
**CITY OF KELOWNA
MEMORANDUM**

Date: April 14, 2008
To: City Manager
From: Planning & Development Services Department
APPLICATION NO. DVP08-0083 **APPLICANT:** Authentech Homes Ltd.
AT: 573 Still Pond Lane **OWNER:** Elton & Kathy Pachal

PURPOSE: TO OBTAIN A DEVELOPMENT VARIANCE PERMIT IN ORDER TO VARY THE REAR YARD SETBACK FROM 7.5 M TO 1.5 M.

EXISTING ZONE: RU2HS – MEDIUM LOT HOUSING (S) (H)

REPORT PREPARED BY: DAMIEN BURGGRAEVE

1.0 RECOMMENDATION

THAT Council authorize the issuance of Development Variance Permit No. DVP08-0083, for Lot 22, Section 8 & 9, township 23 ODYD, plan KAP78547, located 573 Still Pond Lane, Kelowna, BC

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

13.2.6(e) RU2 Subdivision Regulations – Rear yard Setback

Vary the minimum rear yard setback from 7.5 m required to 1.5 m proposed

2.0 SUMMARY

The applicant is seeking a relaxation of the rear yard setback to accommodate the placement of an attached garage. The proposed garage addition is 1.5 m from the rear lot line, where 7.5 m is required in the RU2HS zone.

3.0 BYLAW COMPLIANCE

The proposed development meets the requirements of the RU2HS – Medium Lot housing zone, as follows. The one conflict with the Zoning Bylaw regulations for this zone is detailed immediately following the table:

Zoning Bylaw No. 8000		
CRITERIA	PROPOSAL	RR3 zone
Subdivision Regulations		
Lot Area	637 m ²	400m ²
Lot Width	23.5 m	15.0 m (corner lot)
Lot Depth	12.4 m	30.0 m
Development Regulations		
Site Coverage (buildings)	37.7%	40%

Height (existing house)	meets requirements	2 ½ storeys / 9.5 m
Front Yard	12.5m	4.5 m or 6.0 m to a garage
Side Yard (east)	1.5 m	1.5 m (1 - 1 ½ storey) 1.8 m (2 storey)
Side Yard (west)	1.5 m	1.5 m (1 - 1 ½ storey) 1.8 m (2 storey)
Rear Yard	1.5 m ^A	6.0 m (1 – 1 ½ storey) 7.5 m (2-storey)
Other Requirements		
Parking Stalls (#)	meets requirements	2 spaces
Private Open Space	meets requirements	30 m ² of private open space per dwelling

^A The applicant is requesting a variance to allow a rear yard setback of 1.5 m, where 7.5 m is required.

3.1 Site Context

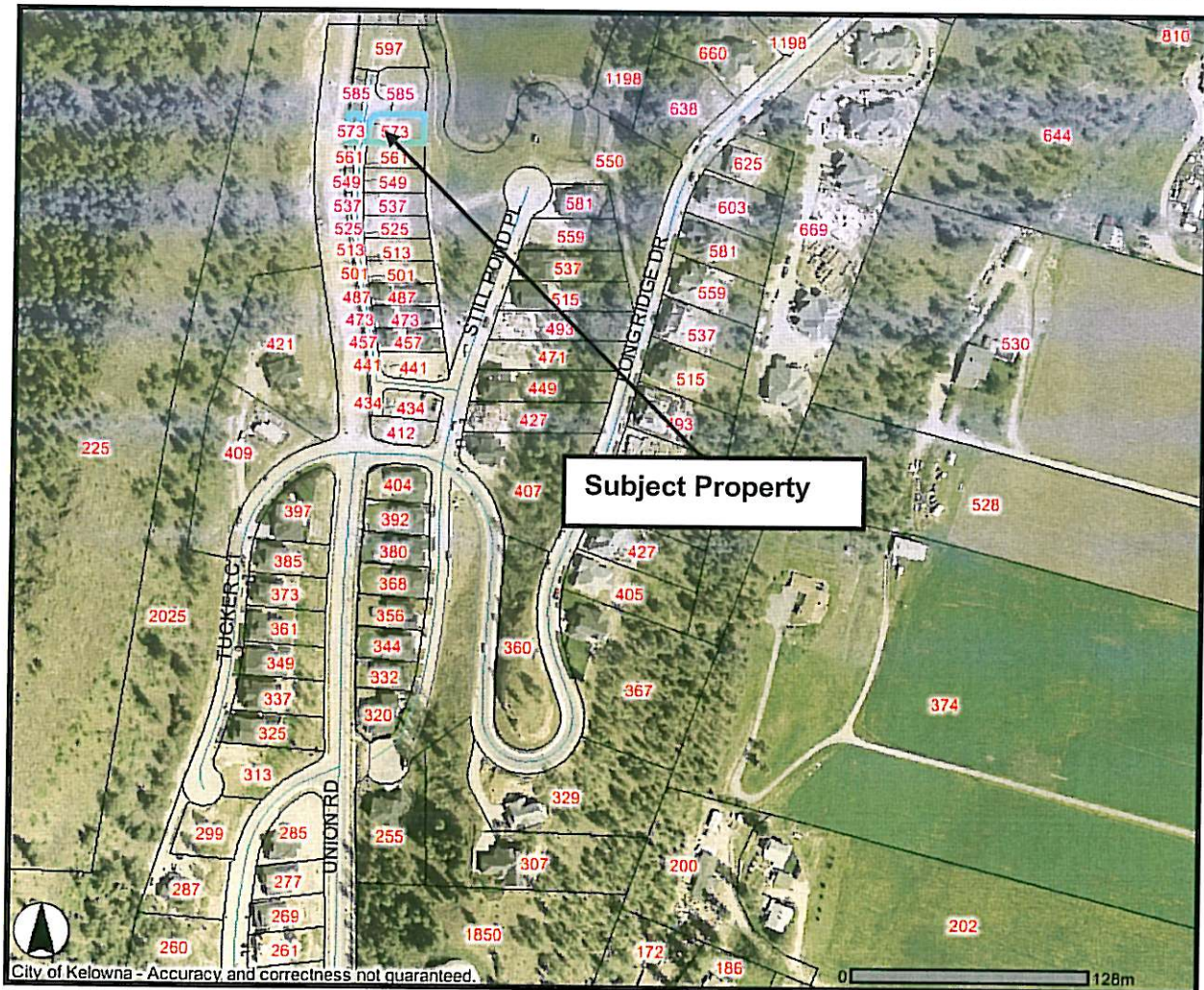
The subject property is located on Still Pond Lane, which is part of the new Wilden residential subdivision located in the Glenmore area.

The surrounding lands have been developed primarily for single- two-family residential development. More specifically the existing zoning for adjacent lands is as follows:

North-	RU2HS – Medium Lot Housing
East	P3 – Parks and Open Space
South	RU2HS – Medium Lot Housing
West	RM3 – Low Density Multiple Housing

3.2 Site Location

573 Still Pond Lane



3.3 Existing Development Potential

The purpose is to provide a zone for single detached housing, and compatible secondary uses, on medium sized serviced urban lots.

4.0 **TECHNICAL COMMENTS**

See attachments

5.0 **PLANNING AND DEVELOPMENT SERVICES DEPARTMENT COMMENTS**

This application has not been circulated to the Advisory Planning Commission, as the applicant has received signed letters from the abutting property owners with no objections to the proposed variance.

Adjacent properties on Still Pond Lane all have accessory buildings 1.5m from the rear property line. The only difference is that the applicant attached his garage to the main dwelling. The proposed layout is consistent with the neighbourhood. The planning department has no concerns with the proposed variance to the rear yard setback reduction and recommends this application be supported.



Shelley Gambacort
Current Planning Supervisor

SG/db

ATTACHMENTS

Location of subject property
Site Plan
Elevations
Technical Comments

Application accepted 2008-04-04

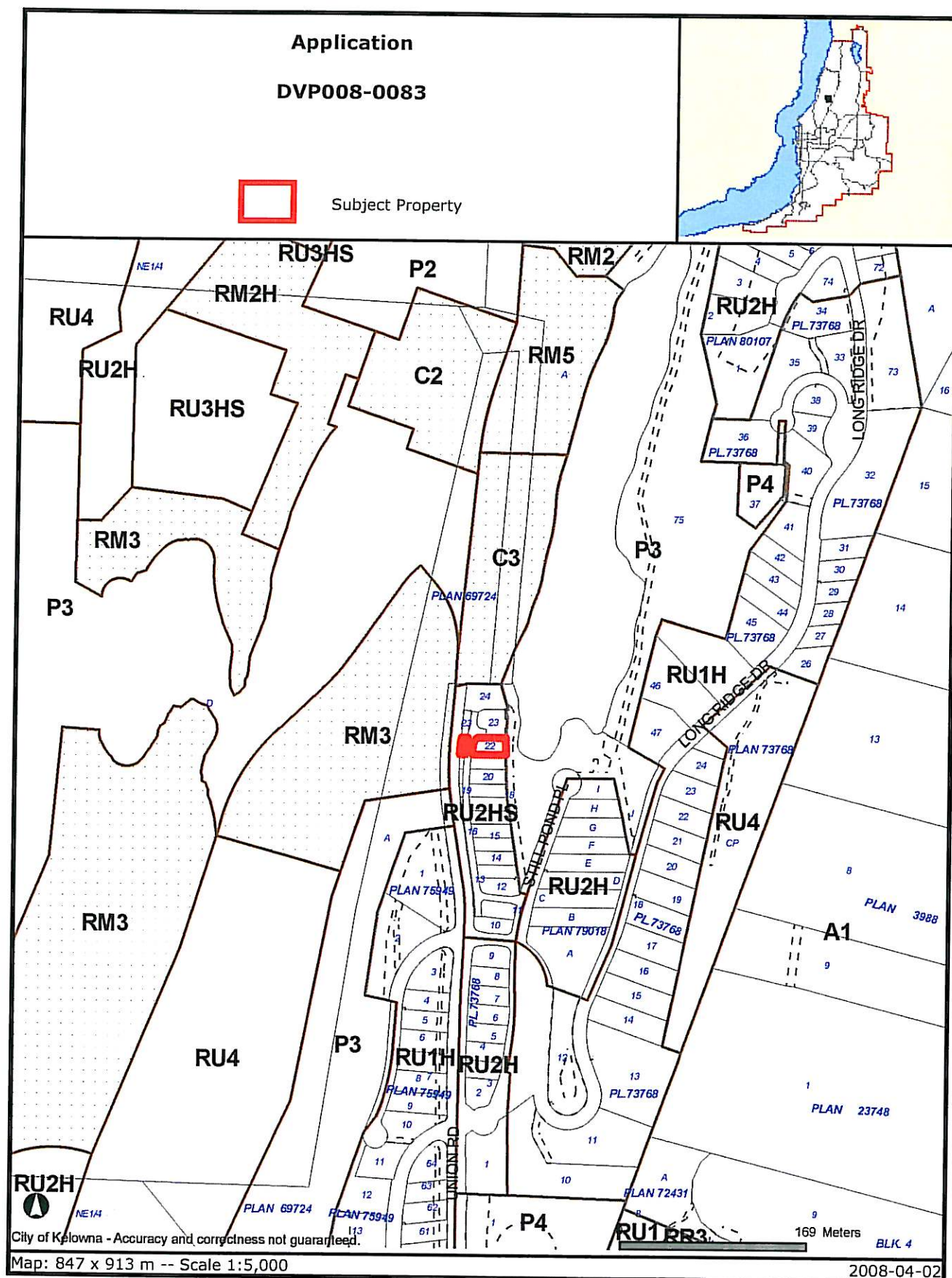
CITY OF KELOWNA
MEMORANDUM

Date: April 11, 2008
File No.: DVP08-0083
To: Planning and Development Officer (DB)
From: Development Engineering Manager (SM)
Subject: 573 Still Pond Lane Lot 22 Plan 78547 Sec 29 Twp 23 ODYD

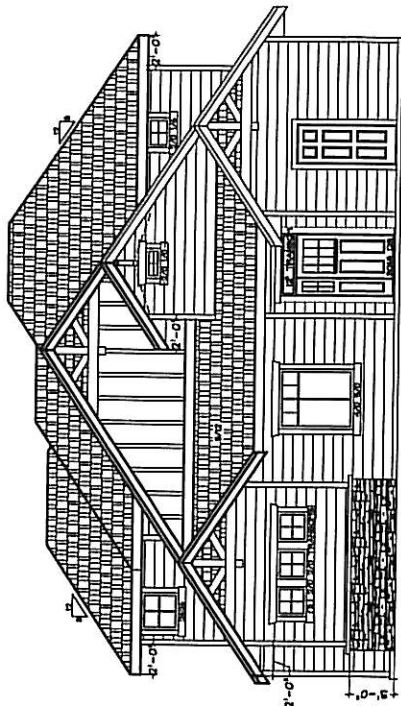
The application to vary the rear yard setback from 7.5m to 1.5m does not compromise Works & Utilities servicing requirements. However Works and Utilities requires a 6.0m separation from the curb or sidewalk whichever is closer, to a garage or carport as indicated in Bylaw 8000 sec 13.1.6.

Steve Muenz, P. Eng.
Development Engineering Manager

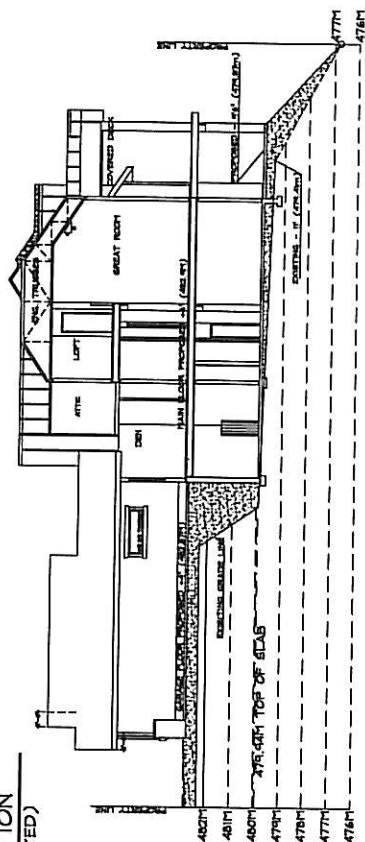
DC



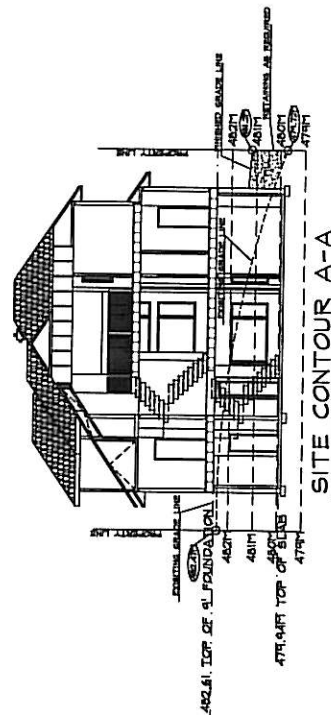
Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only.
The City of Kelowna does not guarantee its accuracy. All information should be verified.



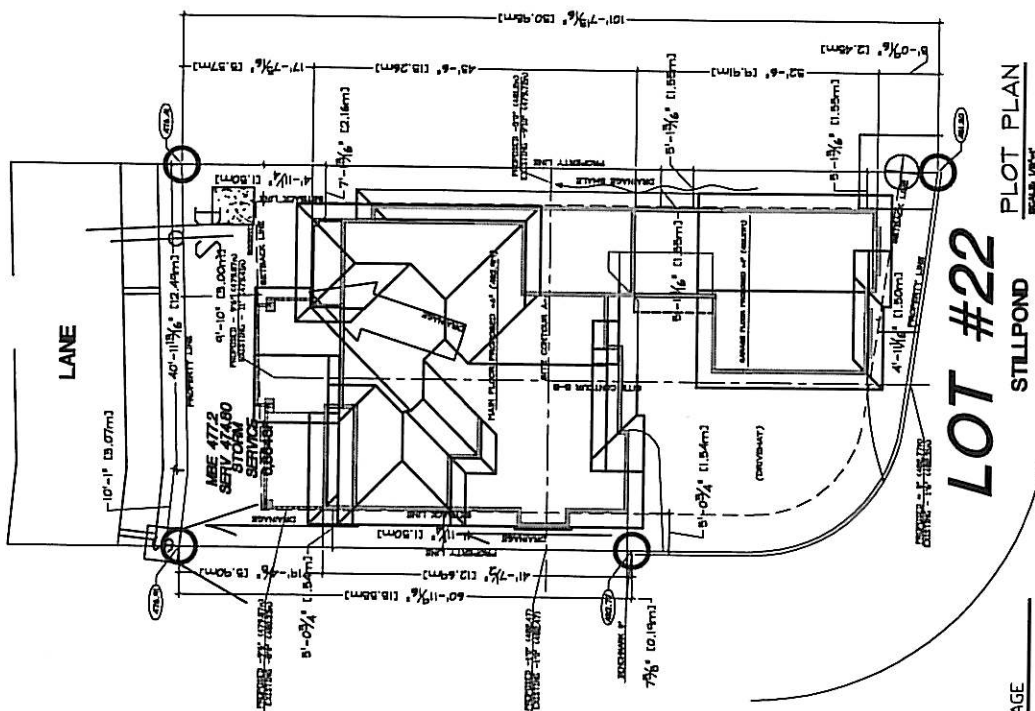
FRONT ELEVATION
(NO GARAGE DISPLAYED)



SITE CONTOUR B-B



SITE CONTOUR A-A



LOT COVERAGE

FOUNDATION AREA	= 2,109 SQFT (INCL. GARAGE)
DECK AREA	= 245 SQFT
TOTAL FOOTPRINT	= 2,354 SQFT
TOTAL LOT SQFTG	= 6,854 SQFT
TOTAL FOOTPRINT	= 2,354 SQFT
TOTAL LOT COVERAGE	= 34.96%

LOT #22

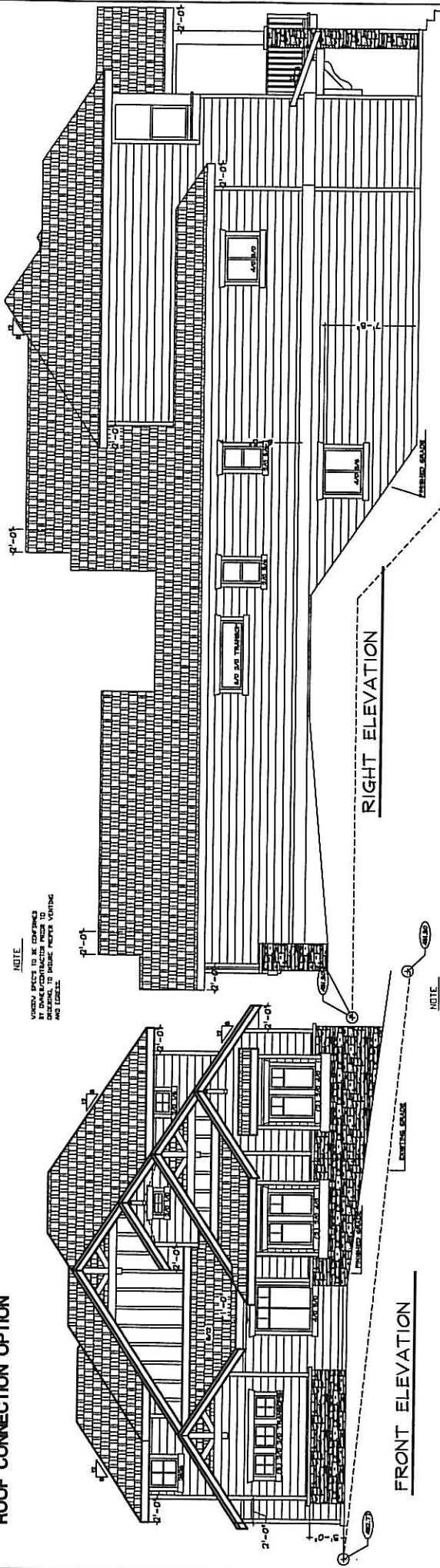
STILLPOND

AUTENTECH
HOMES LTD

4400 AVENUE 2022
(800) 491-7880

PROPOSED PROJECT FOR	4400 AVENUE 2022
DATE FOR REVIEW	10/10/2022
SCALE	1/8"=1'-0"
PAGES	2 OF 6

ROOF CONNECTION OPTION

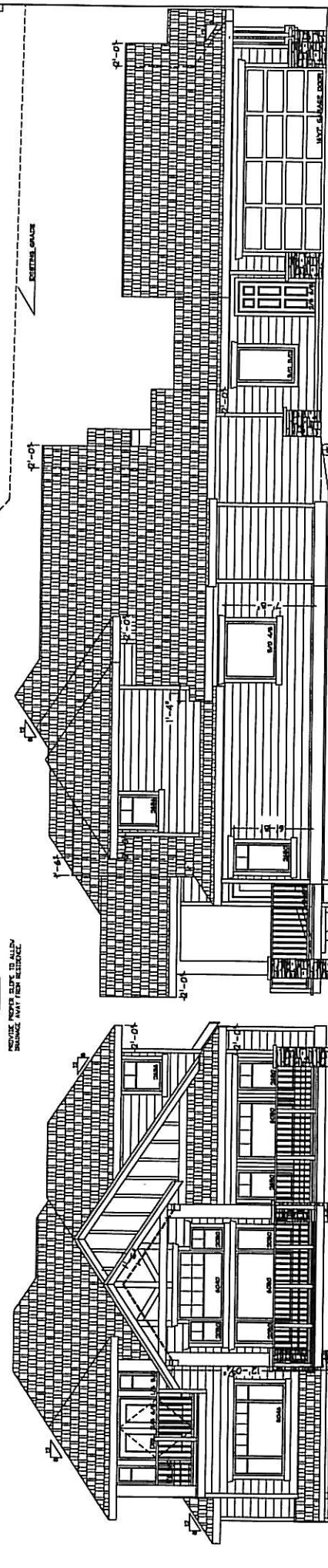


FRONT ELEVATION

RIGHT ELEVATION

NOTE:
UNLESS SPECIFIED TO BE OTHERWISE
BY OWNER/CONTRACTOR, PRIOR TO
CONSTRUCTION, TO INSURE PROPER VENTING
AND DRAINAGE.

NOTE:
PROVIDE PROPER SLOPE TO ALLOW
DRAINAGE AWAY FROM RESIDENCE.



REAR ELEVATION

LEFT ELEVATION

GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE BUILDING CODE AND ALL LOCAL LAWS AND ORDINANCES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RESPONSIBILITY OF OBTAINING ALL NECESSARY PERMITS AND INSURANCE PRIOR TO COMMENCEMENT OF WORK.
3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR FOR THE COMPLETE SETTING OF THE BUILDING TO CONFORM WITH NECESSARY SETBACKS.
4. ALTHOUGH EVERY EFFORT HAS BEEN MADE TO PROVIDE COMPLETE AND ACCURATE DRAWINGS, WE CANNOT GUARANTEE THE POSSIBILITY OF OMISSIONS OR ERRORS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS.

AUTENTECH
HOMES LTD

4400 AVENUE 100
MISSISSAUGA, ONTARIO L4V 1P4
TEL: 905-881-7800

PROPOSED PROJECT FOR:
MILTON LUTHER BETHLEHEM
FAMILY RESIDENCE

DATE: FEB 14/18

SCALE: 1/8"=1'-0"

PAGES: 1 OF 6