
**CITY OF KELOWNA
MEMORANDUM**

DATE: July 31, 2008

TO: City Manager

FROM: Planning & Development Services Department

APPLICATION NO. DVP08-0173
AT: 2674 Gore Street

APPLICANT: Eric & Christine Tromsness
OWNERS: Eric & Christine Tromsness

PURPOSE: TO OBTAIN A DEVELOPMENT VARIANCE PERMIT TO VARY
THE REAR YARD SETBACK FROM 7.5M REQUIRED TO 3.0M
PROPOSED.

EXISTING ZONE: RU6 – Two Dwelling Housing

REPORT PREPARED BY: Alec Warrender

1.0 RECOMMENDATION

THAT Council authorize the issuance of Development Variance Permit No. DVP08-0173 for Lot 2, District Lot 14, ODYD, Plan 7927, located at 2674 Gore Street, Kelowna, B.C;

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

Section 13.6.6(e) Development Regulations – Setbacks

Vary the required rear yard setback from 7.5m required to 3.0m proposed.

2.0 SUMMARY

The applicant has applied for a Development Variance Permit to vary the rear yard setback for the proposed addition from 7.5m required to 3.0m proposed. The applicant has also applied for a direct Development Permit for the form and character of the proposed addition.

3.0 THE PROPOSAL

The applicant plans on constructing an addition to the existing single family dwelling. The addition includes a secondary suite that will be inhabited by their relatives. Two bedrooms will be located above the two car garage, the bedrooms will be accessed from the existing single family dwelling. The proposal compares to Zoning Bylaw No. 8000 as follows;

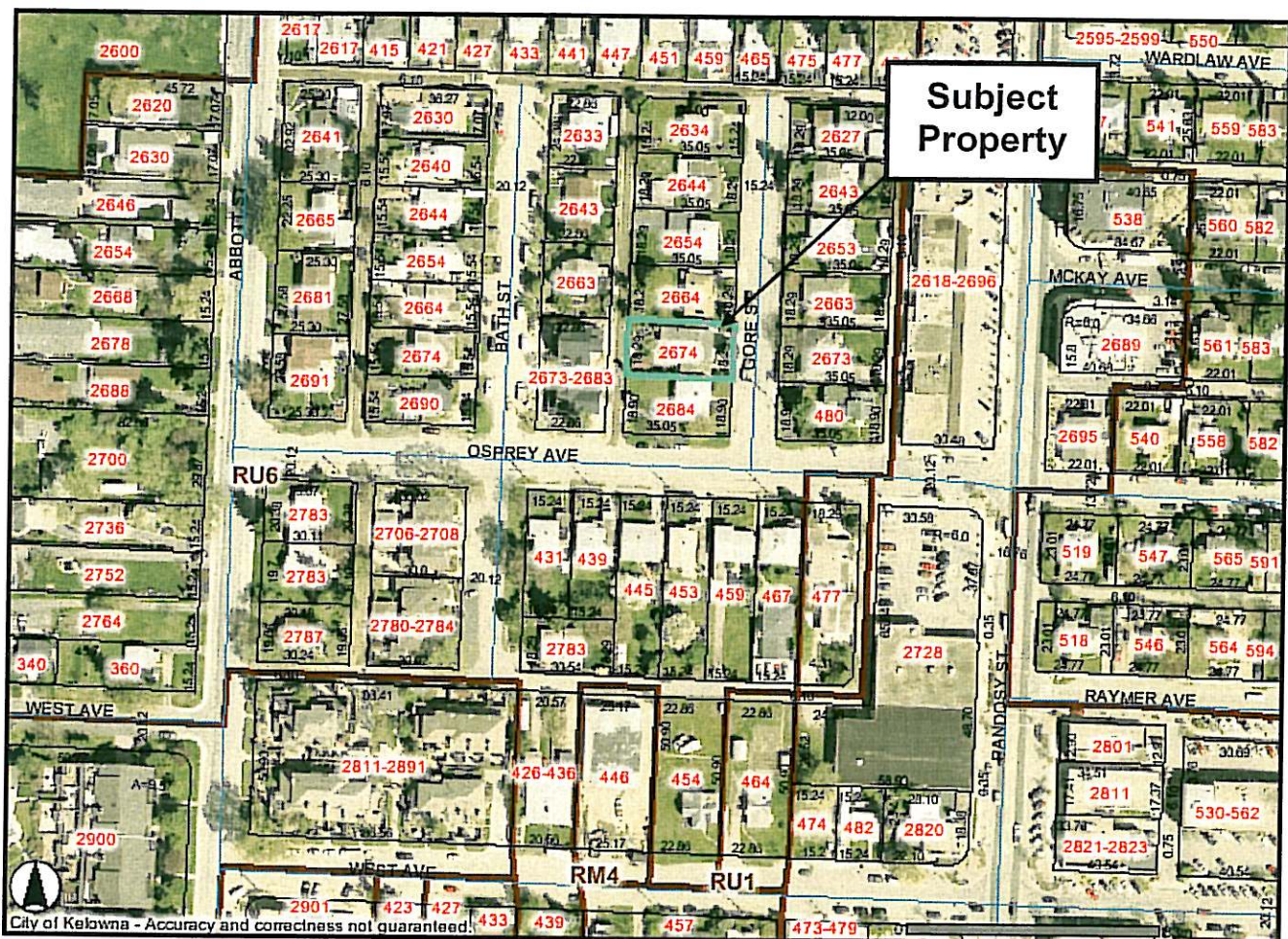
CRITERIA	PROPOSAL	RU6 ZONE REQUIREMENTS
Subdivision Regulations		
Lot Area	643 m ²	400 m ²
Lot Width	18 m	13.0 m
Lot Depth	35 m	30.0 m

Development Regulations		
Site Coverage	40%	40%
Height	6.7 m	2 ½ storeys / 9.5 m
Front Yard	6.0 m	4.5 m
Side Yard (n)	3.0 m	2.3 m (2 or 2 ½ storey portion)
Side Yard (s)	2.3 m	2.3 m (2 or 2 ½ storey portion)
Rear Yard	3.0 m ¹	7.5 m (2 or 2 ½ storey portion)
Other requirements		
Parking Stalls (#)	3 spaces	3 spaces
Private Open Space	Meets Requirements	30 m ² per dwelling

¹Variance from 7.5m required to 3.0m proposed

3.1 Site Location Map:

2674 Gore Street



3.2 Site Context

The surrounding area has been developed primarily as a single/two-family neighbourhood. More specifically, the adjacent land uses are as follows:

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 Fire Department

Requirements of Section 9.36, Secondary Suites, of the BCBC 2006 are to be met.

4.2 Works & Utilities

No Comments

5.0 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

The applicant has provided letters of support from the neighbouring property owners. While the massing of the proposed addition is significant, Staff have worked with the applicant to reduce the overall impact of the project. The applicant has moved the parking from Gore Street to the rear lane and has improved the landscaping.



Shelley Gambacort
Planning and Development Services

SG/aw

ATTACHMENTS

Location of subject property
Photographs
Site Plan
Elevations

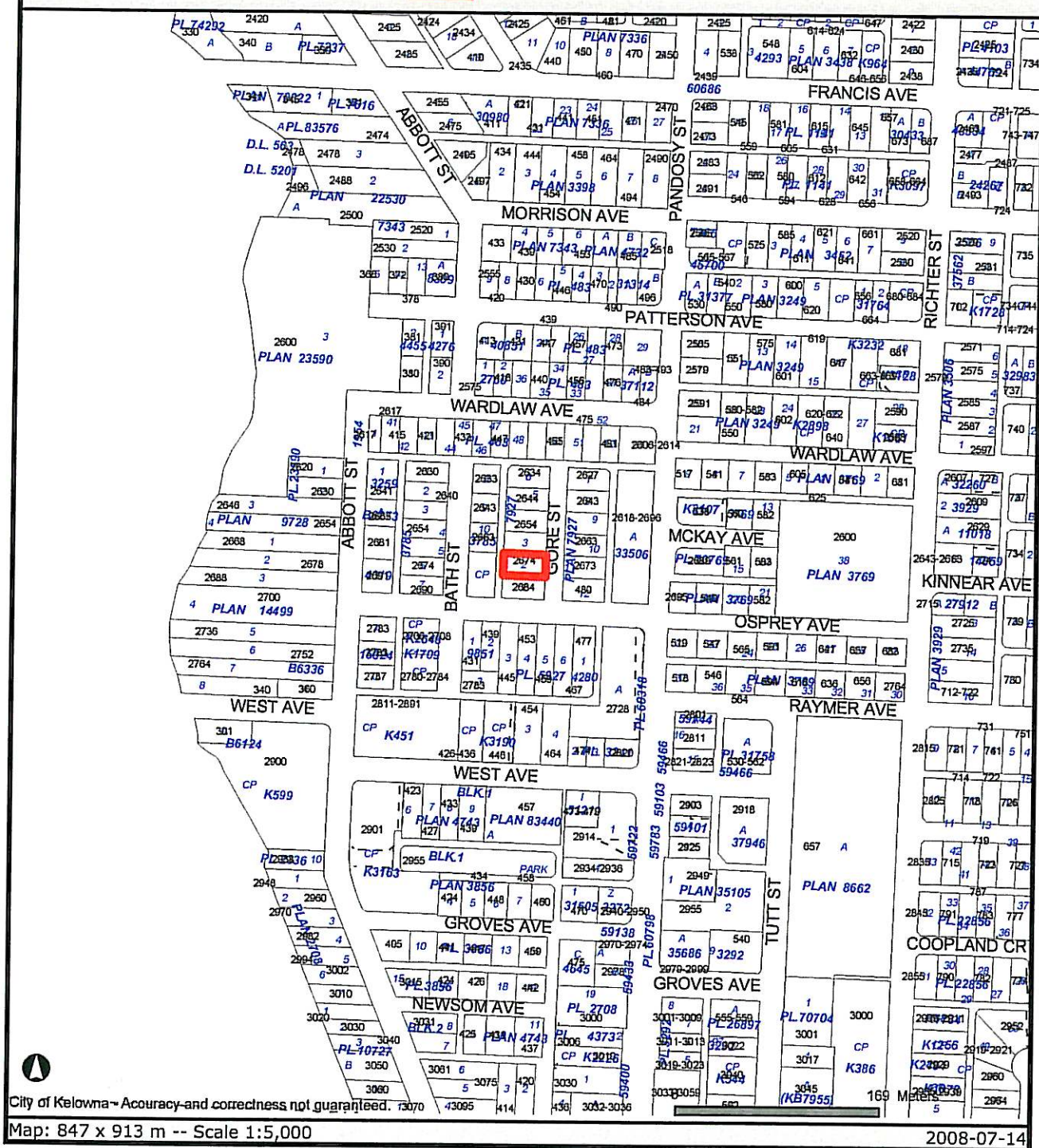


ADDRESS MAP

DVP08-0173



Subject Property



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.

Thomsness addition on Gore

Eric & Christine Thomsness

2674 Gore St.

Kelowna B.C.

V1Y 1M7

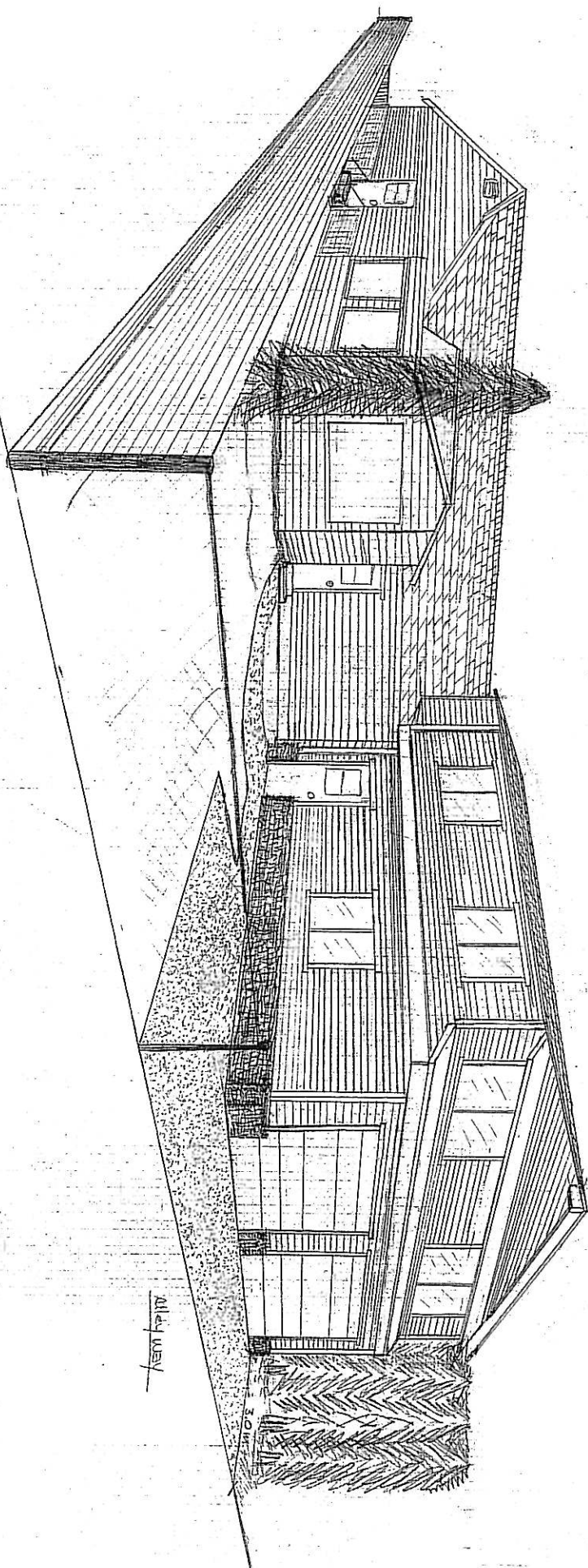
Lot 2 plan 7927

-009-902-431

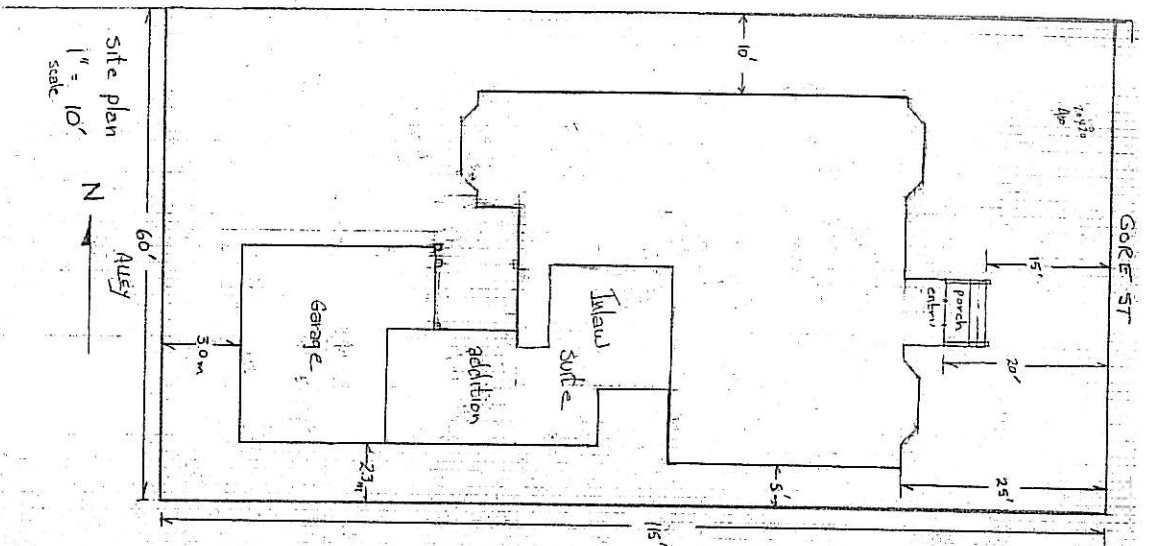
As per
the Thoms
engineered
drawings

SPECS

- * 2x6 construction grade @ 16" centers
- * 2x4 interior walls @ 16" centers
- * engineered floor systems - joists + beams
- * engineered truss system roof
- * tar paper / 5/8" OSB
- * stacked slate / timber bark hardie plank
- * 30 year oak felt shingles to match existing house
- * 6 mil vapor barrier / 1/2" drywall
- * 5/8" fire rock for below suite walls - separation
- * R-20 Fiberglass batt / R-40 in ceilings
- * 3/4" T&G subfloor
- * 8" concrete walls / foundation 5 1/2' walls
- * 6"x8" Footings / 1/2" rebar
- * kerrel space
- * -2" concrete topcoat over 6 mil vapor barrier
- * -2" ripped saw walls
- * vinyl cement windows

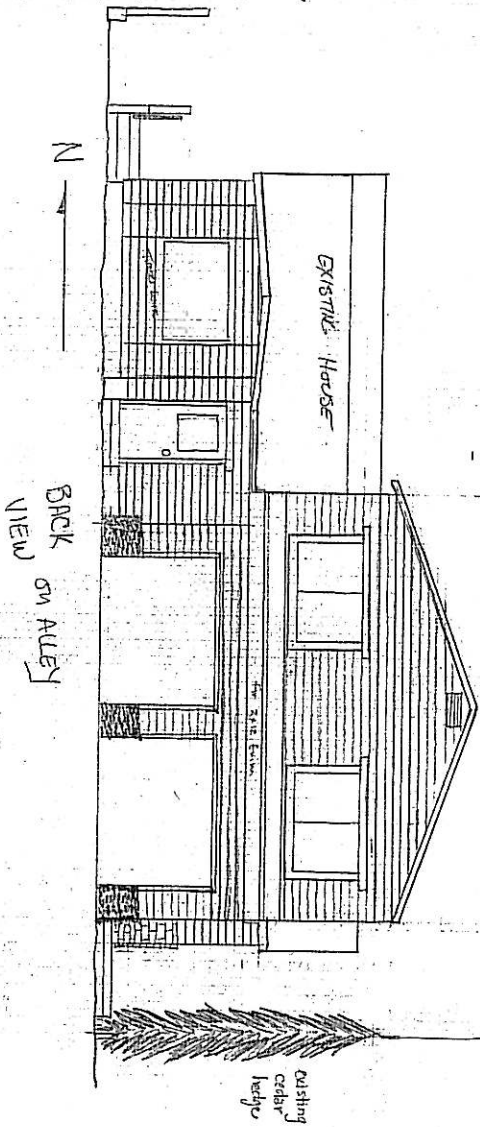


alley way

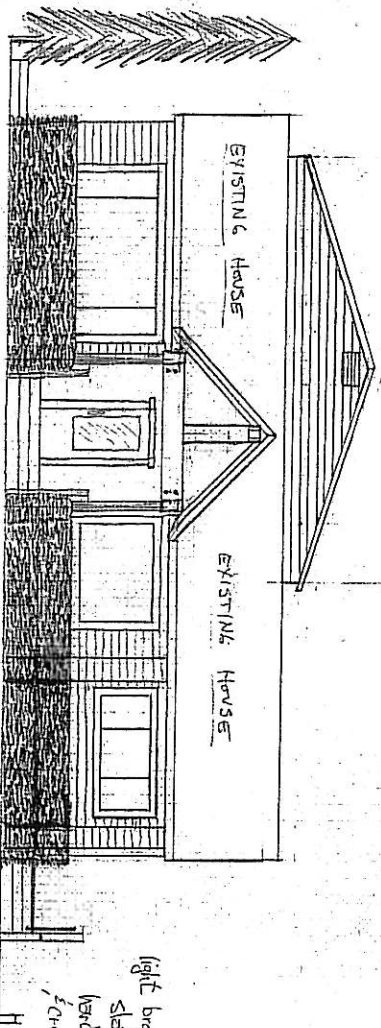


front elevation / rear elevation
scale 3/16" = 1'

Eric Tromsness
2674 Gore Street
lot 2 plan 7927 009-902-431



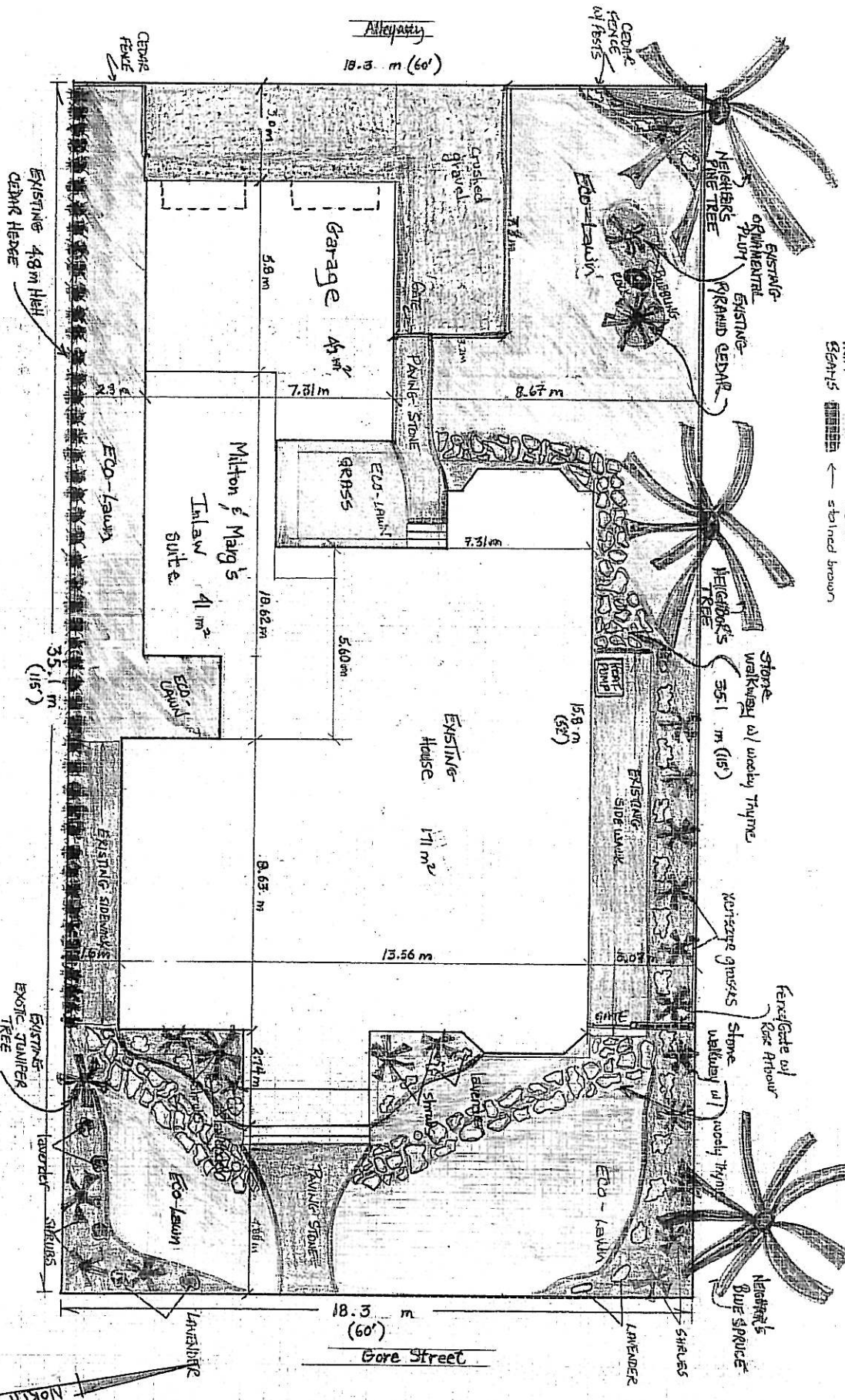
BACK ON ALLEY VIEW



FRONT ON GORE ST VIEW

light brown stacked
slate w/ timber bark
hardie board siding
cream trim.

- COLOR SCHEDULE**
- Roof → brown
 - Trim → Timber Bark Handle Staining
 - Trim → cream
 - Benches → stained brown



Lot 2 Plan 7923
 2574 Gore Street
 Rub zone
 Lot size 642.5 m²
 Covered 251.0 m² = 40.0%
 Garage 45 m²
 open 384.9 m² = 60.0%
 Eric & Christine Tomness
 Scale 3/4" = 1' 1"
 Date June 24/02
SITE PLAN