
**CITY OF KELOWNA
MEMORANDUM**

Date: April 9, 2008
To: City Manager
From: Planning & Development Services Department
APPLICATION NO. DP07-0292 **APPLICANT:** Rob Zeer
DVP08-0034
AT: 860 Manhattan Dr **OWNER(S):** Rob Zeer & Beverly Wanklyn
PURPOSE: TO OBTAIN A DEVELOPMENT VARIANCE PERMIT IN ORDER TO VARY THE MAXIMUM 2½ STOREYS ALLOWED TO 3 STOREYS PROPOSED.
EXISTING ZONE: RU6 – TWO DWELLING HOUSING ZONE
REPORT PREPARED BY: DAMIEN BURGGRAEVE

1.0 RECOMMENDATION

THAT Council authorize the issuance of Development Permit No. DP07-0292, for Lot 2, District Lot 9, O.D.Y.D., Plan 2443 located 860 Manhattan Drive, Kelowna, BC, 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"
4. The wooden fence that is currently encroaching onto City Land (east of property) shall be removed or pulled back onto the the subject property
5. The current roof line projection on the west side of the house is encroaching into the adjacent property and the encroachment shall be removed (see attached photos)
6. The existing accessory buildings (2 sheds) must be removed
7. The applicant shall not add any openings for the purpose of a window or door on the non conforming side of the building (south west elevation on existing home)

AND THAT Council authorize the issuance of Development Variance Permit No. DVP08-0034, for Lot 2, District Lot 9, O.D.Y.D., Plan 2443 located 860 Manhattan Drive Kelowna, BC

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

13.6.6(b) RU6 Subdivision Regulations – Maximum Height

Vary the maximum height of 2½ storeys permitted to 3 storeys required

2.0 SUMMARY

The applicant is proposing a three storey addition to the existing house at 860 Manhattan Drive in order to increase current living space and facilitate the placement of a secondary suite. The RU6 zone only permits a maximum of 2½ storeys for single family dwelling, as such, a variance is required to permit the proposed upgrade.

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3.0 ADVISORY PLANNING COMMISSION

The above-noted application was reviewed by the Advisory Planning Commission at the meeting of April 8, 2008 and the following recommendation was passed:

THAT the Advisory Planning Commission support Development Permit Variance No. DVP08-0034 for 860 Manhattan Drive, Lot 2, District Lot 9, O.D.Y.D., Plan 2443, by Rob Zeer, to vary the maximum height of 2½ storeys permitted to 3 storey required

4.0 THE PROPOSAL

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 maximum height from 2½ storeys to 3 storeys.

Zoning Bylaw No. 8000		
CRITERIA	PROPOSAL	RU6 ZONE REQUIREMENTS
Subdivision Regulations		
Lot Area	960.8 m ²	400 m ²
Lot Width	18.2 m	13.0 m
Lot Depth	28.3m	30.0 m
Development Regulations		
Site Coverage	38%	40%
Height	6.48 m for 2 storey 8.02 m for 3 storey	2 ½ storeys / 9.5 m
Front Yard	4.5 m to house and 6.0 m to garage	4.5 m or 6.0 m to a garage
Side Yard (northeast)	2.3 m	2.0 m (1 - 1 ½ storey) 2.3 m (2 storey)
Side Yard (southwest)	0 m (existing non-conforming)	2.0 m (1 - 1 ½ storey) 2.3 m (2 storey)
Rear Yard	5.2 m	6.0 m (1 – 1 ½ storey) 7.5 m (2-storey)
Accessory Suite		
Secondary Suite Area	47.3 m ²	90 m ²
Percentage of Area	14%	40% of total floor area
Other Requirements		
Parking Stalls (#)	3	3 spaces
Private Open Space	Meets requirement	30 m ² of private open space

4.1 Site Context

The subject property is located on Manhattan Drive on the Foreshore of Okanagan Lake. The surrounding area has been developed primarily as a single- and two-family neighbourhood. More specifically, the surrounding uses are as follows:

North-East	RU6 – Two Dwelling Housing
South	RU6 – Two Dwelling Housing
West	RU6 – Two Dwelling Housing

4.2 Site Location Map

860 Manhattan Drive



4.3 Existing Development Potential

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

5.0 **TECHNICAL COMMENTS**

(See attached)

6.0 **PLANNING AND DEVELOPMENT SERVICES DEPARTMENT COMMENTS**

The form and character of the proposed three storey building is consistent with the various styles found in that area. The Planning and Development Department supports this application for variances to the maximum 2 1/2 storey to 3 storeys and recommends this application to be supported.

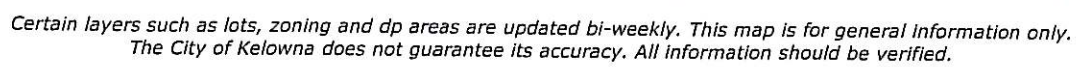


Shelley Gambacort
Current Planning Supervisor
PM/SG/db

ATTACHMENTS

Location of subject property
Schedule A
Schedule B
Schedule C
Technical Comments
Photos

Application accepted 2008-02-19



SITE PLAN
SCALE: 1:100



B60 MANHATTEN DRIVE
PLAN SHOWING RE-SECTION OF
LOT 2-3-4-5-6- IN REGISTERED MAP 303
060006 DIVISION OF VALE DISTRICT
ZONING: R1-6
LOT AREA - 5,640 SQ. FT. (19603 M.)
EXISTING HOUSE - 1029 SQ. FT.
PROPOSED DETACHMENT - 125 SQ. FT.
PROPOSED ADDITION - 161 SQ. FT.
TOTAL PROPOSED HOUSE - 2992 SQ. FT.
MAX. COVERAGE ALLOWED - 40%
PROPOSED COVERAGE - 58%
MANHATTEN AREA - 1992 SQ. FT.
SECOND FLOOR AREA - 1910 SQ. FT.
THIRD FLOOR AREA - 49 SQ. FT.
TOTAL AREA - 3651 SQ. FT.
SECONDARY SITE AREA - 509 SQ. FT.
MAX. FILLING ALLOWED - 40%
PROPOSED FILLING - 14%

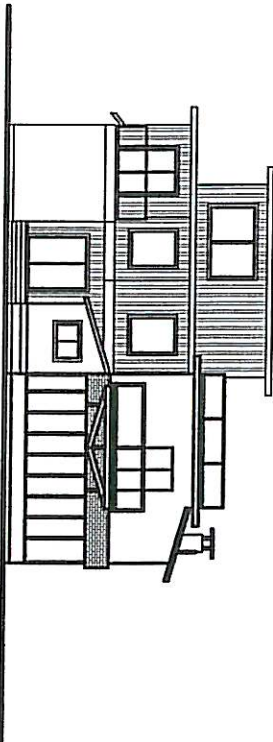
SCHEDULE A
This forms part of development
Permit # DVPD8-0034 / DP07-0292



ZEER RESIDENCE B60 MANHATTEN DRIVE PROJECT NUMBER 07105	SITE PLAN	NO. REVISION	DATE	BY	DATE	REV 0	
		1	07/10/11	SM	07/10/11		
							A1.1
phone: 750.669.6765 www.zeer.com							

phone: 790.669.6765
email: ssm@sjmdesign.ca

REAR ELEVATION
SCALE: 1/8"

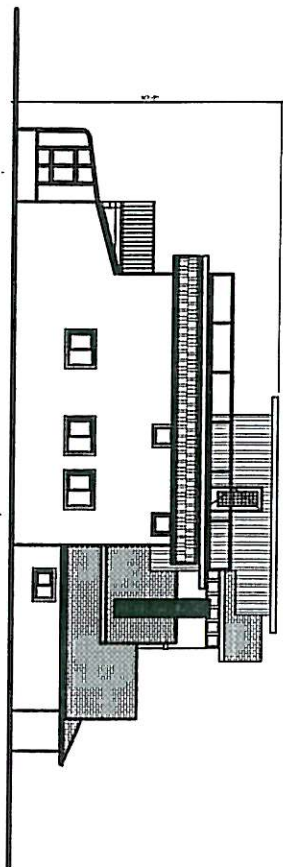


FRONT ELEVATION
SCALE: 1/8"

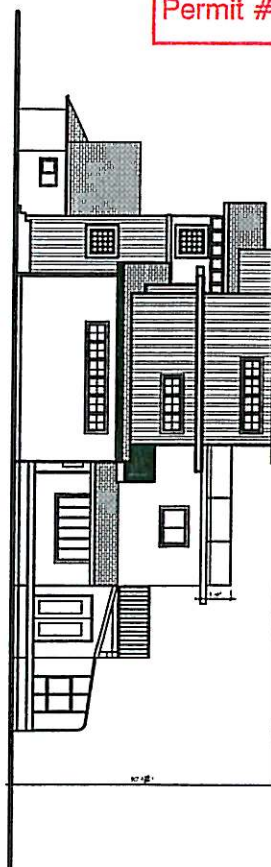


SCHEDULE B
This forms part of development
Permit # D1108-0334 / D107-0292

LEFT SIDE ELEVATION
SCALE: 1/8"



RIGHT SIDE ELEVATION
SCALE: 1/8"



ZEER RESIDENCE
860 HANNAH DRIVE
PROJECT NUMBER OTTOS

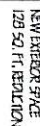
ELEVATIONS

NO.	REVISION	DATE	BY	CHKD	DATE
1	DESIGNED FOR PERMIT	27-10-11	SM		07-10-11
					SCALE: AS SHOWN
					DESIGNED BY: SM

REV
0
A3.1

phone: 250.869.6763
email: susan@susandesign.ca

SCALE - 1:50



R

Permit # DUP08-0034 / DP07-0292

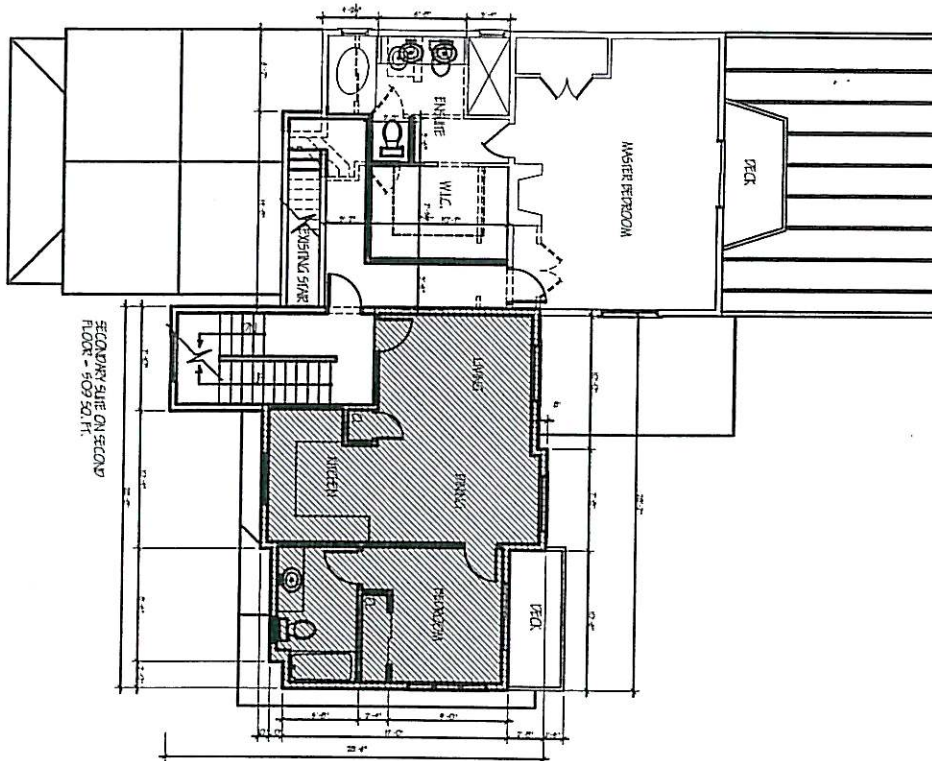
phone: 250 869 6763
email: susan@syndesign.ca

NO. REVISION	DATE	BY	DATE	<div style="text-align: center;"> REV 0 </div> <div style="text-align: center; font-size: 2em;">A2.2</div>
8 ISSUED FOR IDP	07-08-14	TSM	07/01/11	
			SCALE	
			AS SHOWN	
			DESIGNED BY: SM	

REV 0

A2.2

SECOND FLOOR PLAN 45A-150.50 FT.
507-150



SCHEDULE B

This forms part of development

Permit # DUP08-0034 / DP07-0292



ZEER RESIDENCE
860 HANFORD DRIVE
PROJECT NUMBER 0705

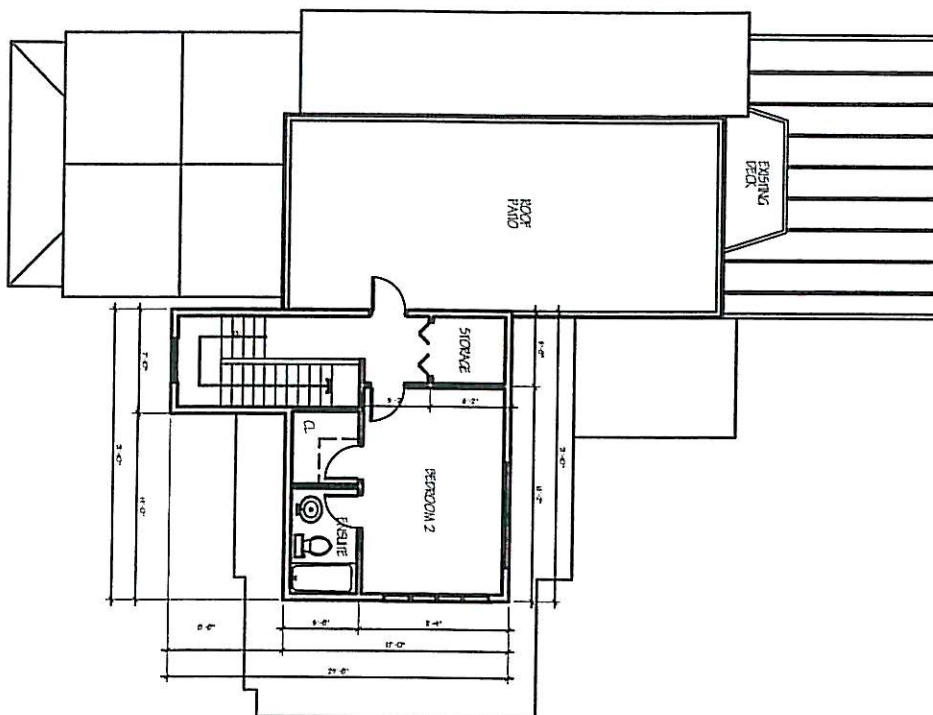
SECOND FLOOR

NO. REVISION	DATE	BY	DATE
1	07-10-11	LM	07-10-11
2			
3			
4			
5			
6			
7			
8			
9			
10			

REV
0
A2.3

phone: 250.669.6763
email: sjm@sjmdesign.ca

SCN: 150



SCHEDULE B

This forms part of development

Permit # DUP08-0034 / DP07-0292

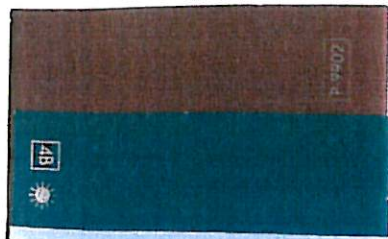
ZEER RESIDENCE
860 MANHATTEN DRIVE
PROJECT NUMBER OTTOS

phone: 2508696763
email: susan@syndextp.ca

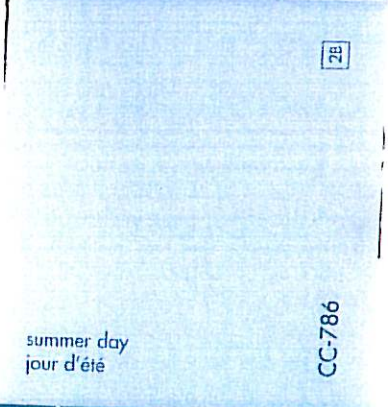
THIRD FLOOR PLAN

NO. REVISION	DATE	INIT.	DATE	<div style="display: flex; align-items: center; justify-content: center;"> <div style="text-align: center;">REV 0</div> <div style="font-size: 2em; margin: 0 10px;">/</div> <div style="text-align: center;">A2.4</div> </div>
0	07.10.11	G.M.	07.10.11	
			SCALE	
			AS SHOWN	
			Checked by SM	

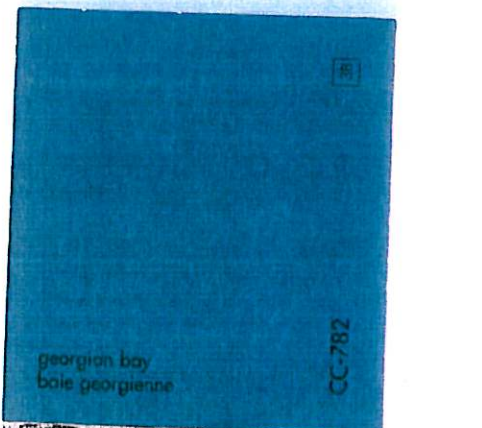
REV 0	A2.4
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FRONT DOOR, FACIAS & ALL TRIM COLOURS:
BM CC-32 RADICCHIO
BM 2062-20 GENTLEMAN'S GRAY



ACRYLIC STUCCO - COLOR MATCHED TO EXISTING



GARAGE DOOR - GEORGIAN BAY CC-782

HARDY PLANK BOARD & BATTEN SIDING:
GEORGIAN BAY CC-782



CULTURED STONE - OWENS CORNING
MICHIGAN RIVER ROCK CC-SV-20600

SCHEDULE B

This forms part of development

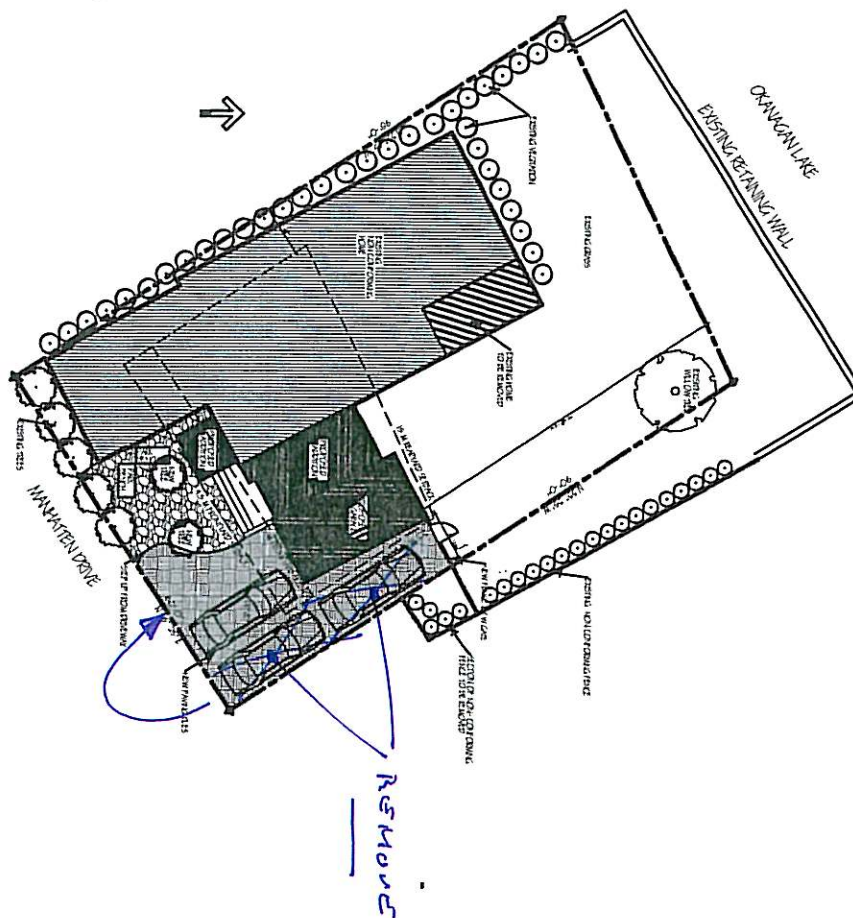
Permit # SV08-0034 / DP07-0242



ZEPPE RESIDENCE 1000 HURON STREET MONTREAL, QUEBEC H3C 1A1	CONCEPTS	1.00	
		2.00	
		3.00	

Phone: (514) 392-1111
Fax: (514) 392-1112

LANDSCAPING PLAN
SCALE: 1"=10'



SCHEDULE C
This forms part of development
Permit # DVP08-0034 / DP07-0292



ZEER RESIDENCE
860 MANHATTEN DRIVE
PROJECT NUMBER 0705

LANDSCAPE PLAN

NO.	REVISION	DATE	BY	DATE	BY
1	ISSUED FOR P	07/10/11	SM	07/10/11	SM

REV
0
A1.2

phone: 250.669.6765
email: sjm@sjmdesign.ca

CITY OF KELOWNA
MEMORANDUM

Date: December 18, 2007
File No.: DP07-0292

To: Planning & Development Services Department (DB)

From: Development Engineering Manager (SM)

Subject: 860 Manhattan Dr. Lot 2 Plan 2443 Addition with Suite

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 19mm-diameter copper water service. The existing service is of sufficient size to provide adequate water for the existing dwelling and proposed addition with a suite. Metered water from the main residence must be extended to supply the suite. The meter shall be within the building on the water service inlet as required by the City Plumbing Regulation and Water Regulation bylaws

2. Sanitary Sewer

The 100mm-diameter sanitary sewer service should be adequate for the proposed application. Should an Inspection chamber have not been previously installed one must be installed on the service at the owner's cost as required by the sewer-use bylaw. **The applicant will be required to make arrangements with the City of Kelowna with regard to installing the Inspection Chamber, prior to issuance of a Building Permit.**

3. Development Permit and Site Related Issues

On-site parking area modules must meet bylaw requirements.
Direct the roof drains into on-site rock pits. This will help dissipate the roof drain water.
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

