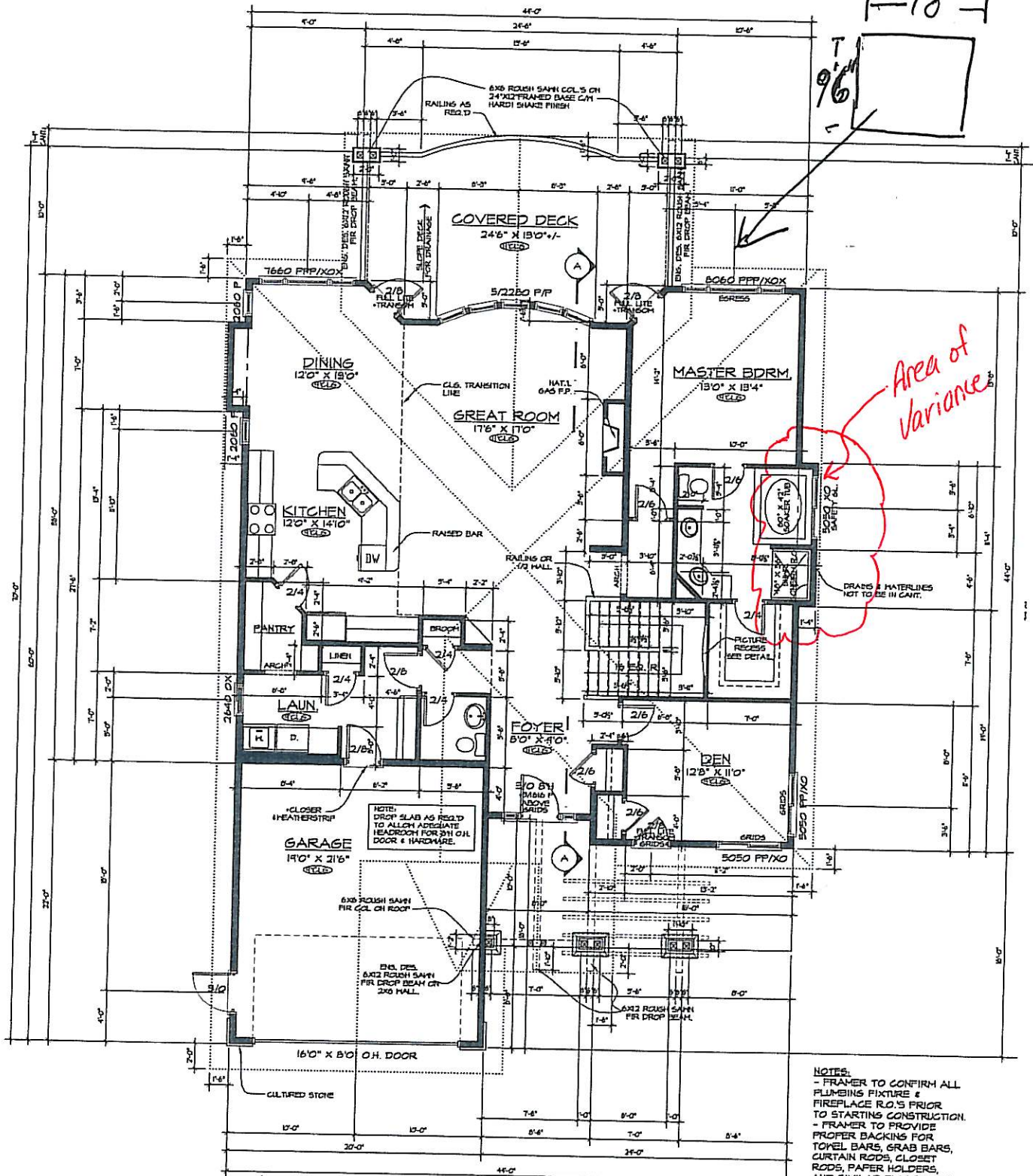


ATTN: FIDAM

1-10'



Area of Variance



MAINFLOOR PLAN 1768 SQ. FT.

- NOTES:
- FRAMER TO CONFIRM ALL PLUMBING FIXTURE & FIREPLACE R.O.'S PRIOR TO STARTING CONSTRUCTION.
  - FRAMER TO PROVIDE PROPER BACKING FOR TOYEL BARS, GRAB BARS, CURTAIN RODS, CLOSET RODS, PAPER HOLDERS, AND SIMILAR FIXTURES AS REQ'D.
  - ELECTRICAL CONTRACTOR TO CONFIRM ELECTRICAL LAYOUT WITH CUSTOMER ON SITE PRIOR TO WIRING.
  - TRUSS LAYOUT AS PER ENG. DES. TRUSS DRAWINGS.