
CITY OF KELOWNA

MEMORANDUM

DATE: February 26, 2008

TO: City Manager

FROM: Planning and Development Services Department

APPLICATION NO. DVP08-0038

OWNER: Emmanuel Lavoie
Eve-Lyn Wolters

AT: 1066 Wilson Avenue

APPLICANT: Emmanuel Lavoie

PURPOSE: TO OBTAIN A DEVELOPMENT VARIANCE PERMIT TO ALLOW THE PROPOSED ACCESSORY BUILDING WITH SECONDARY SUITE TO BE LOCATED BETWEEN THE FRONT YARD AND THE SINGLE FAMILY DWELLING AND TO BE LOCATED 6.0 METRES FROM THE FRONT LOT LINE.

EXISTING ZONE: RU6 – Two Dwelling Housing

REPORT PREPARED BY: Alec Warrender

1.0 RECOMMENDATION

THAT Council authorize the issuance of Development Variance Permit No. DVP08-0038 for Lot 7, District Lot 138, ODYD, Plan 3707, located at 1066 Wilson Avenue, Kelowna, B.C;

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

Section 6.5.8(a) Accessory Development – Location

Vary the required distance for accessory buildings from 9.0m required to 6.0m proposed.

Section 9.5.1(d) Secondary Suites – Location

Vary the requirements to allow the proposed accessory building with secondary suite to be located between the front lot line and the single family dwelling.

2.0 SUMMARY

This project requires both a Development Permit and Development Variance Permit. The double fronting lots along Wilson and Cawston Avenues are not big enough to support two single family dwellings, yet a variance is required to permit an accessory building with secondary suite to be located along the street and at a setback that provides a consistent streetscape.

3.0 THE PROPOSAL

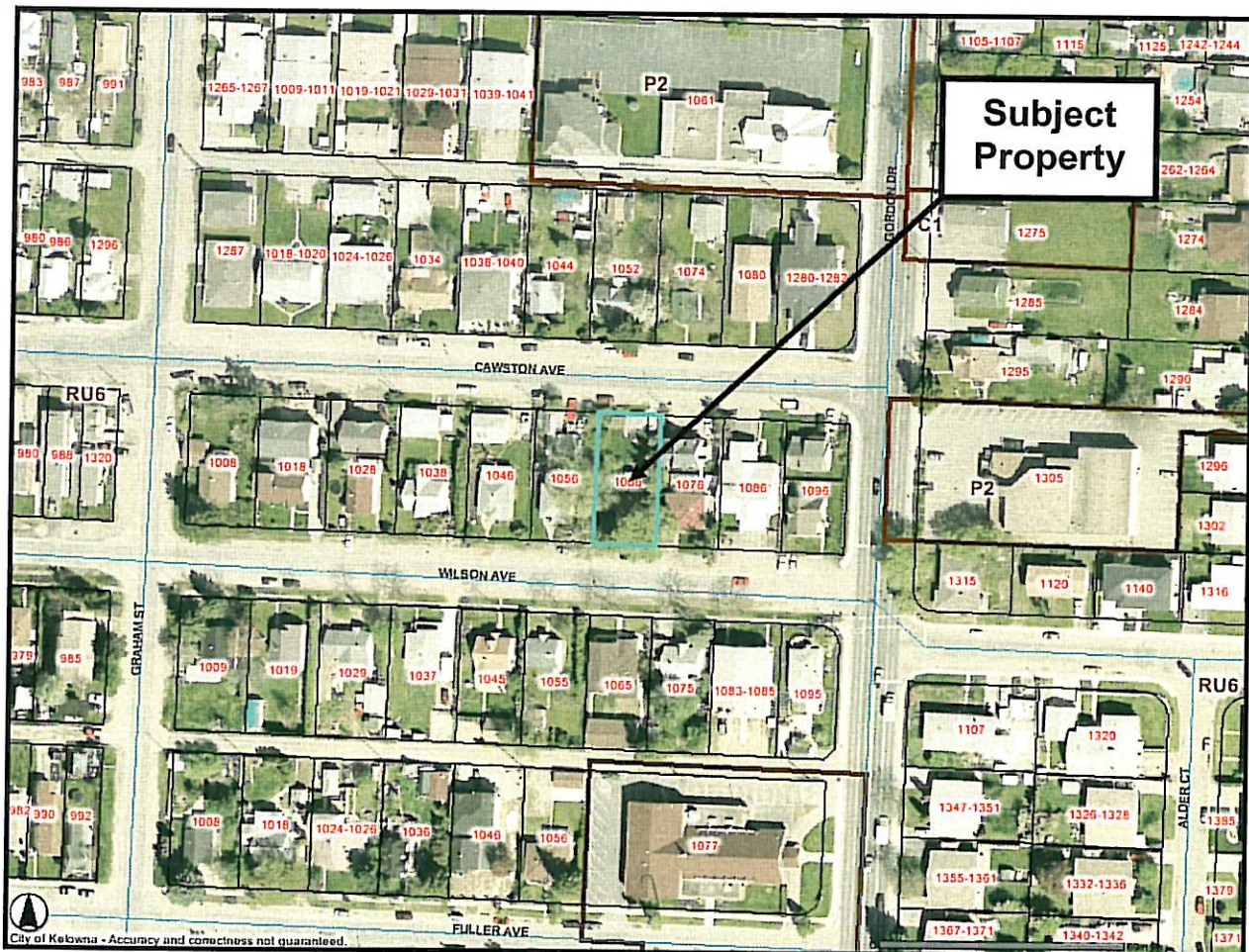
The applicant has applied for a Development Permit to move a single family dwelling onto the subject property. The subject property fronts on both Wilson and Cawston Avenues. Presently, an existing single family dwelling fronts onto Wilson Avenue, the applicant proposes to move an

additional single family dwelling onto the Cawston Avenue frontage. As the existing single family dwelling is smaller than 90m² it may be treated as a secondary suite while the single family dwelling which is being relocated will become the primary residence.

The applicant advises that the exterior of both structures will be repainted (See colour boards). The applicant has also advised that the intent is to preserve the existing landscaping and introduce a few drought resistant species.

3.1 Site Location

842 Walrod Street



3.2 Site Context

<i>Direction</i>	<i>Zoning Designation</i>	<i>Land Use</i>
North	RU6- Two Dwelling Housing	Residential
East	RU6- Two Dwelling Housing	Residential
South	RU6- Two Dwelling Housing	Residential
West	RU6- Two Dwelling Housing	Residential

4.0 TECHNICAL COMMENTS

4.1 Inspections Services
No Concerns

4.2 Works & Utilities Department
See attached.

5.0 PLANNING COMMENTS

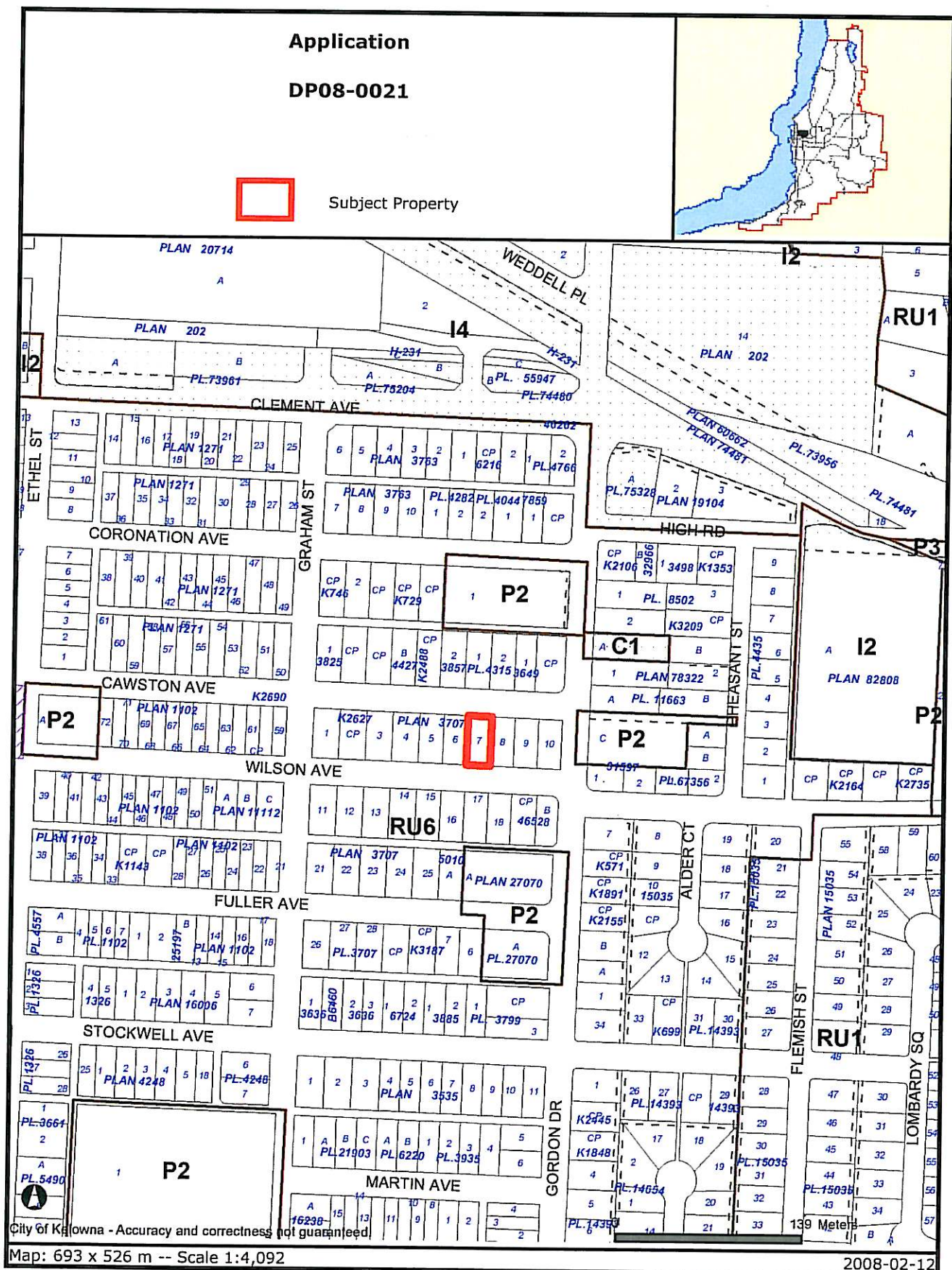
The Planning and Development Services Department supports the proposed development and Development Variance permits. The proposed development will provide Cawston Avenue with a more consistent streetscape while providing more eyes on the street. The double fronting lots along Wilson and Cawston Avenues are well suited for infill development.



Shelley Gambacort
Current Planning Supervisor

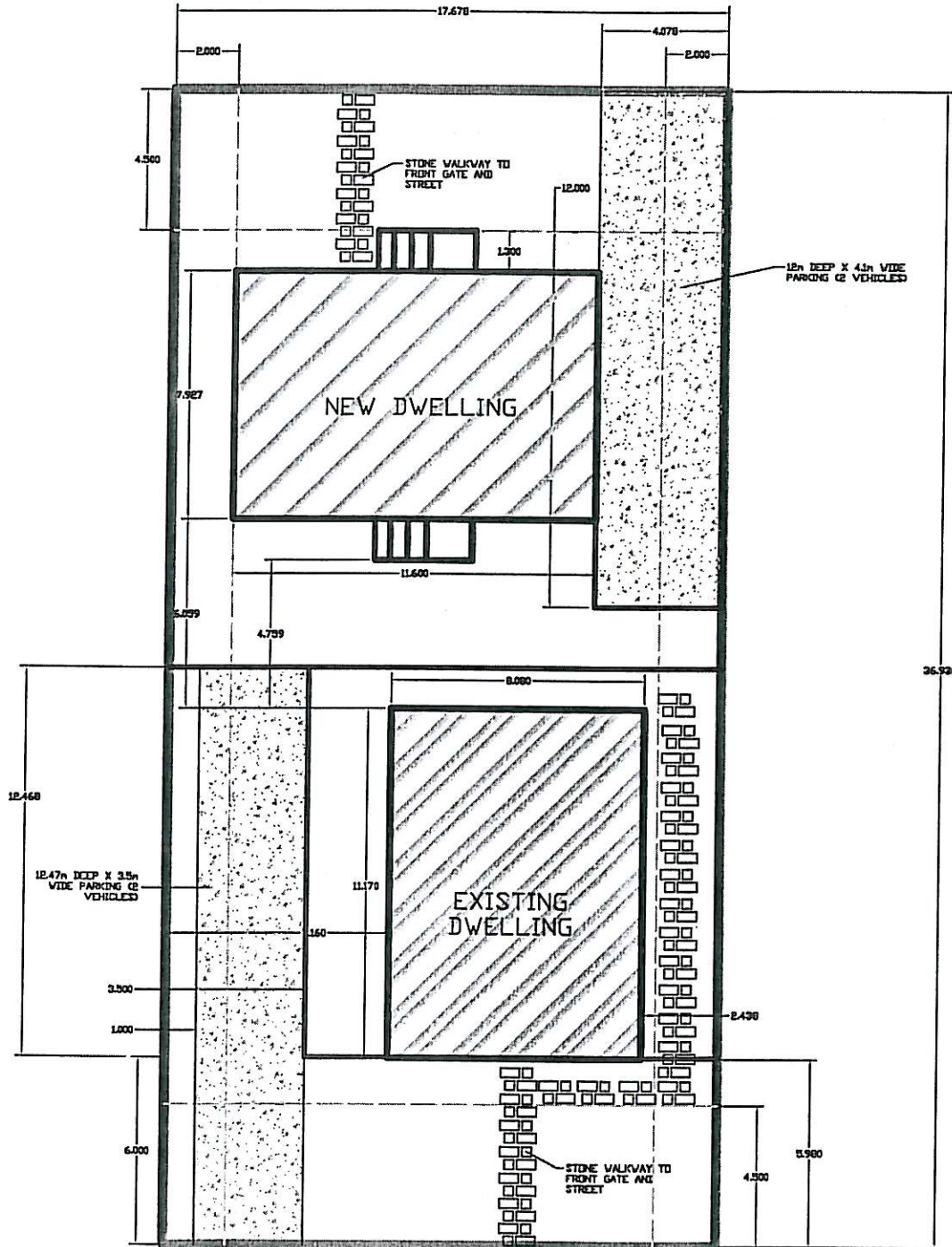
Attachments

- Location Map
- Site Plan & Elevations
- Works & 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.

CAWSTON AVE.



PROJECT INFORMATION

LOT AREA (M ²)	633.03
LOT COVERAGE (M ²)	26.09
GROSS FLOOR AREA EXISTING (M ²)	84.30
GROSS FLOOR AREA NEW (M ²)	86.00
PRIVATE OPEN SPACE EXISTING (M ²)	104.35
PRIVATE OPEN SPACE NEW (M ²)	163.21

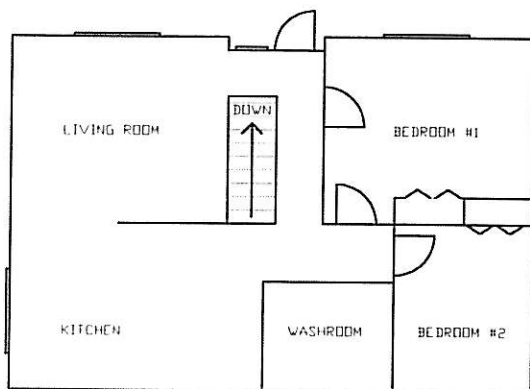
SCHEDULE A

This forms part of development

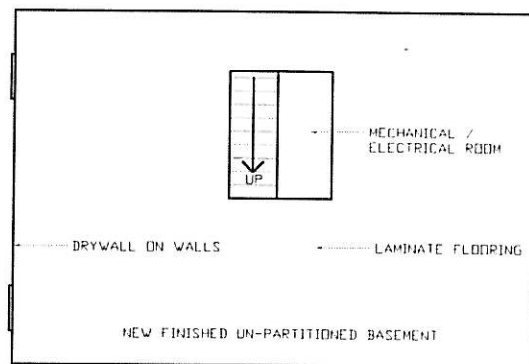
Permit # **DP08-0021**



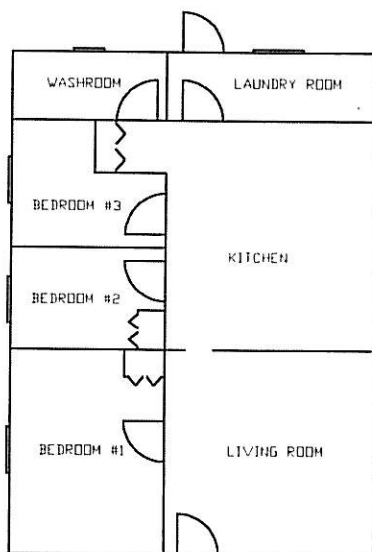
SUBJECT PROPERTY	1066 WILSON AVE.
DATE	2008-01-31
DRAWN BY: E.L.	1.0 SITE PLAN
SCALE: 1 : 75	SETBACKS + PROPOSED



NEW DWELLING - MAIN FLOOR
GROSS FLOOR AREA: 86.00 m²



NEW DWELLING - BASEMENT
GROSS FLOOR AREA: 86.00 m²



EXISTING DWELLING - MAIN FLOOR
GROSS FLOOR AREA: 84.38 m²

3.2 New House



North Elevation - New House

SCHEDULE	B
This forms part of development	
Permit #	DP08-0021

3.1 Existing House

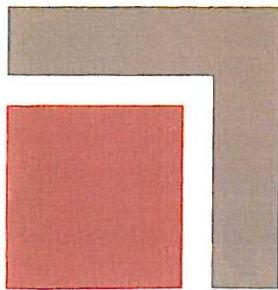


South Elevation - Existing House

2.0 Colour Board

Existing House (facing Wilson):

existing



Russian White
Blanc russe
20YY 68/102

Coach House Brown
Brun carrosse
90YR 20/118

Deep Russet
Épices mélangées
60YR 13/371

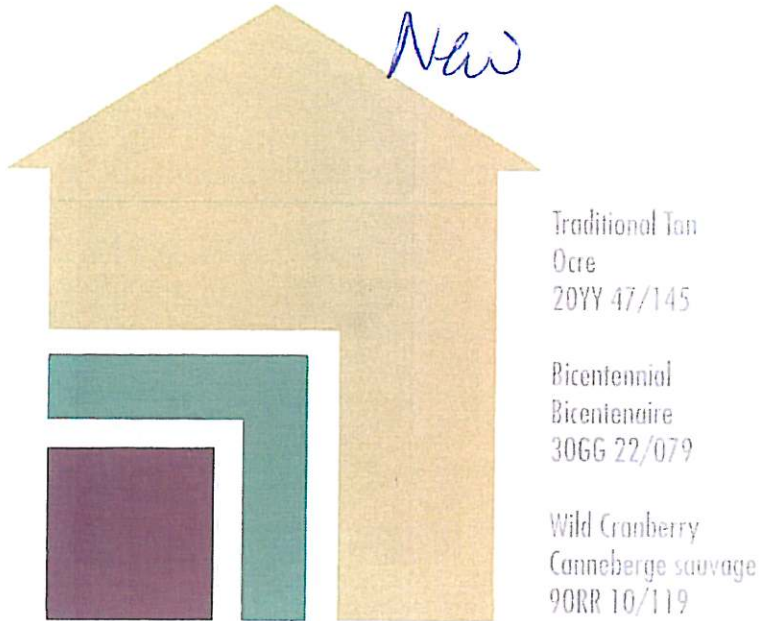
Exterior treatment: Wood

Main color: Russian White

Window and door trim: Coach House Brown

Front door: Deep Russet

New House (facing Cawston):

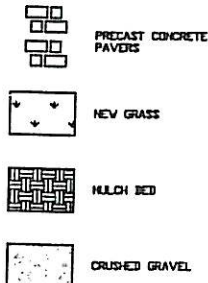
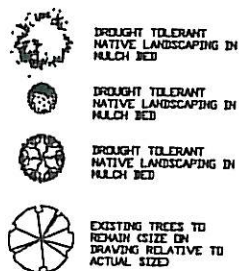
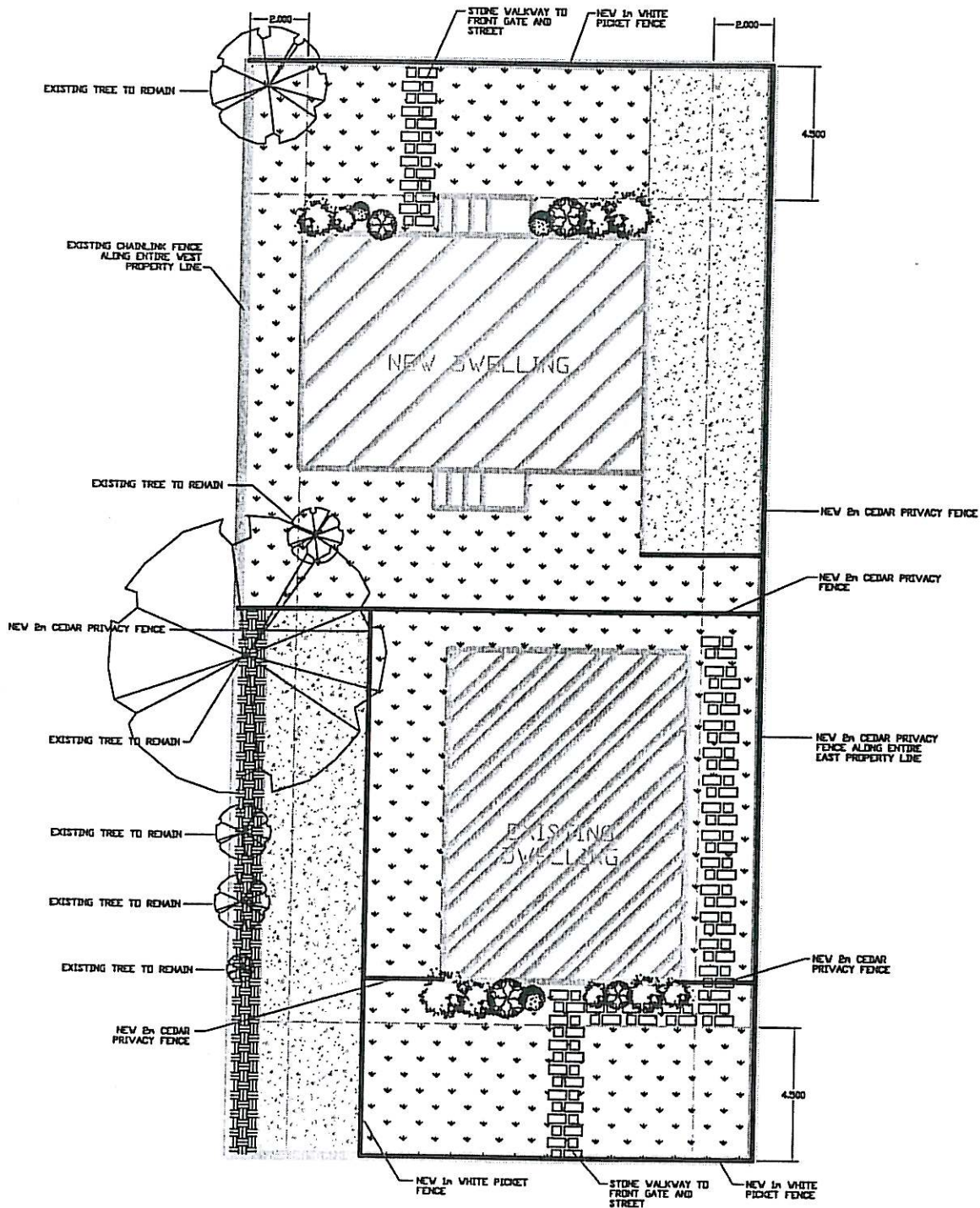


Exterior Treatment: Stucco

Main color: Traditional Tan

Window and door trim: Bicentennial

Front door: Wild Cranberry



SCHEDULE C

This forms part of development

Permit # DP08-0021

CITY OF KELOWNA
MEMORANDUM

Date: February 18, 2008
File No.: DP08-0021
To: Planning & Development Services (AW)
From: Development Engineering Manager (SM)
Subject: 1066 Wilkinson Ave Lot 7 Plan 3707

The Works & utilities Department has the following comments and requirements associated with this application.

1. Domestic Water and Fire Protection

- (a) The existing lot is serviced with a small diameter (13-mm) copper water service, which is substandard. Adequate metered water service must be provided to meet current by-law requirements. The disconnection of the existing small diameter water service and the tie-in of the new 19mm service will be by City forces at the developer's expense.
- (b) Metered water from the main residence must be extended to supply the proposed suite. Our records indicate that the existing meter is installed in a pit; the meter shall be removed and relocated within the existing dwelling.

2. Sanitary Sewer

The existing 100mm-diameter service is adequate and may be retained. 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. Site Related Issues

- (a) Direct the roof drains into on-site rock pits to help dissipate the roof drain water and prevent additional concentrated flows onto the rear lane.
- (b) Provide a designated, unobstructed Emergency Access Path from the frontage road to the main entrance of the proposed carriage house.

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.

Steve Muenz, P. Eng.
Development Engineering Manager
DC