
CITY OF KELOWNA

MEMORANDUM

Date: August 8, 2008

To: City Manager

From: Planning & Development Services Department

APPLICATION NO.: DVP08-0169

OWNER: Sandra MacNaughton

AT: 1788 Ethel Street

APPLICANT: Chris Vickery

PURPOSE: To vary the minimum rear yard setback requirement from 6.0m required to 3.75m proposed.

EXISTING ZONE: RU6 – Two Dwelling Housing

REPORT PREPARED BY: Luke Turri

1.0 RECOMMENDATION

THAT Council authorize the issuance of Development Variance Permit No. DVP08-0169, Lot 1, District Lot 138, ODYD Plan 1776, located at 1788 Ethel Street in Kelowna, BC;

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

Section 13.6.6(e) RU6 Zone – Development Regulations

To vary the rear yard setback from 6.0m required to the 3.75m proposed.

2.0 SUMMARY

The applicant is seeking to vary the rear yard setback for their property from 6.0m required to 3.75m proposed to allow for the construction of an addition to their existing dwelling.

3.0 COMMUNITY HERITAGE COMMISSION

The Community Heritage Commission accessed the proposal at the meeting on August 7, 2008. The applicant was brought to the commission as an informal inquiry (as it is not a protected heritage building/area) and had no concerns to the addition to the principal dwelling.

Although this property *is* on the Kelowna Heritage Register, it is *not* a Protected Heritage Property, nor is it in a Heritage Conservation permit area. Therefore, a Heritage Alteration Permit is not required. Heritage buildings listed in the Kelowna Heritage Register are eligible for variances to the City's Zoning and Subdivision Bylaws. This allows the City to consider providing property owners, on a case-by-case basis, with incentives and bonuses such as increasing density, relaxing height and setback restrictions, relaxing parking restrictions, and allowing appropriate adaptive re-uses. In

return for these incentives, the property owners would agree to retaining and protecting the listed properties.

4.0 **BACKGROUND**

The property is a fairly large RU6 lot which includes a heritage register home, as well as an accessory building in the northwest corner of the property, which includes a double garage with a secondary suite. The applicant is proposing to add an addition to the existing brick house. This addition to the western side of the house would include expansion to the existing main floor, basement, as well as a new walk-out deck. The existing finishing, roof materials, and roof lines would be carried over from the existing dwelling to the expansion.

The application meets the development regulations of the RU6 – Two Dwelling Housing zone as follows:

Zoning Bylaw No. 8000		
CRITERIA	PROPOSAL	RU6 ZONE REQUIREMENTS
Subdivision Regulations		
Lot Area	854 m ²	440 m ²
Lot Width	32.0 m	15.0 m
Lot Depth	33.53 m	30.0 m
Development Regulations		
Site Coverage (buildings)	Meets requirements	40 %
Site Coverage (buildings/parking)	Meets requirements	50%
Height (existing house)	>9.5 m	9.5 m
Front Yard	6.4 m	6.0 m
Side Yard (North)	12.1 m	2.0m
Side Yard (south)	8.7 m	2.0 m
Rear Yard	3.75 m*	6.0 m

* Requires variance

5.0 **SITE CONTEXT**

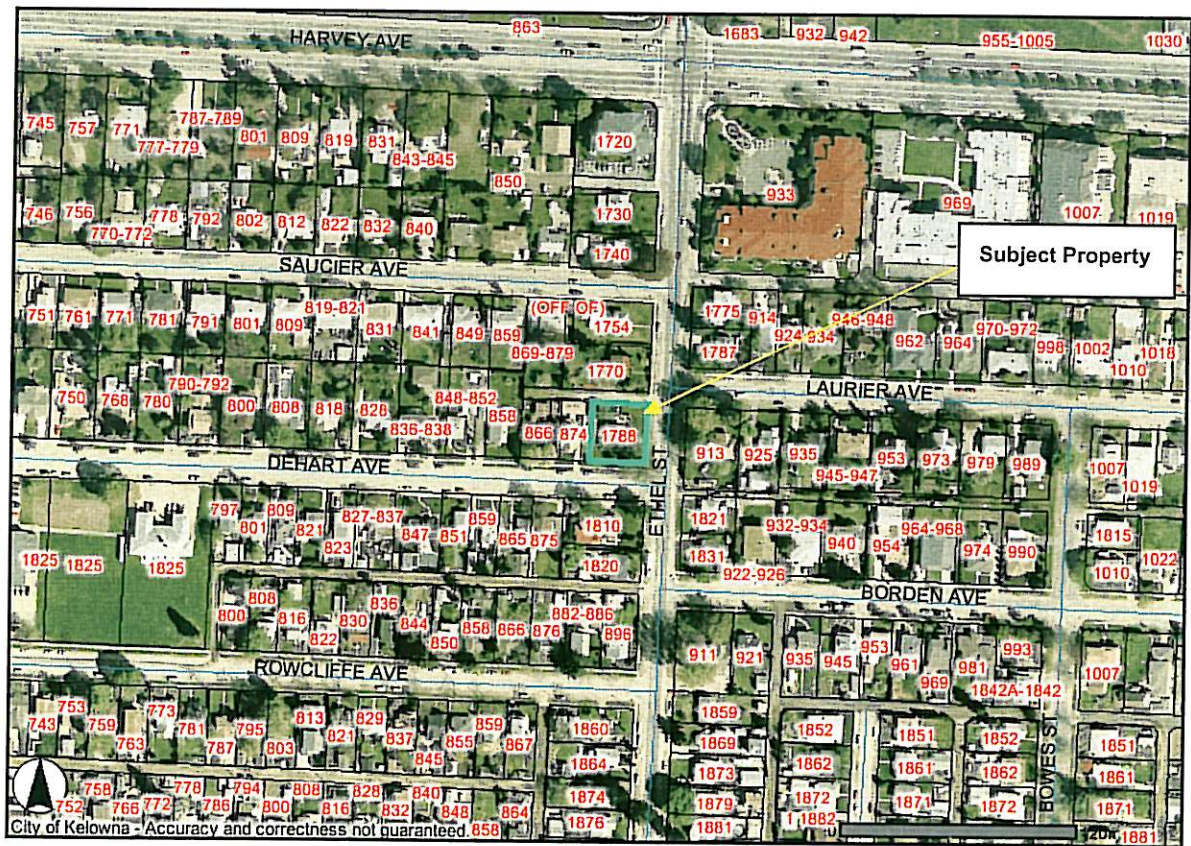
5.1 **Site Location & Adjacent Land-uses**

The subject property is located on Ethel Street in the Central City Sector, on the corner of Ethel and Dehart Avenue. The surrounding neighbourhood consists of single and two family residential homes, with some heritage register properties in close proximity.

Specifically, adjacent zoning and land-uses are:

North	RU6 – Two Dwelling Housing
East	RU6 – Two Dwelling Housing
South	RM4 – Transitional Low Density Housing
West	RU6 – Two Dwelling Housing

5.2 Site Location Map: 1788 Ethel Street



6.0 TECHNICAL COMMENTS

6.1. Works & Utilities

This application to vary the rear yard setback does not compromise Works & Utilities servicing requirements.

6.2. Inspections Department

No comment.

7.0 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

Planning staff are generally supportive of this variance proposal. Staff feel it is important to maintain the viability of heritage properties, and believe this expansion fits within those parameters. Given that this property has rear access via a lane, the variance to an abutting property owner is not as substantial. The affected property owners have given consent to this variance as well. In addition, the Community Heritage Commission has no concerns with the proposed construction.



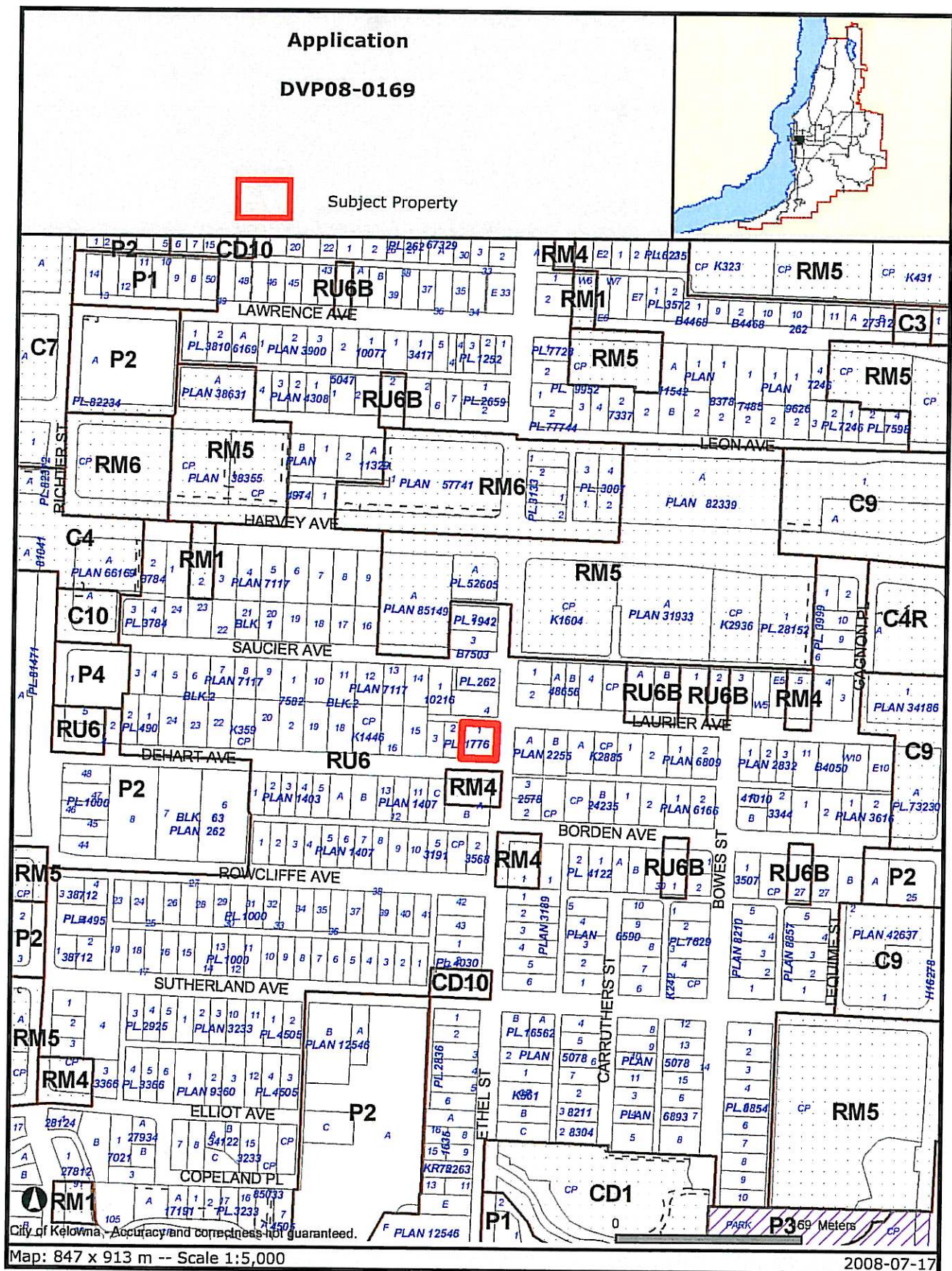
Danielle Noble
Current Planning Supervisor

DN/lt

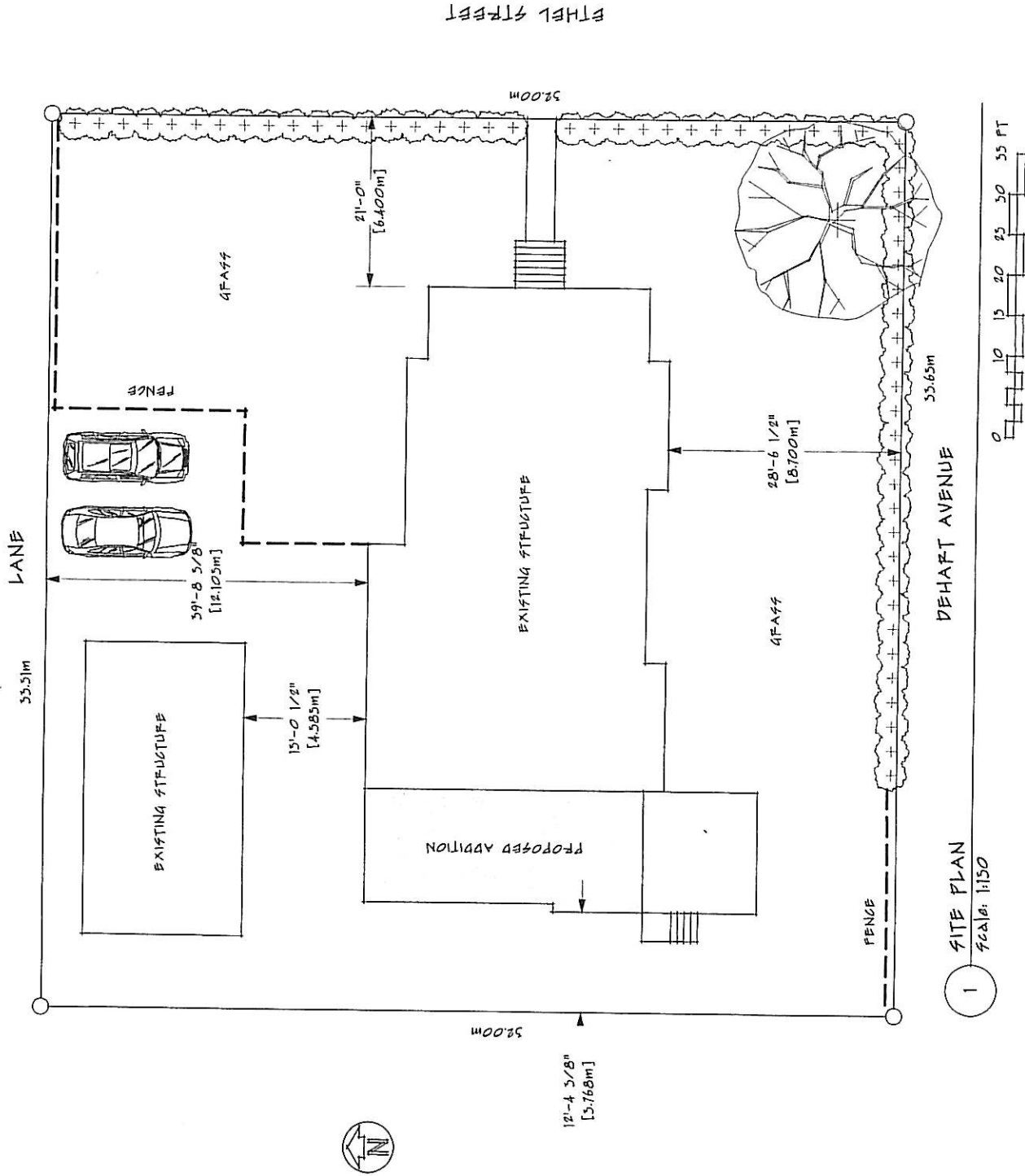
ATTACHMENTS

- A Location of subject property**
- B Site Plan/Elevations**
- C Floor Plans**
- D Photo of Existing Secondary Dwelling**





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.



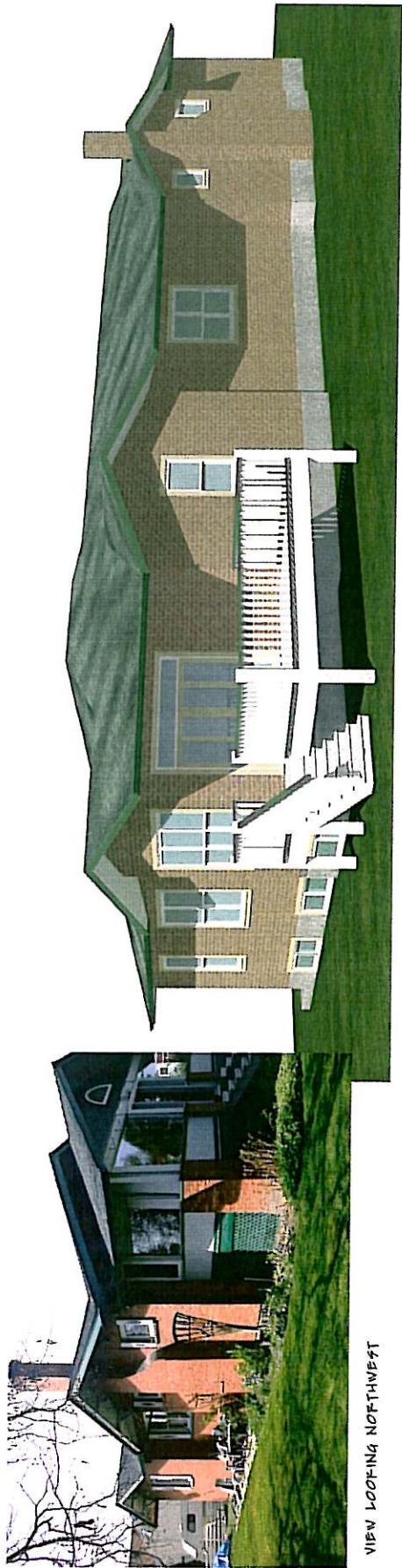
A1

RENDERING
DATE: JUNE 15, 2008
SCALE: AS NOTED

1788 ETHEL STREET
KELOWNA, BC
V1Y 2Y9
LOT 1 PLAN 1776



HIS DESIGN
644 KILGORE STREET
KELOWNA, BC
V1W 4T5

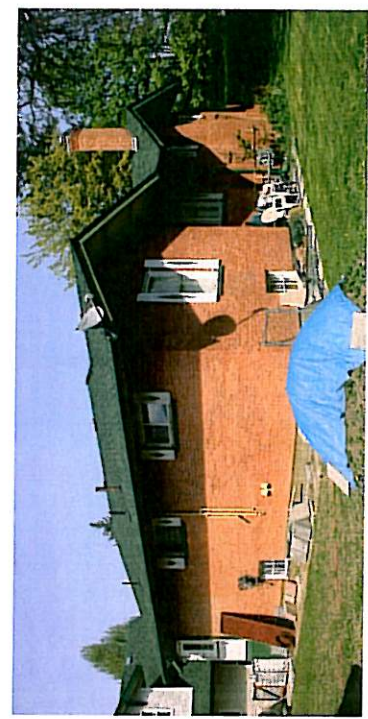


VIEW LOOKING NORTHWEST

1 RENDERING
SCALE: 3/8" = 1'-0"



VIEW LOOKING SOUTHWEST



VIEW LOOKING NORTHEAST



H&S DESIGN
644 ARROWLEAF DR.
KELOWNA, BC
V1W 4T5

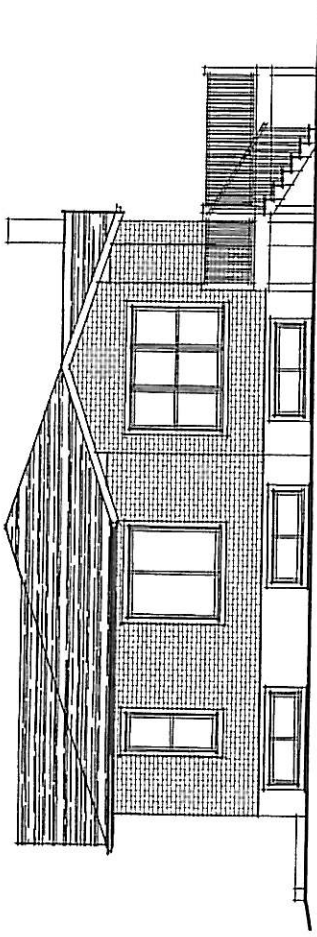
1788 ETHEL STREET
KELOWNA, BC
V1Y 2Y9
LOT 1 PLAN 1776

DRAWING
ELEVATIONS

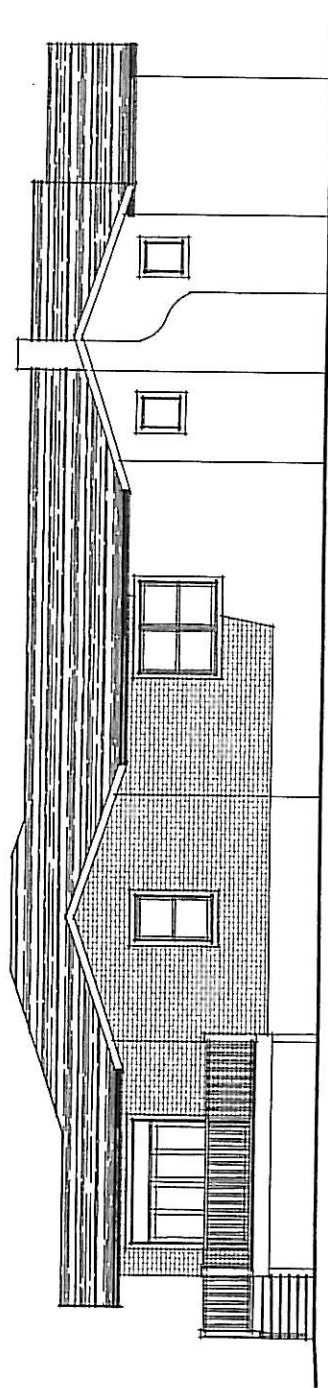
PLOT DATE
JUNE 15, 2008

SCALE
AS NOTED

A4



1 WEST ELEVATION
Scale: 1/8" = 1'-0"



2 SOUTH ELEVATION
Scale: 1/8" = 1'-0"



H&S DESIGN
644 ARROWDALE LN.
KELOWNA, BC
V1Y 4T5

1788 ETHEL STREET
V1Y 2Y9
KELOWNA, BC
LOT 1 PLAN 1776

DATE: 1788 ETHEL STREET

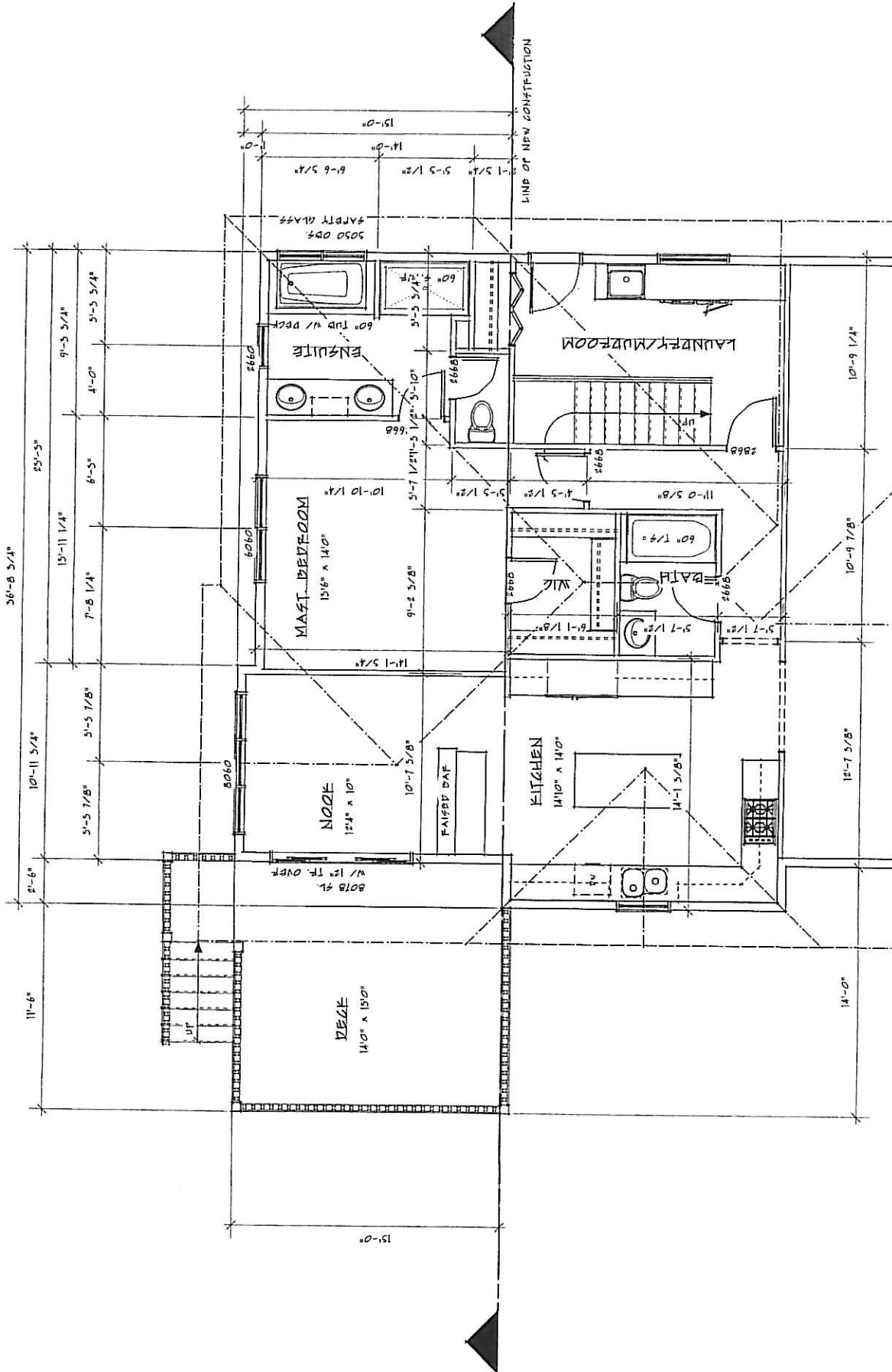
DATE: 1788 ETHEL STREET

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A3

ATTACHMENT D



1 MAIN FLOOR PLAN
SCALE: 3/16" = 1'-0"



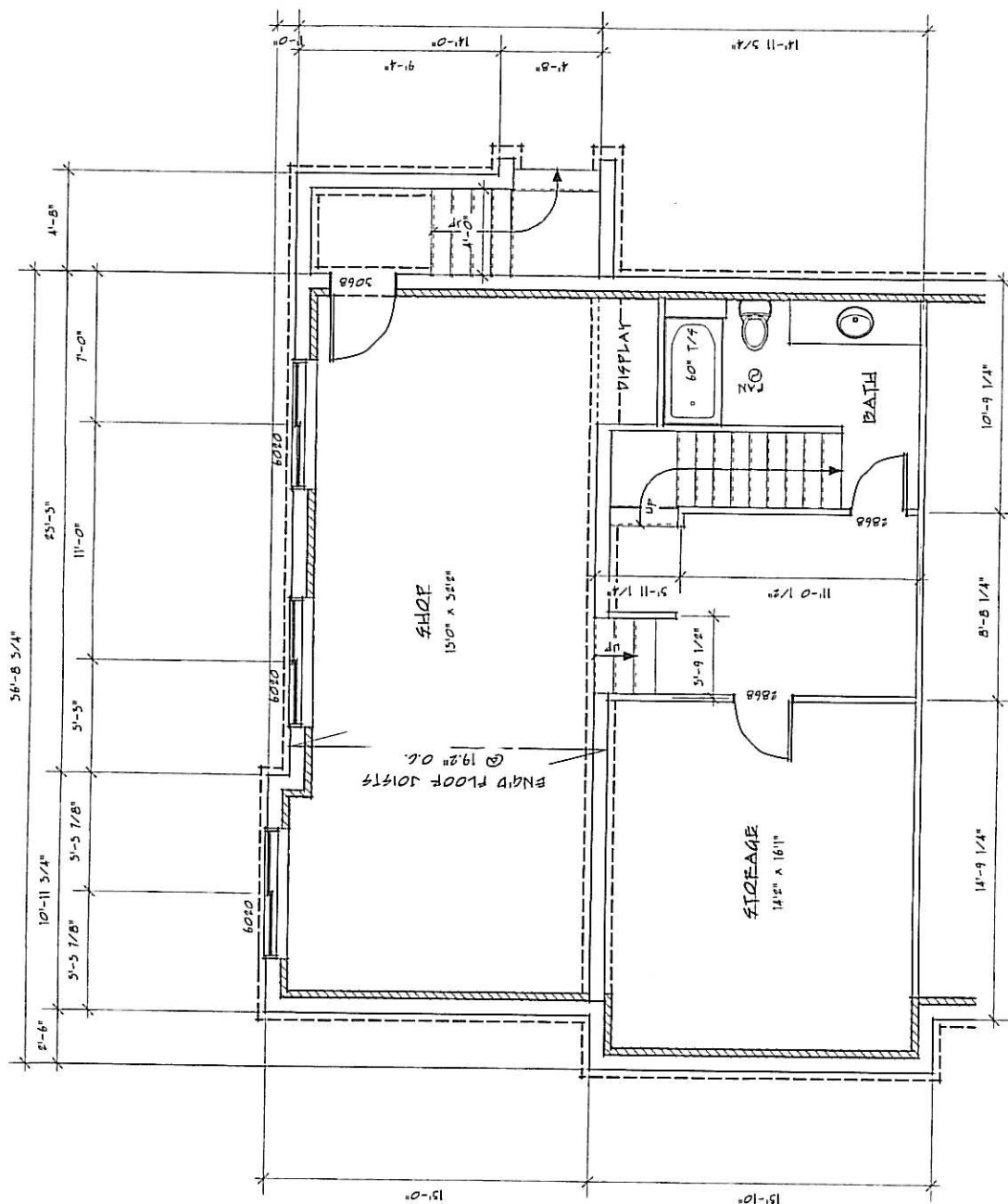
1788 ETHEL STREET
KELOWNA, BC
V1Y 2Y9
LOT 1 PLAN 1776

12 MAY 1967

NOT DATE
JUNE 15, 2008

SCALE AS NOTED

A2



1 BASEMENT PLAN
SCALE: 3/16" = 1'-0"

$$f_{CD|E}: 3/16'' = 1'-0''$$



EXISTING SECONDARY DWELLING - 1788 Ethel Street