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CITY OF KELOWNA

MEMORANDUM

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**DATE:** May 7, 2008

**TO:** City Manager

**FROM:** Planning and Development Services Department

**APPLICATION NO.** DVP08-0070

**OWNER:** Teena Gillmore & Peter Irvine

**AT:** 510 Okanagan Boulevard

**APPLICANT:** Peter Irvine

**PURPOSE:** TO OBTAIN A DEVELOPMENT VARIANCE PERMIT TO VARY THE REQUIRED EASTERN SIDE YARD SETBACK FROM 2.0M REQUIRED TO 1.07M PROPOSED IN ORDER TO CONVERT AN EXISTING GARAGE INTO A SECONDARY SUITE WITHIN AN ACCESSORY BUILDING.

**EXISTING ZONE:** RU6 – Two Dwelling Housing

**REPORT PREPARED BY:** Alec Warrender

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1.0 RECOMMENDATION

THAT Council authorize the issuance of Development Variance Permit No. DVP08-0070 for Lot 1, Block 11, District Lot 9, ODYD, Plan 3915, located at 510 Okanagan Boulevard, Kelowna, B.C;

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

Section 13.6.6(d) Development Regulations – Setbacks

Vary the required side yard setback from 2.0m required to 1.07m proposed.

2.0 SUMMARY

The applicant has applied for a Development Variance Permit to vary the eastern side yard setback from 2.0m required to 1.07m proposed in order to convert an existing garage into a secondary suite within an accessory building.

3.0 THE PROPOSAL

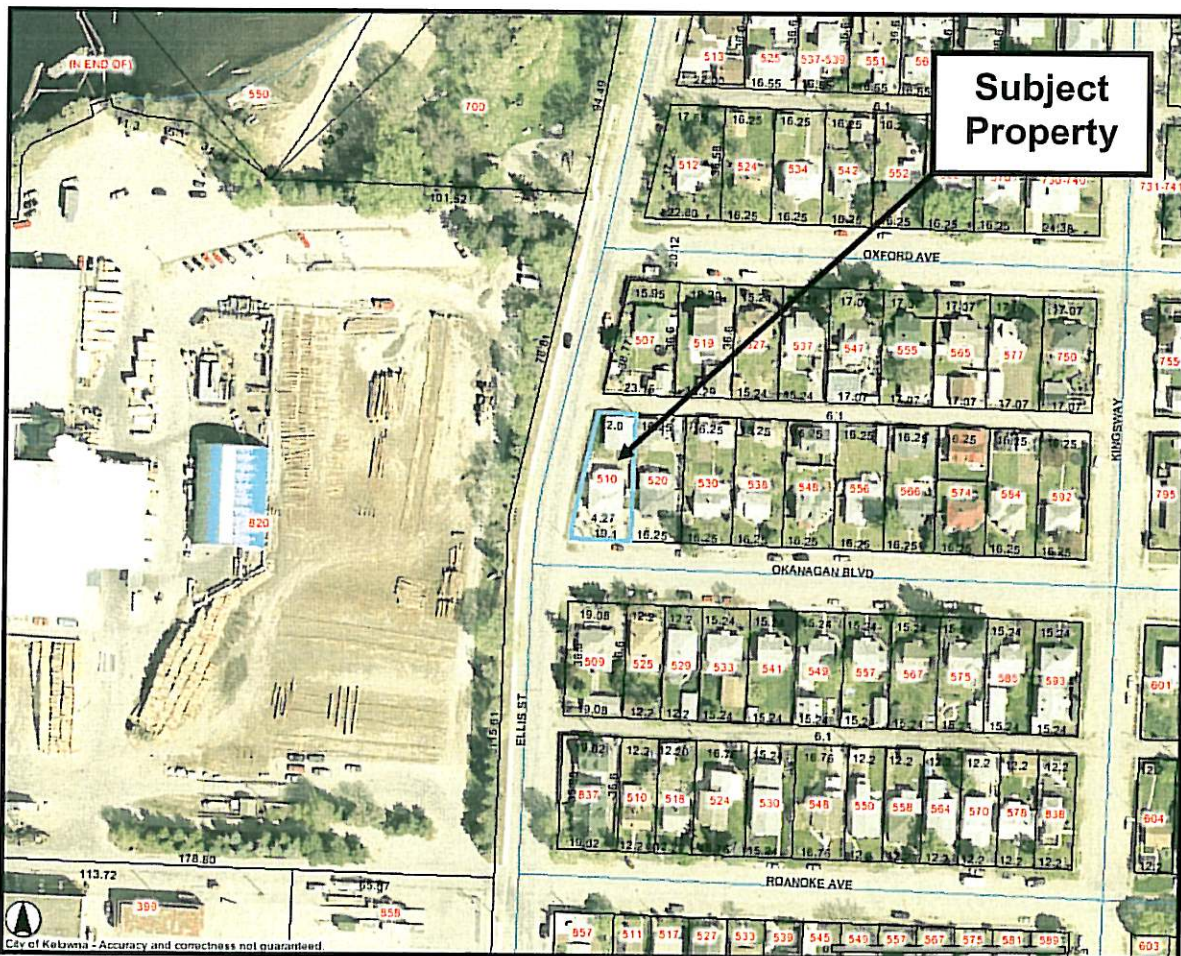
This project requires both a Development Permit and Development Variance Permit. The corner lot has an existing garage at the rear of the property. The applicant has proposed to convert the garage into a secondary suite located in an accessory building. The setback for the accessory building with secondary suite is greater than that of a simple accessory building. As such, a Development Variance Permit is required before the Development Permit can be approved by the Director of Planning & Development Services. Parking will be located off of Ellis Street between the accessory building and the single family dwelling.

The proposed development compares to the RU6 – Two Dwelling Housing Zone as follows:

CRITERIA	PROPOSAL	RU6 ZONE REQUIREMENTS
Lot Width	15.6 m	15.0 (Corner Lot)
Lot Depth	37.25 m	30.0 m
Lot Area	651 m <sup>2</sup>	440m <sup>2</sup>
<b>Development Regulations</b>		
Site Coverage (buildings)	34%	40%
Height	4.25 m	9.5 m
Front Yard	9.125 m	4.5 m or 6.0 m to a garage
Side Yard (east)	1.07 m <sup>1</sup>	2.0 m (1 or 1 ½ storey portion)
Side Yard (west)	4.5 m	4.5 m from flanking street
Rear Yard	1.5 m	1.5m for accessory building
Parking Stalls (#)	3 spaces	3 spaces
Private Open Space	Meets requirements	30 m <sup>2</sup> per dwelling

### 3.1 Site Location

510 Okanagan Boulevard



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	I4 – Central Industrial	Tolko Industries

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 Variance. The applicant has received letters of support from the neighbouring property owners and the proposed suite would be used as a rental unit.

  
Shelley Gambacort  
Current Planning Supervisor

Attachments

- Location Map
- Site Plan & Elevations
- Works & Utilities comments



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**CITY OF KELOWNA**  
**MEMORANDUM**

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**Date:** April 8, 2008  
**File No.:** DP08-0069 DVP08-0070  
**To:** Planning & Development Services Department (AW)  
**From:** Development Engineering Manager (SM)  
**Subject:** 510 Okanagan Blvd. Lot 1 Plan 3915 Block 11 Carriage House

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

2. Sanitary Sewer

Our records indicate that this property is serviced from the lane with a 100mm-diameter sanitary sewer service. 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. Development Permit and Site Related Issues

On-site parking modules must meet bylaw requirements.

The application to vary the side yard setback from 2.0m to 1.07m does not compromise Works and Utilities requirements.

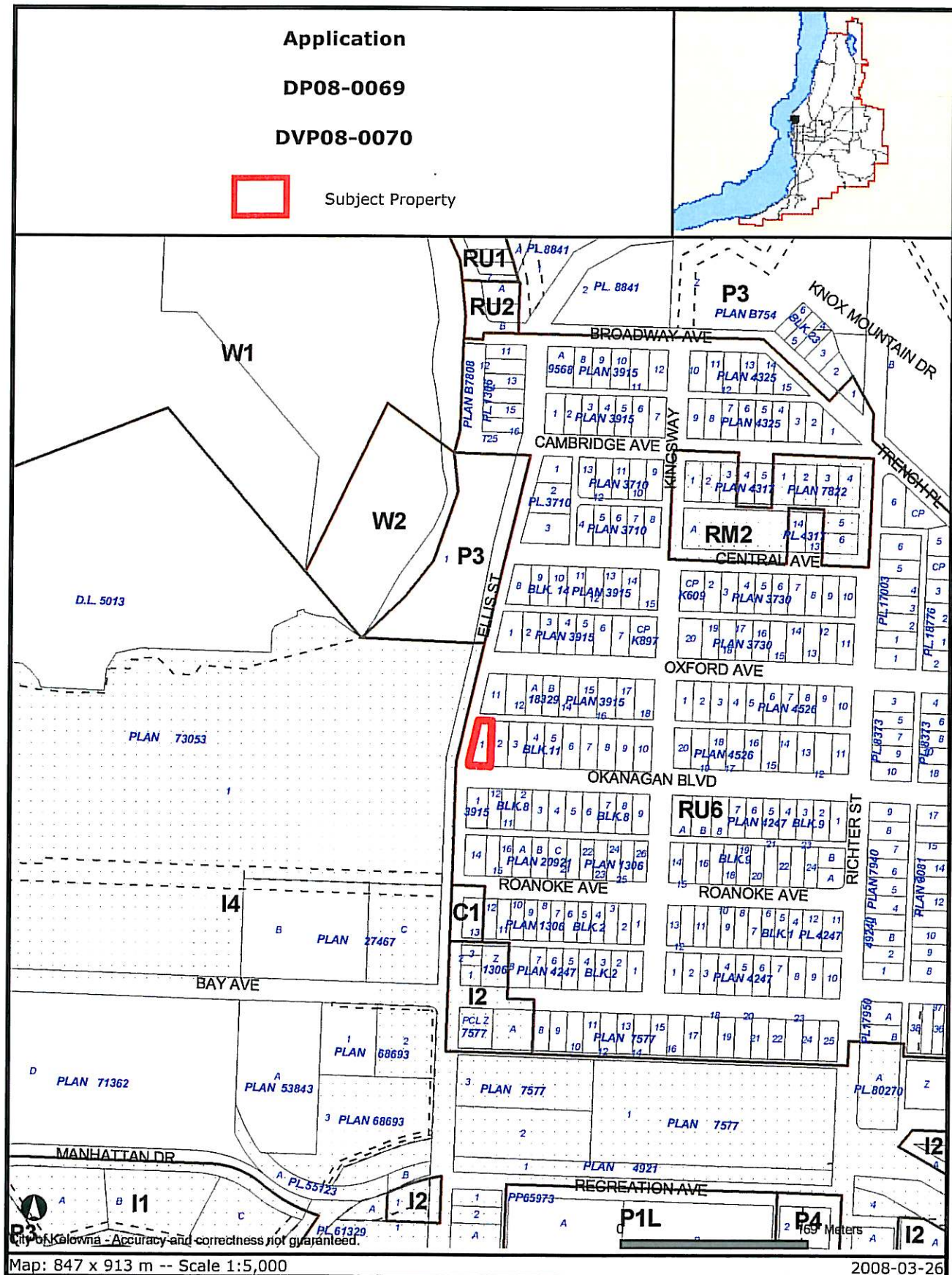
Provide an unobstructed 2.0m Emergency Access Path from Okanagan Blvd. to the proposed suite

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.

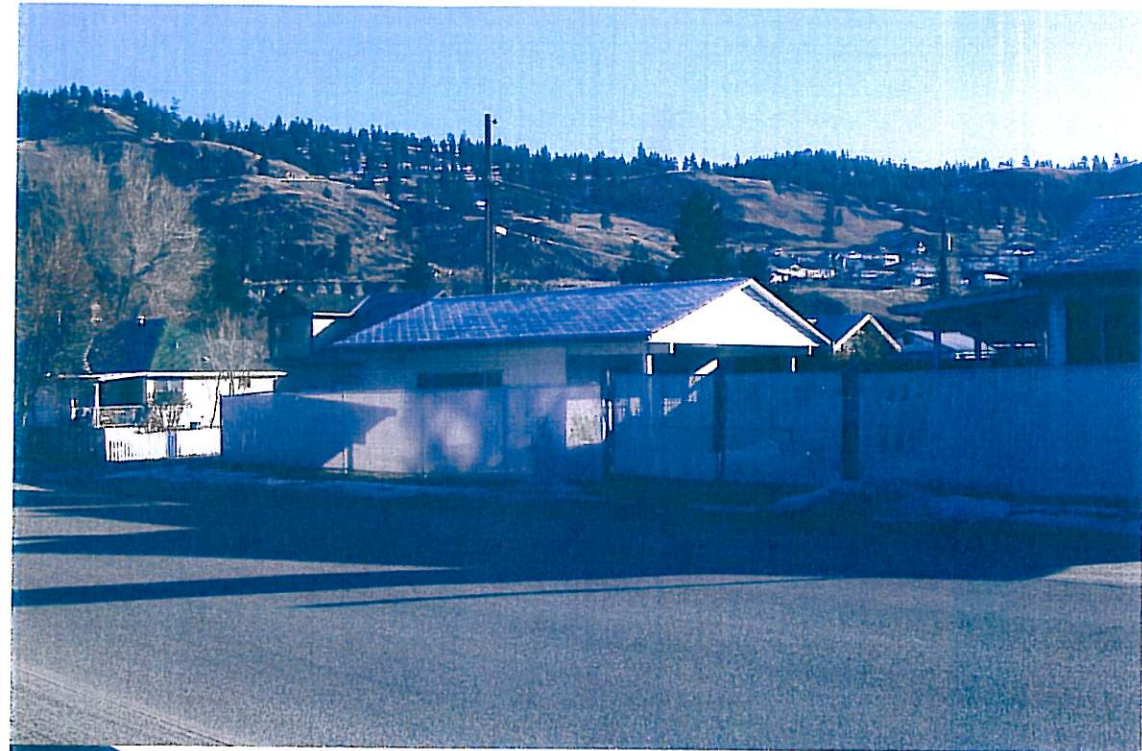
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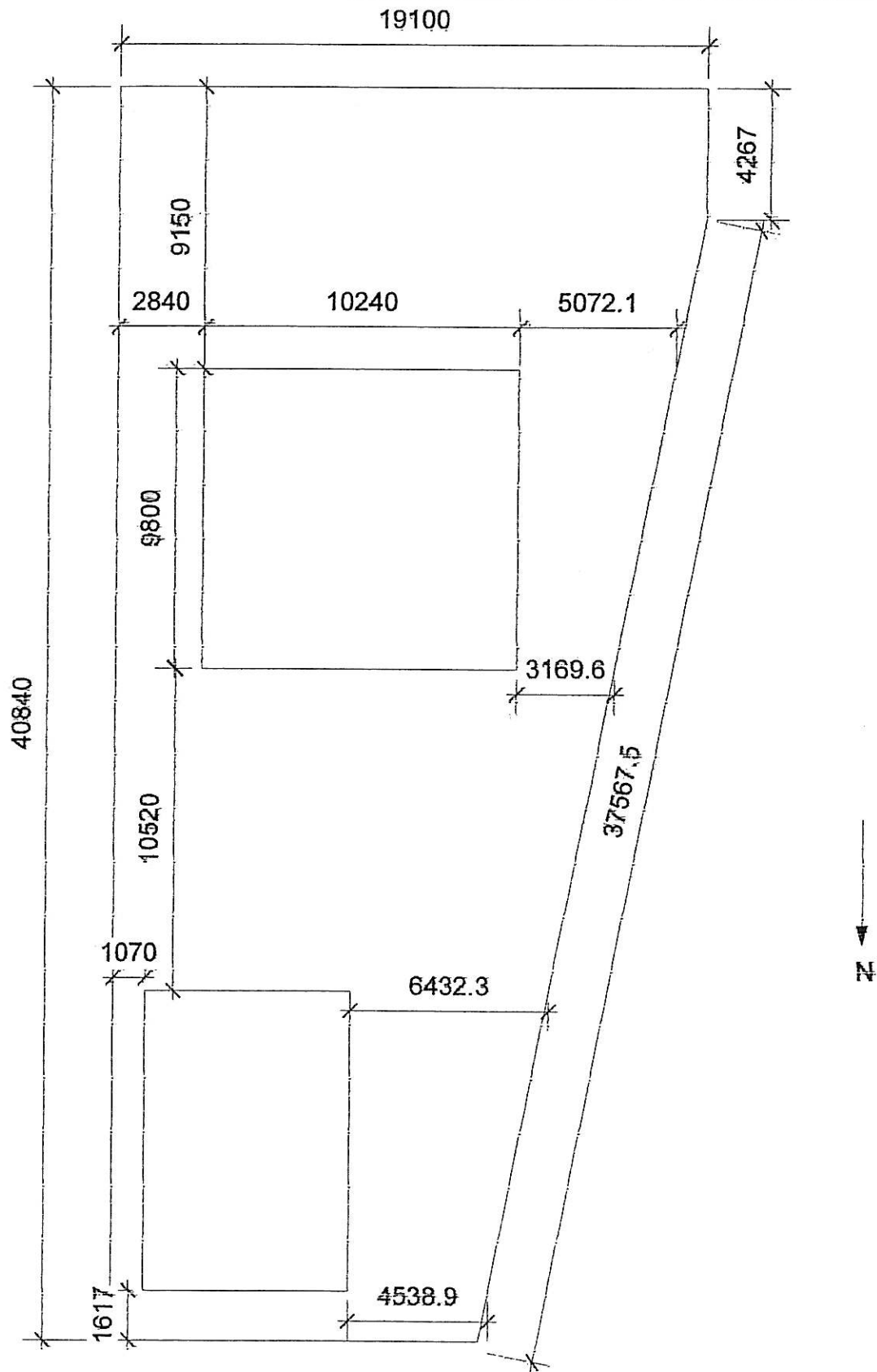
Steve Muenz, P. Eng.  
Development Engineering Manager  
DC



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.







PLAN 3915  
LOT 1  
BLOCK 11

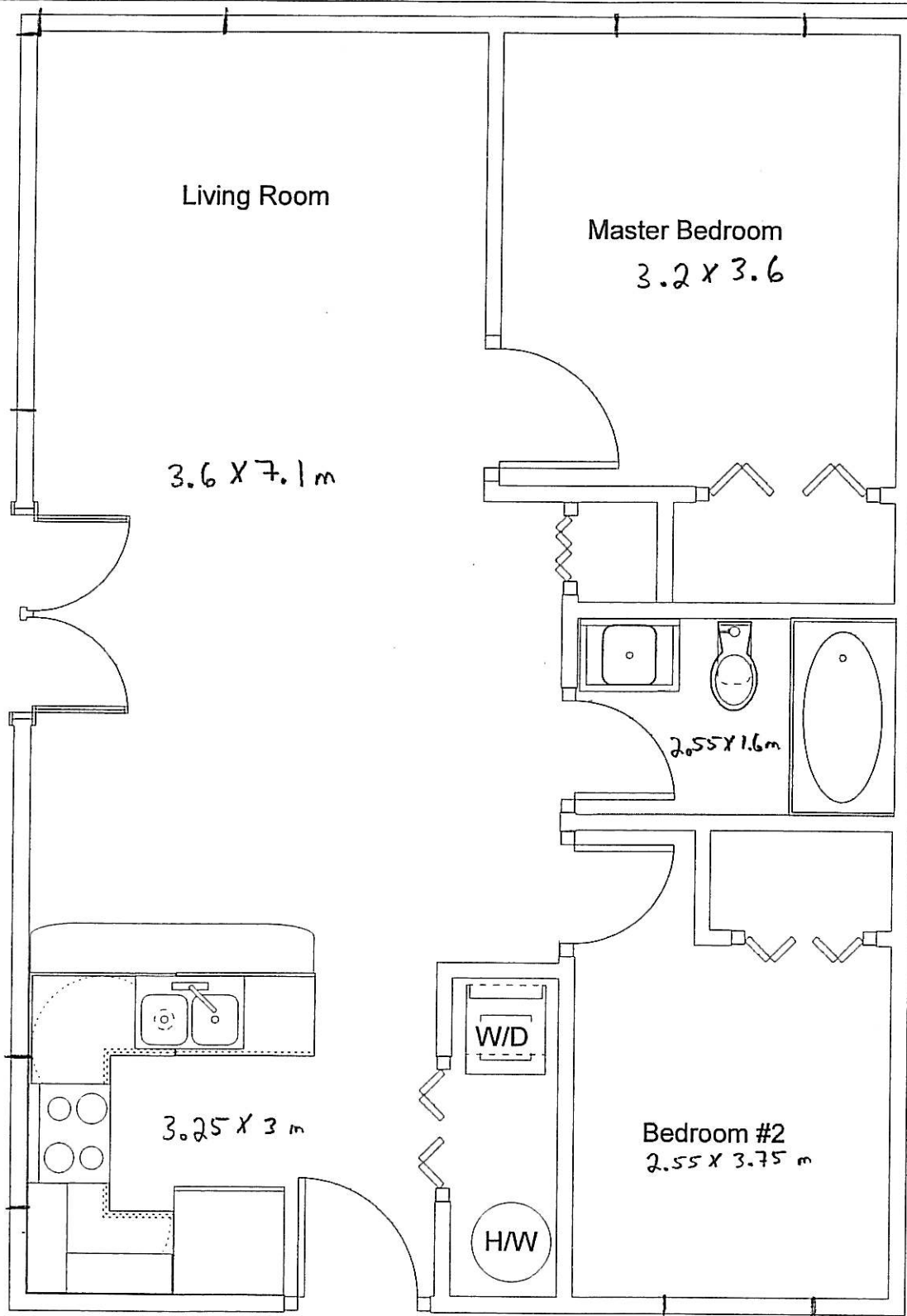
TITLE: 510 OKANAGAN BLVD  
KELOWNA, BC  
V1Y 7L1

APPLICANT: TEENA GILLMORE  
& PETER IRVINE

DATE: FEB 2008

SCALE: 1:200

DRAWN BY: S. WOOD



TITLE: 510 OKANAGAN BLVD  
KELOWNA, BC  
V1Y 7L1

APPLICANT: TEENA GILLMORE

DATE: FEB 2008

SCALE: 1:50

DRAWN BY: S. WOOD

SHEET  
1  
OF 2 SHEETS



WEST FACING ELEVATION

GREY  
ASPHALT-  
SHINGLES

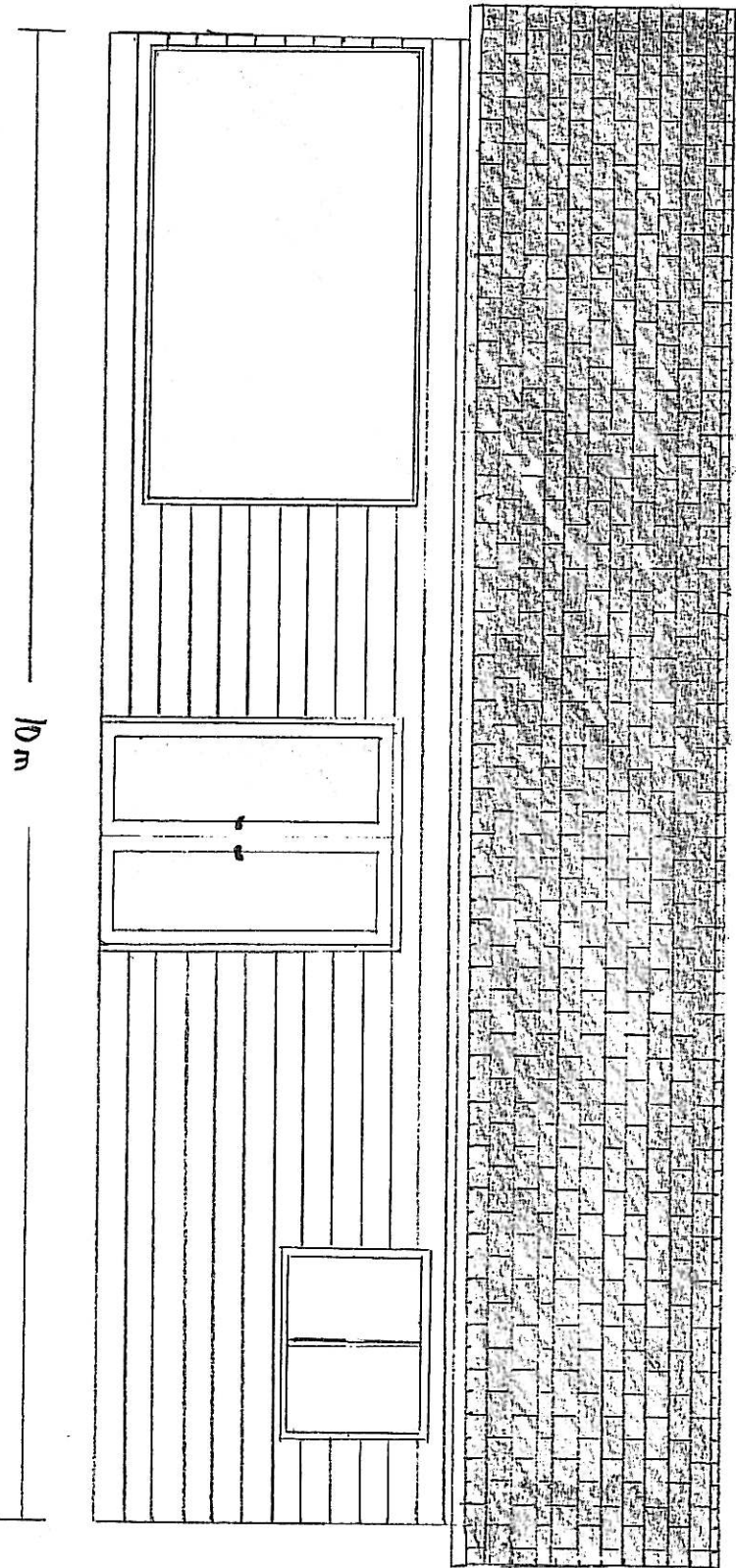
WHITE  
VINYL  
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AND  
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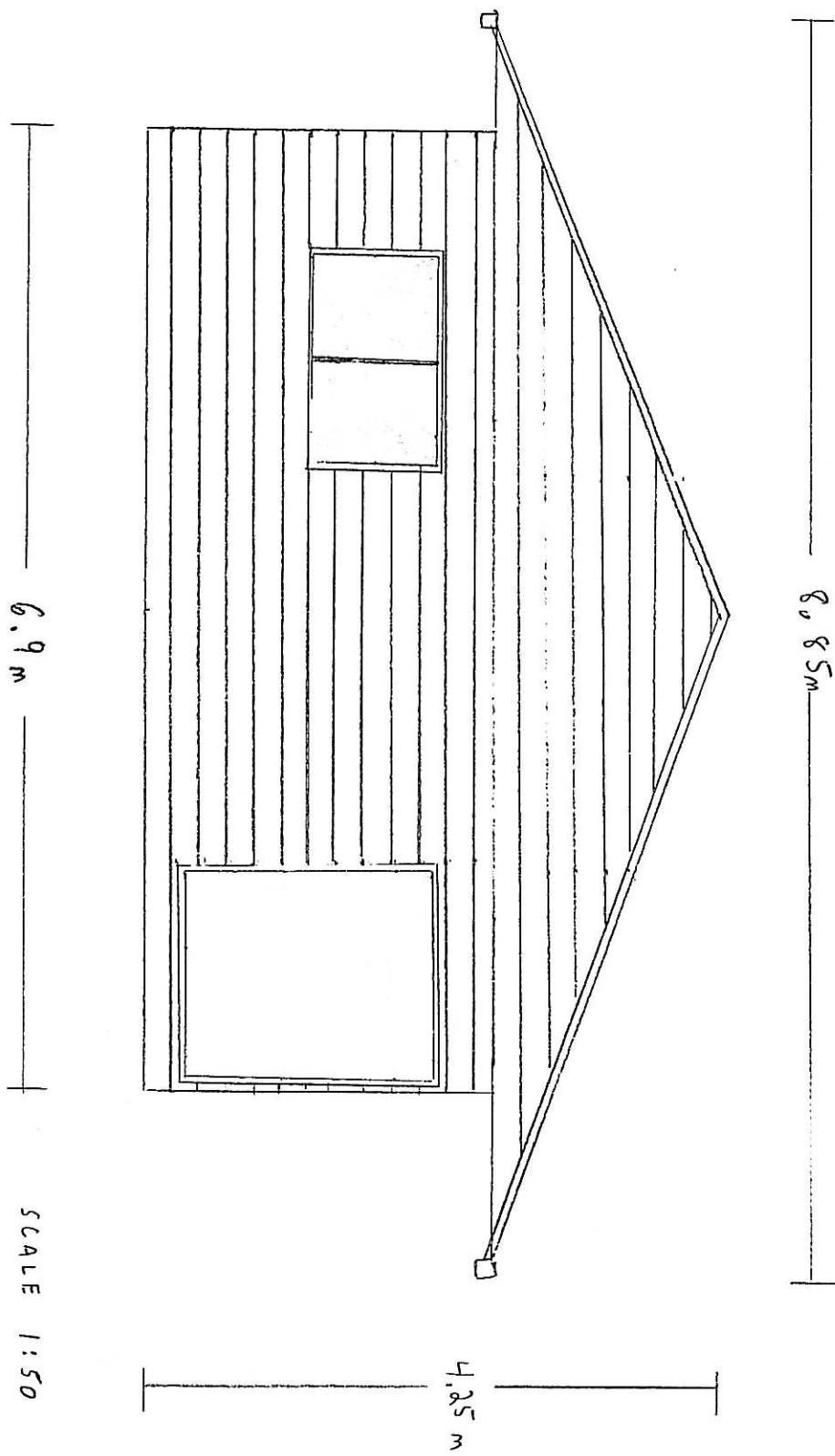
10.45 m

4.25 m

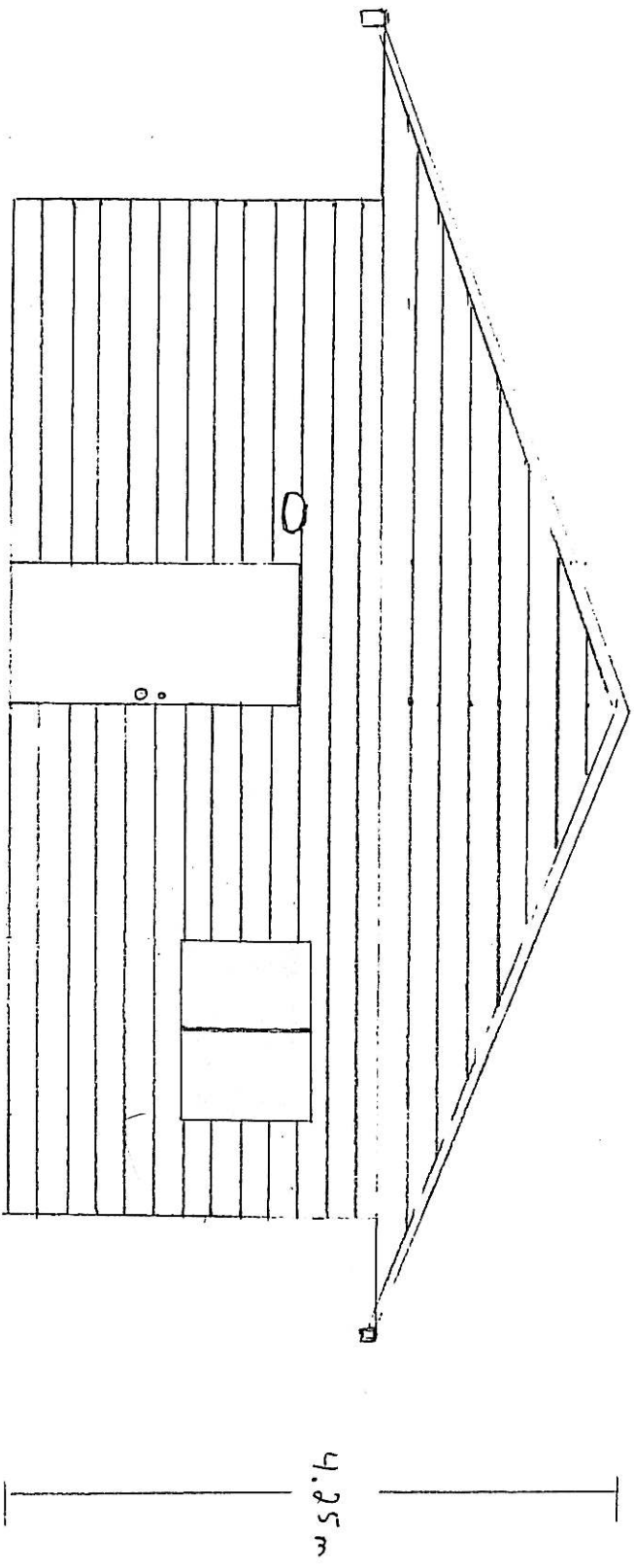
10m

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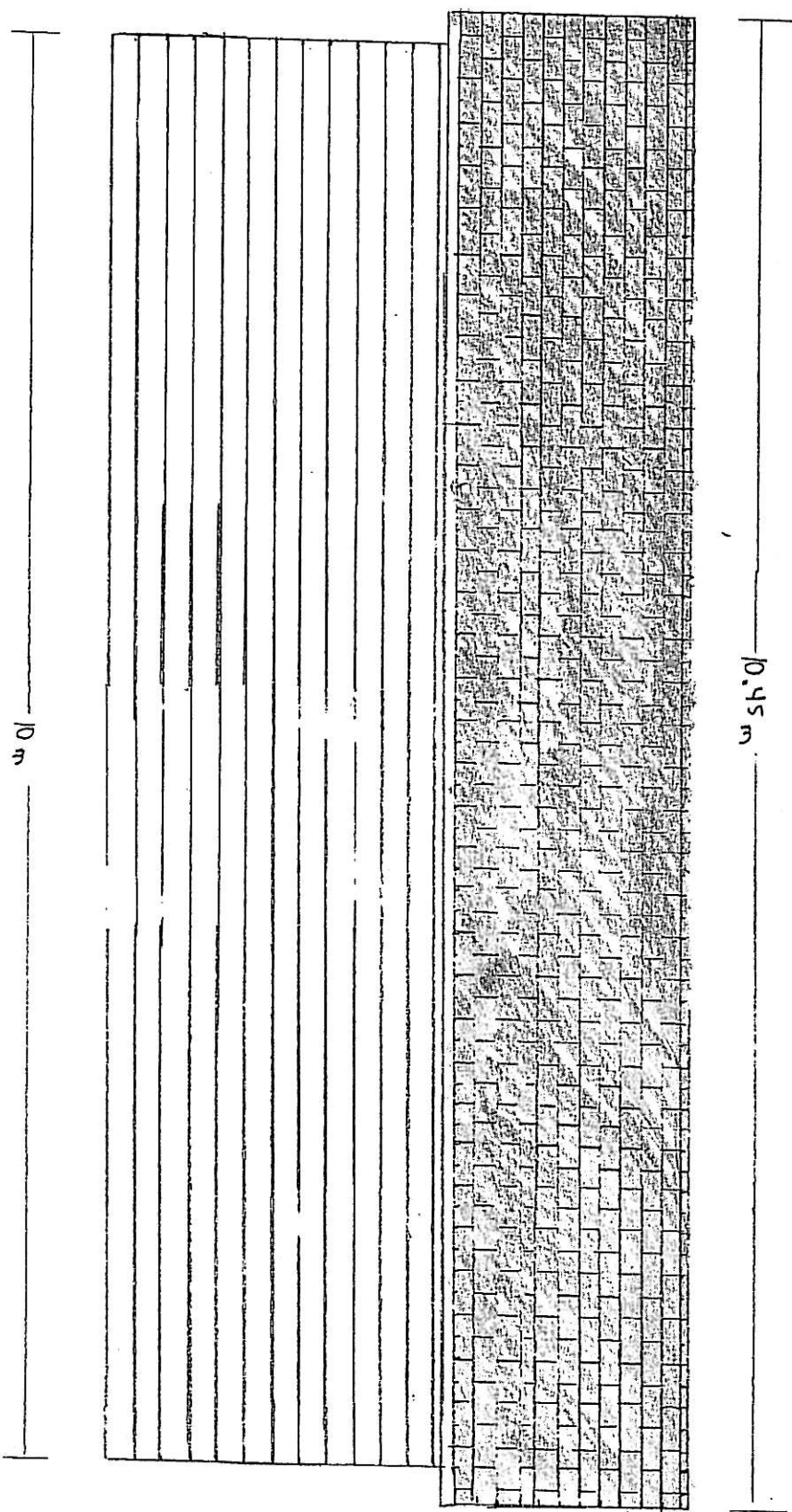
8.85 m



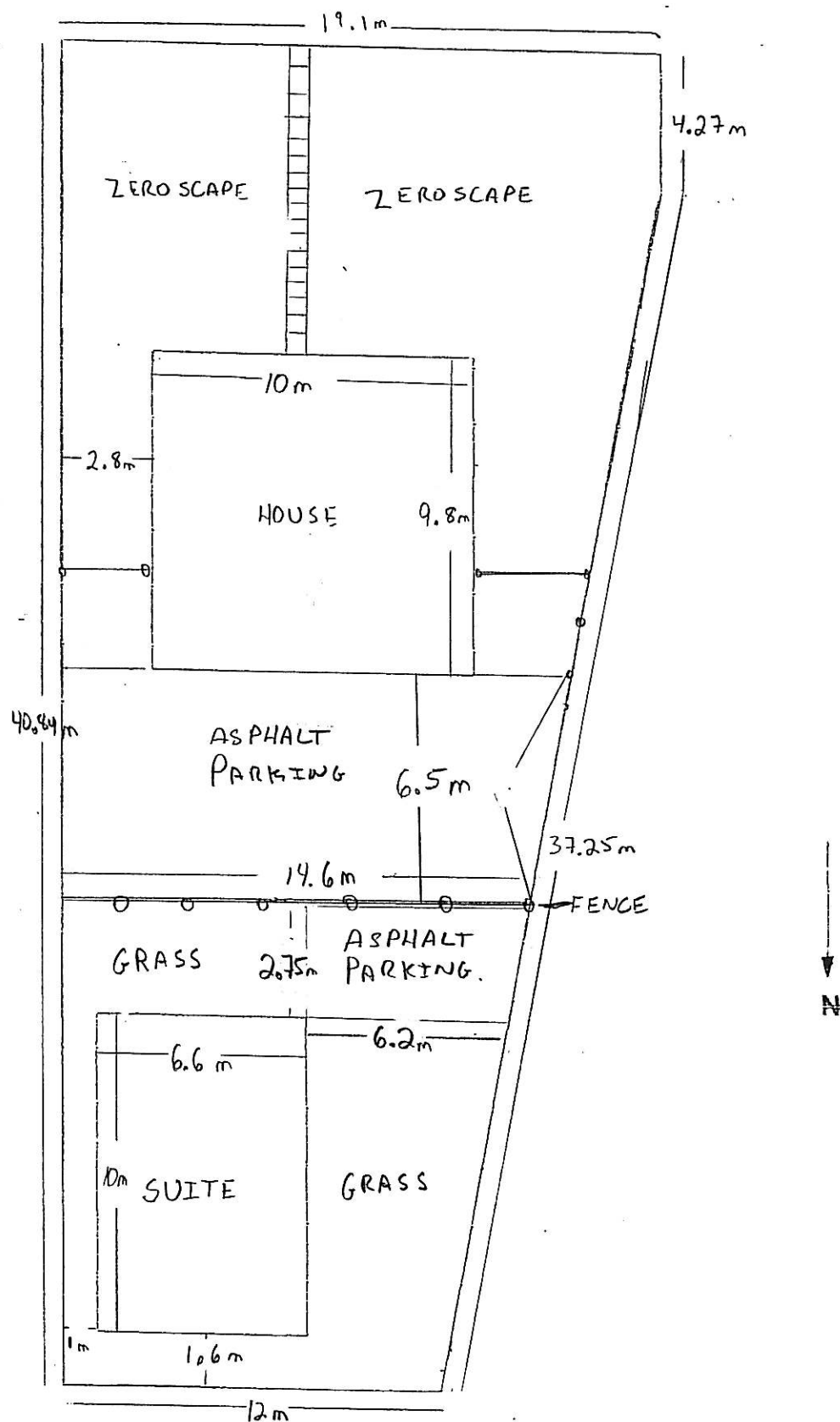
6.9 m

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SCALE 1:50



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