
**CITY OF KELOWNA
MEMORANDUM**

Date: January 22, 2008
To: City Manager
From: Planning & Development Services Department
APPLICATION NO. DP07-0287 **APPLICANT:** Dereck Hennig
DVP07-0288
AT: 852 Wardlaw Ave **OWNER(S):** Dereck Hennig
PURPOSE: TO OBTAIN A DEVELOPMENT VARIANCE PERMIT IN ORDER TO
VARY THE REQUIRED DISTANCE BETWEEN TWO DWELLINGS
FROM 4.5 M TO 1.78M.
EXISTING ZONE: RU6 – TWO DWELLING HOUSING ZONE
REPORT PREPARED BY: DAMIEN BURGGRAEVE

1.0 RECOMMENDATION

THAT Council authorize the issuance of Development Permit No. DP07-0287, for Lot 14, District Lot 136, O.D.Y.D., Plan 4855 located 852 Wardlaw Avenue, 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 Council authorize the issuance of Development Variance Permit No. DVP07-0288, for Lot 14, District Lot 136, O.D.Y.D., Plan 4855 located 852 Wardlaw Avenue, Kelowna, BC

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

13.6.6(g) RU6 Subdivision Regulations – Single detached housing

Vary the minimum distance separating two single detached housing units from 4.5 M required to 1.78 m

2.0 SUMMARY

There is an existing single family home on the subject property. The applicant intends to remove the existing dwelling in order to accommodate two single family dwellings and two accessory buildings.

3.0 THE PROPOSAL

Typically in the RU6 zone, where two houses can be sited on one lot, there is one house facing the street and the second house situated between the fronting house and the rear yard. In order to provide a level of privacy for each home the RU6 zone requires a 4.5 m minimum separation distance between the two single detached units. However, the intent of the design proposed in this application is to utilize a wide lot by placing the buildings side by side, presenting a typical single family streetscape, and allowing for a much larger open space at

the rear of each dwelling. However the siting as proposed requires a variance to the 4.5 m minimum separation distance to allow for the 1.78 m separation as proposed.

Inspection Services indicated that the proposed 1.78 m separation between the two dwellings does not compromise the building code.

The applicant is also providing two accessory buildings for parking. Each accessory building will provide two garage doors to accommodate two vehicles per dwelling. These accessory buildings will alleviate the parking issue in the rear lane.

The proposed development meets the requirements of the RU6 – Two Dwelling Housing zone, as follows. The one conflict with the Zoning Bylaw regulations for this zone is the relaxation of the required 4.5 m between two dwellings to 1.78 m proposed.

Zoning Bylaw No. 8000		
CRITERIA	PROPOSAL	RU6 ZONE REQUIREMENTS
Subdivision Regulations		
Lot Area	932.2 m ²	400 m ²
Lot Width	21.9 m	13.0 m
Lot Depth	42.5 m	30.0 m
Development Regulations		
Site Coverage (buildings)	27%	40%
Site Coverage (buildings/parking)	34%	50%
Height	6.48 m for 2 storey 8.02 m for 2 ½ storey	2 ½ storeys / 9.5 m
Front Yard	4.5 m	4.5 m or 6.0 m to a garage
Side Yard (east)	2.3 m	2.0 m (1 - 1 ½ storey) 2.3 m (2 storey)
Side Yard (west)	2.3 m	2.0 m (1 - 1 ½ storey) 2.3 m (2 storey)
Rear Yard	19.05 m	6.0 m (1 – 1 ½ storey) 7.5 m (2-storey)
Other Requirements		
Parking Stalls (#)	4	3 spaces
Private Open Space	69 m ² for building A 63 m ² for building B	30 m ² of private open space per dwelling

3.1 Site Context

The subject property is located on Wardlaw between, mid-block between Ethel Street and Richter Street. The surrounding area has been developed primarily as a single- and two-family neighbourhood. More specifically, the surrounding uses are as follows:

North-	RU6 – Two Dwelling Housing
East	RU6 – Two Dwelling Housing
South	RU1 – Large Lot Housing Zone
West	RU6 – Two Dwelling Housing

3.2 Site Location Map

852 Wardlaw Avenue



3.3 Existing Development Potential


The purpose of this zone is to provide for development of a maximum of two single-family dwelling units per lot.

4.0 TECHNICAL COMMENTS

(See attached)

5.0 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT COMMENTS

This application has not been circulated to the Advisory Planning Commission, as the applicant has discussed the variances with adjacent residents, and has received some support in writing. The Planning and Development Department supports this application for variances to the minimum distance separating two single detached housing and recommends this application be granted by Council.



Shelley Gambacort
Current Planning Supervisor
PM/SG/db

ATTACHMENTS

Location of subject property
Schedule A
Schedule B
Schedule C
Technical Comments
Petition in Support

Application accepted 2007-12-03

CITY OF KELOWNA
MEMORANDUM

Date: December 12, 2007
File No.: DP07-0287 DVP07-0288
To: Planning & Development Services Department (DB)
From: Development Engineering Manager
Subject: 852 Wardlaw Ave Lot 14 Plan 4855 Sec 18 Twp 26

RU6

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

1. Domestic Water and Fire Protection

The existing lot is 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 at the main, and the installation of two new larger water services.**

2. Sanitary Sewer

The applicant is advised that the property is currently serviced from the rear lane with a shallow depth (0.69m), 100mm-diameter sanitary service. An inspection chamber (IC) and Brooks Box must be installed on the service as required by the sewer-use bylaw. **The applicant, at his cost, will arrange for the installation of the (IC) and Brooks Box.**

3. Development Permit/Variance Permit and Site Related Issues

The development will be required to contain and dispose of site generated storm water on the site by installing a ground recharge system consisting of rock pits and perforated pipe bedded in drain rock. Direct the roof drains into on-site rock pits. On-site parking areas must meet bylaw requirements.

The application to vary the distance between the dwellings from 4.5m to 1.78m does not compromise Works & Utilities servicing requirements.

4. Electric Power and Telecommunication Services

It is the applicant's responsibility to make a servicing application with the respective electric power, telephone and cable transmission companies to arrange for service upgrades to these services which would be at the applicant's cost.

When separate meters are required, it is recommended that the meters, and remote readers, be attached to their own dwelling units

Steve Muenz, P. Eng.
Development Engineering Manager
DC

File: DP07-0287

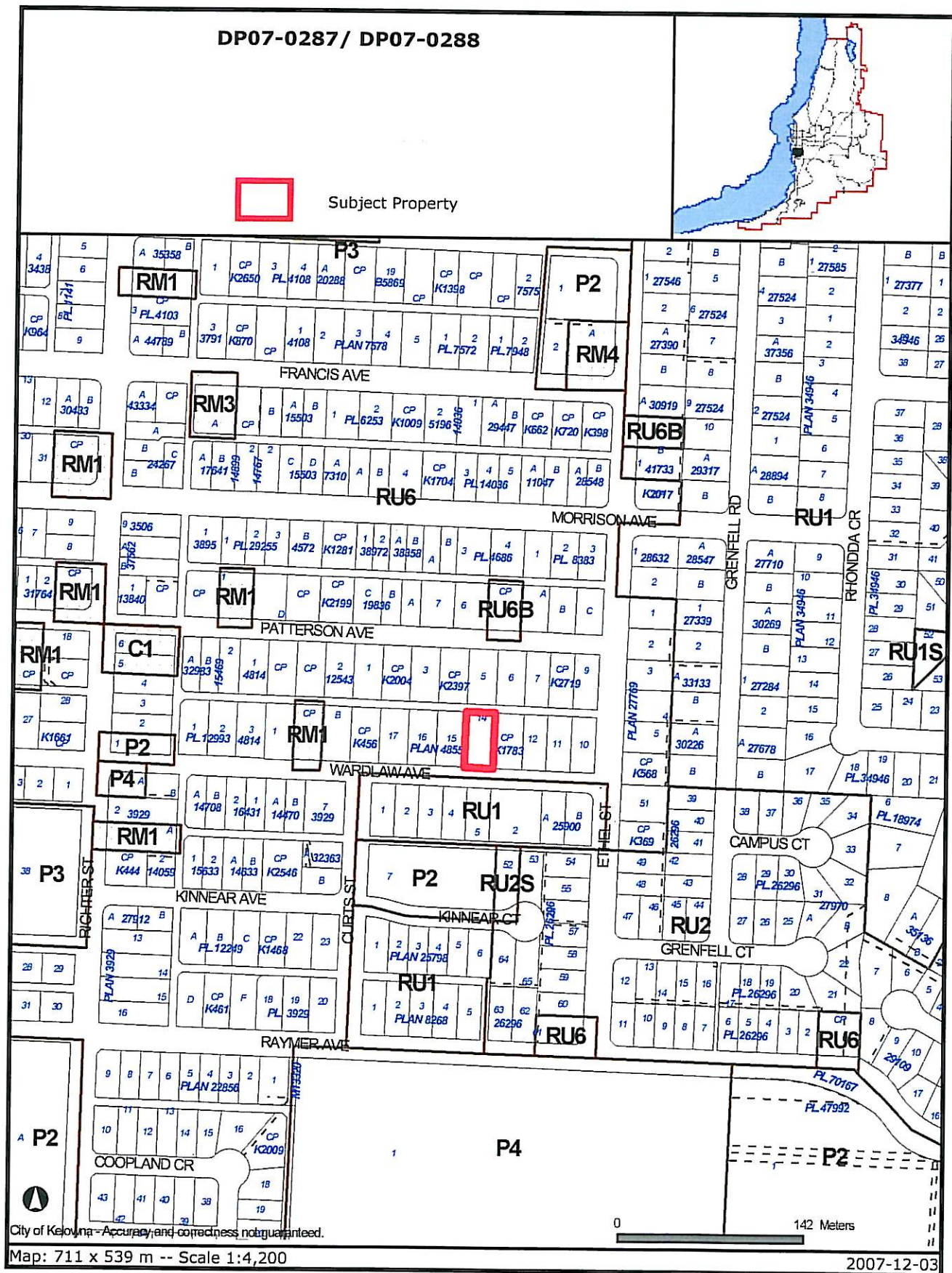
Application

File: DP07-0287

Type: DEVELOPMENT PERMIT - NON APC

File Circulation

Seq	Out	In	By	Comment
				B.C. Assessment Authority (info only)
	2007-12-03	2007-12-03		
				Fire Department
	2007-12-03	2007-12-11		
			MNEID	Unobstructed, 1100mm, fire fighter access from the street to the back property line to be maintained at all times.
				Inspections Department
	2007-12-03	2007-12-04		
				Parks Manager
	2007-12-03	2007-12-03		
				Works & Utilities
	2007-12-03	2007-12-14		
				Ensure main floor of Building A and basement level of Building B cannot be developed as suites. Spatial separation calculations and construction details required for 1 hr.fire resistance rating that is required on exterior walls between the buildings.
				Circ to Parks not required
				see documents tab



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.



85 KESWICK
852 WARDLAW AVENUE
KELOWNA, BC
V1Y 4T5

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CHECKED BY: [blank]

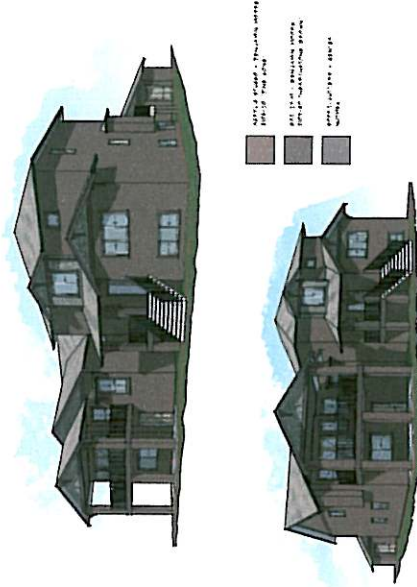
PROPOSED DWELLINGS
852 WARDLAW AVENUE
KELOWNA, BC
LOT 14 PLAN4855

SITE PLAN/COLOUR BOARD

DATE: NOV. 24, 2007

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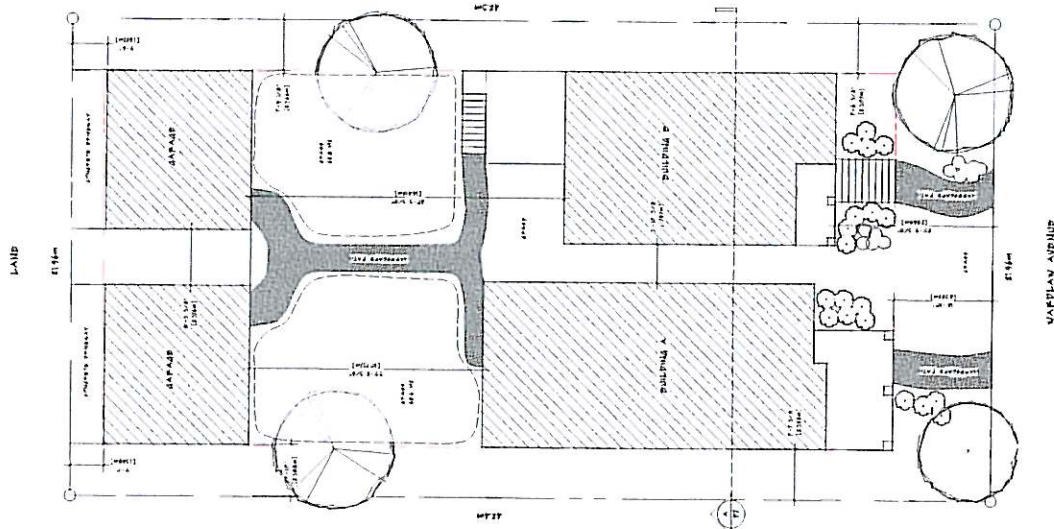
1 OF 7



PROJECT DATA - RU-6

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PROPOSED DWELLING FOOTPRINT AREA C	932.12 M ²	PERMITTED	932.12 M ²
PROPOSED DWELLING FOOTPRINT AREA D	932.12 M ²	PERMITTED	932.12 M ²
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PROPOSED DWELLING FOOTPRINT AREA G	932.12 M ²	PERMITTED	932.12 M ²
PROPOSED DWELLING FOOTPRINT AREA H	932.12 M ²	PERMITTED	932.12 M ²
PROPOSED DWELLING FOOTPRINT AREA I	932.12 M ²	PERMITTED	932.12 M ²
PROPOSED DWELLING FOOTPRINT AREA J	932.12 M ²	PERMITTED	932.12 M ²
PROPOSED DWELLING FOOTPRINT AREA K	932.12 M ²	PERMITTED	932.12 M ²
PROPOSED DWELLING FOOTPRINT AREA L	932.12 M ²	PERMITTED	932.12 M ²
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PROPOSED DWELLING FOOTPRINT AREA P	932.12 M ²	PERMITTED	932.12 M ²
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PROPOSED DWELLING FOOTPRINT AREA W	932.12 M ²	PERMITTED	932.12 M ²
PROPOSED DWELLING FOOTPRINT AREA X	932.12 M ²	PERMITTED	932.12 M ²
PROPOSED DWELLING FOOTPRINT AREA Y	932.12 M ²	PERMITTED	932.12 M ²
PROPOSED DWELLING FOOTPRINT AREA Z	932.12 M ²	PERMITTED	932.12 M ²

SCHEDULE A
This forms part of development
Permit # **DPO7-0287**



1-4119 Plan
Scale: 1:100

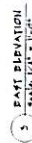
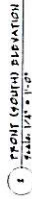


NUMBER	DATE	DESCRIPTION
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ELEVATIONS

NOV. 24, 2007

STUDY COMMENTS:

$$\frac{4}{7} \text{ of } \frac{1}{2}$$


SCHEDULE



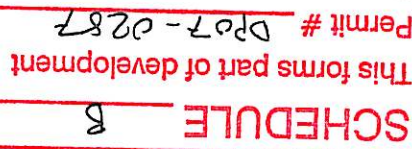
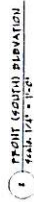
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BUILDING B
852 WARDLAW AVENUE
KELOWNA, BC
LOT 14 PLAN4855

ELEVATIONS

NOV. 24, 2007

2540000 04/09/19

$$\begin{array}{c} 5 \\ \hline 7 \end{array}$$


1. VDST ELEVATION
scale 1/1" = 1'-0"

3 PAST PLEDGMENT



MC DEESEN
044 ARROWDALE LANE
V1N 1V1

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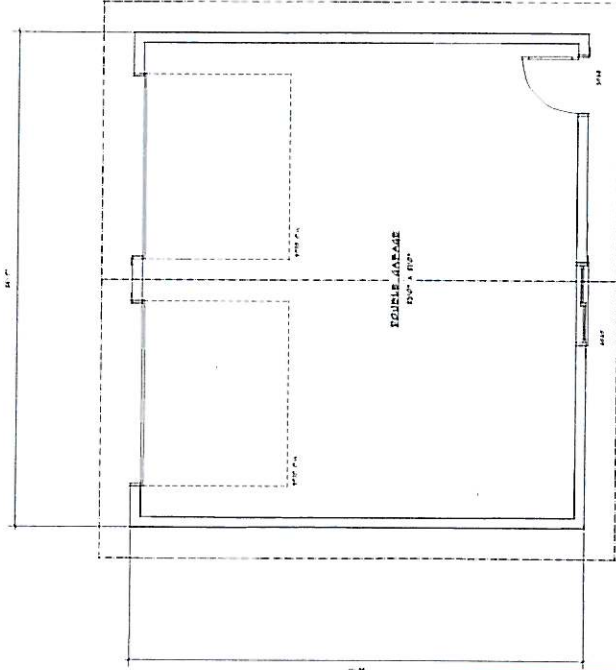
852 WARDLAW AVENUE
KELOWNA, BC
LOT 14 PLAN4855

GARAGE PLANS

DATE NOV. 24, 2007

DRAWING NUMBER

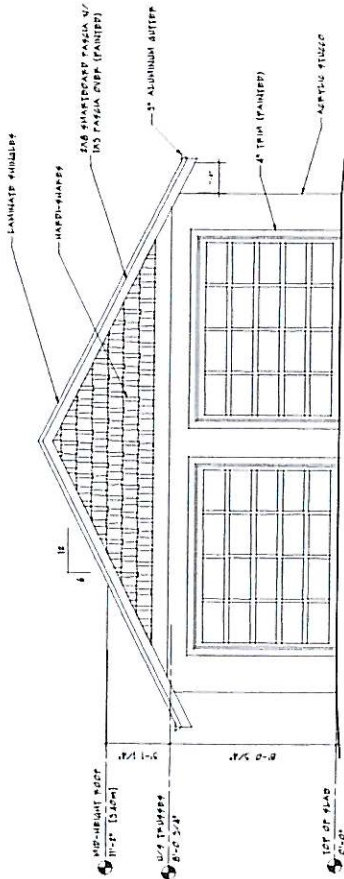
6 OF 7



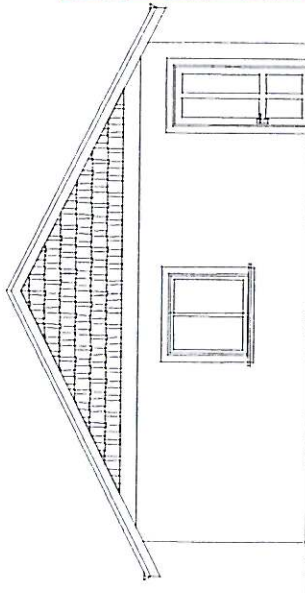
2 GARAGE FLOOR PLAN
Scale: 3/8" = 1'-0"



4 EAST ELEVATION
Scale: 3/8" = 1'-0"



1 NORTH ELEVATION
Scale: 3/8" = 1'-0"



3 SOUTH ELEVATION
Scale: 3/8" = 1'-0"



5 WEST ELEVATION
Scale: 3/8" = 1'-0"

SCHEDULE B
This forms part of development
Permit # DPO7-0287

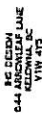
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SCHEDULE B

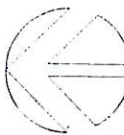
This forms part of development

Permit # 0807-0287





ALL INFORMATION CONTAINED
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DATE 08-11-2010 BY 60322
UCBAW/STP



PROJECT MATH

DATE	TIME	NAME
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405

PROPOSED DWELLINGS
852 WARDLAW AVENUE
KELOWNA, BC
LOT 14 PLAN4855

1.2.4. **Experiments**

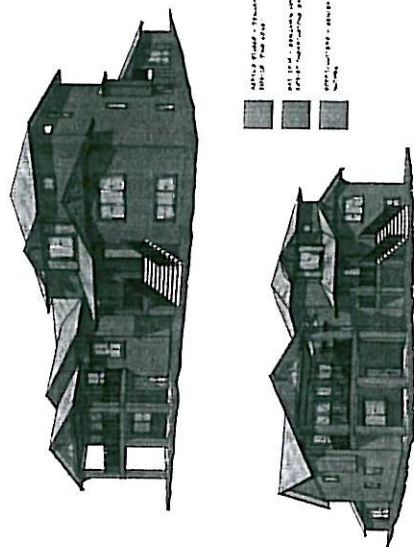
SITE PLAN/COLOUR BOARD

8.9

NOV. 24, 2007

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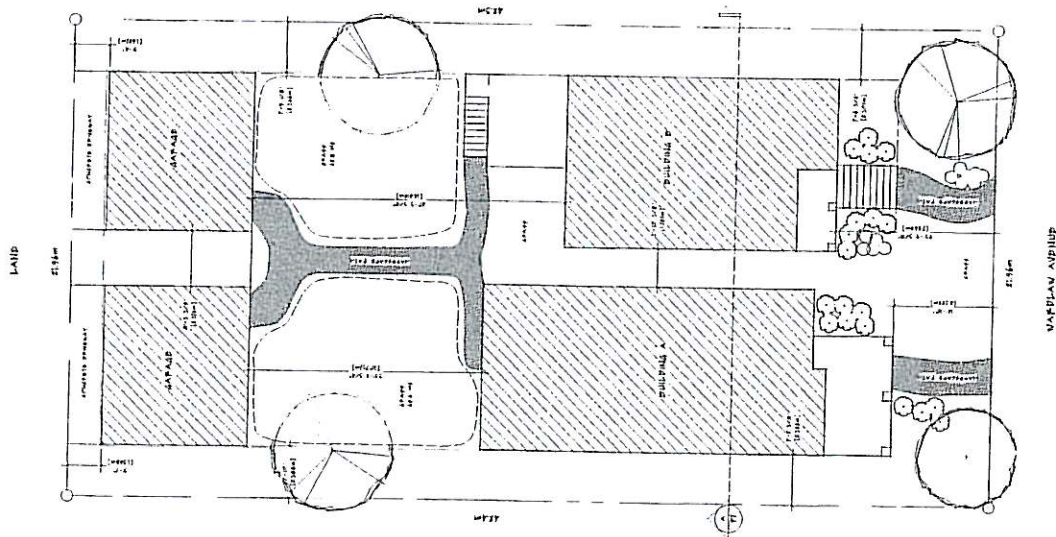
1 OF 7

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PROJECT DATA - RU-6

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This forms part of development

Permit # DP07-0287

1
7110 PLAN
9448.1100

WAFDLAW AVBILUP