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CITY OF KELOWNA  
**MEMORANDUM**

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**Date:** August 20, 2008

**To:** City Manager

**From:** Planning and Development Services Department

**APPLICATION NO.** DVP08-0152

**OWNER:** Dana Klotz

**AT:** 765 Walrod Street

**APPLICANT:** Dana Klotz

**PURPOSE:** TO VARY THE TWO DWELLING LOT WIDTH FROM 18 M REQUIRED TO 17.22 M PROPOSED TO ACCOMMODATE THE PLACEMENT OF A SECOND SINGLE FAMILY DWELLING ON THE PROPERTY

**EXISTING ZONE:** RU6 – TWO DWELLING HOUSING

**REPORT PREPARED BY:** Damien Burggraeve

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**1.0 RECOMMENDATION**

That Council authorize the issuance of Development Variance Permit No. DVP08-0152, for Lot 4, Section 30, Township 26, O.D.Y.D., Plan 10035 located at 765 Walrod Street AND THAT variance to the following section of Zoning Bylaw No. 8000 be granted:

**13.6.5 (b) RU6 Subdivision Regulations – Lot Width**

Vary the minimum lot width from 18 m required for a site with two dwelling housing to 17.2 m proposed.

**2.0 SUMMARY**

The applicant has applied for Development Variance Permit in order to reduce the minimum required lot width from 18.0 m required to 17.22 m proposed in order to accommodate the placement of a second single family dwelling at the back of the property. The applicant has also applied for a form and character Direct Development Permit to be executed at a staff level.

**3.0 ADVISORY PLANNING COMMISSION**

The above-noted application was reviewed by the Advisory Planning Commission at the meeting of August 12, 2008 and the following recommendation was passed:

THAT the Advisory Planning Commission NOT support Development Permit Application No. DP08-0153, for 765 Walrod Street; Lot 4, Plan 10035, Sec. 30,

Twp. 26, ODYD by D. Klotz, to obtain a development permit to the placement of a second family dwelling on the property.

The APC members expressed that although this seems like a minor variance adjustment, if approved, it would change the form and character of the neighbourhood and would establish a precedent for new future lots to be developed in the area.

#### 4.0 THE PROPOSAL

The applicant is proposing to place a second single family dwelling at the rear of the subject property. The new dwelling would be accessed from the rear lane. The existing house will use the current parking space accessed from Walrod Street. The applicant is providing three parking spaces accessed from the rear lane. The applicant is also providing a walking path connecting the proposed dwelling to Walrod Street for emergency response.

##### 4.1 Property Analysis

The proposed development meets the requirements of the RU6 – Two Dwelling Housing zone, with the noted variance:

CRITERIA	PROPOSAL	RU6 ZONE REQUIREMENTS
Lot Area (m <sup>2</sup> )	713.3 m <sup>2</sup>	700 m <sup>2</sup>
Lot Width (m)	17.22 m <sup>A</sup>	18.0 m
Lot Depth (m)	41.47 m	30.0 m
Site Coverage	30.5%	40%
Site Coverage including driveways	40.6%	50%
<b>Setbacks</b>		
Front Yard	10 m	4.5 m except 6.0m to a garage or carport
Side Yard (N)	3.0 m	2.0 m
Side Yard (S)	2.0 m	2.0 m
Rear Yard	7.5 m	6.0 m
Distance Between Buildings	4.5 m	4.5 m
Building Height	1.5 Storeys	2.5 storeys

A = The applicant is requesting a variance to the required 18 m lot width to the proposed 17.22 m

##### 4.2 Site Context

The subject property is located on the Walrod Street at the north end of Kelowna and has a rear lane access available.

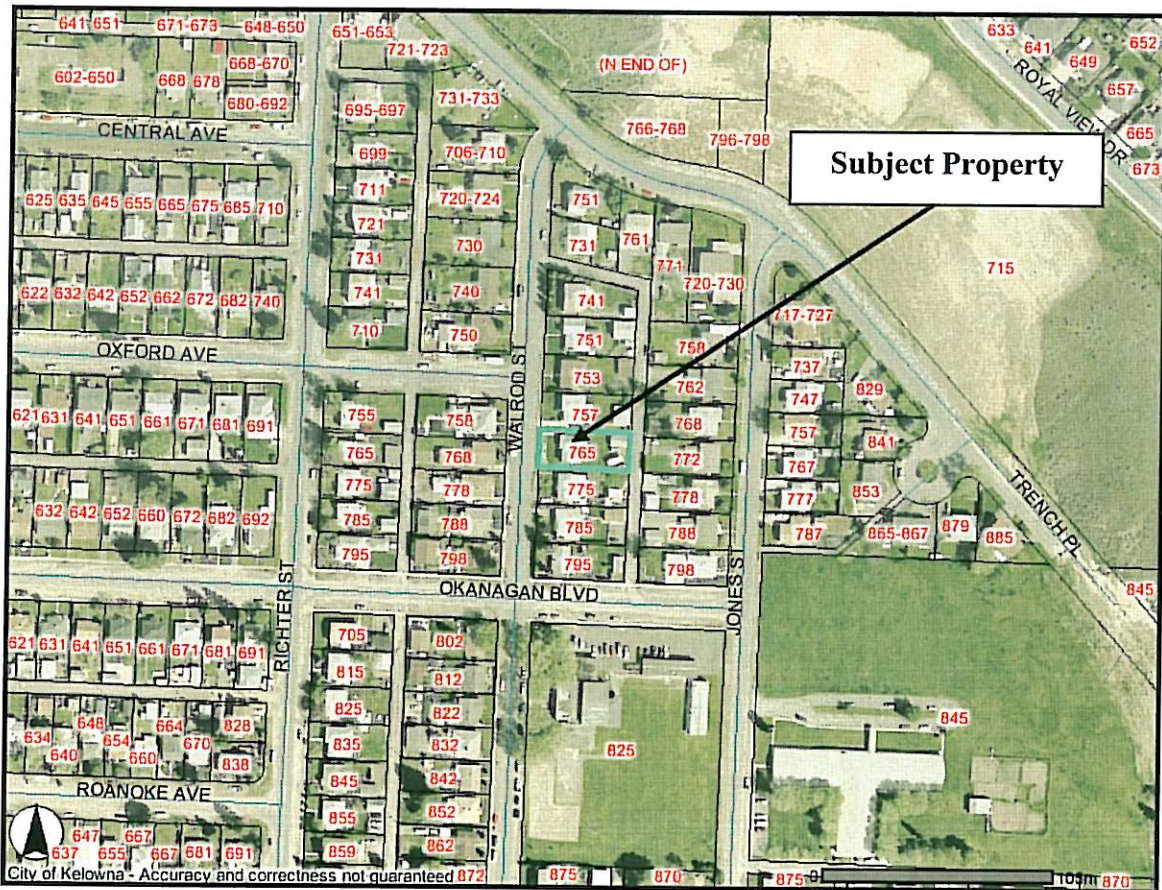
Adjacent zones and uses are:

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

#### 4.3 Site Location Map

Subject Property:

765 Walrod Street



#### 4.4 Existing Development Potential

The purpose of the RU6 zone is to provide for development of a maximum of two single family dwelling units per lot.

#### 5.0 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

The subject property is designated as Single/ Two Family Residential in the Official Community Plan. The proposed addition of a second dwelling is consistent with the neighbourhood and infill uses currently transitioning in this area.

The existing lot has a rear lane access, exceeds the minimum lot depth by over 11 m, and the proposed developments are well below the maximum site coverage requirement. The proposal of building at the rear of the property does not compromise the side yard setbacks and the massing of the buildings will not compromise the established streetscape of the current neighbourhood.

  
for Shelley Gambacort  
Planning and Development Services

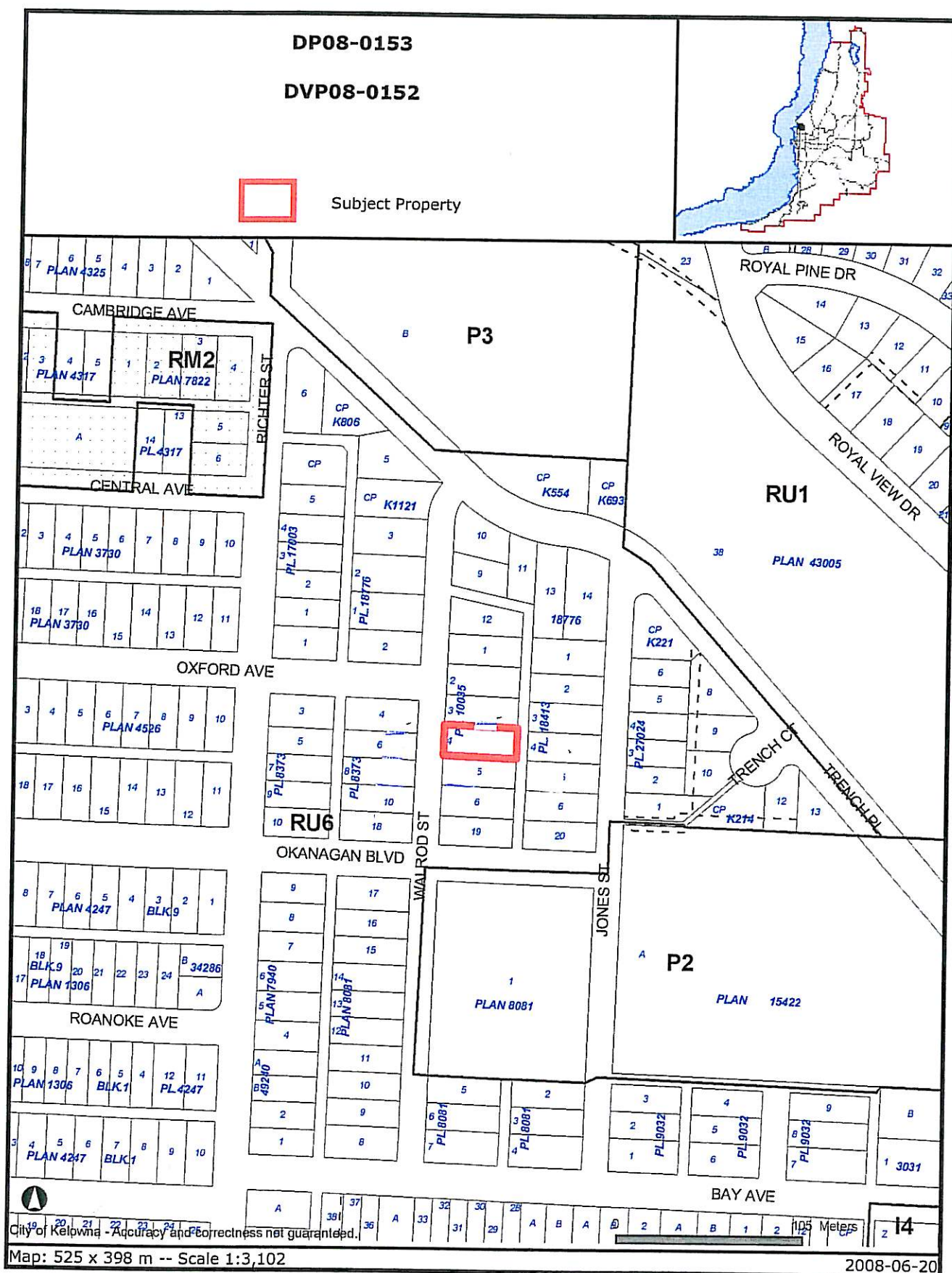
PM/SG/db

Attachments:

- Location Map
- Air Photo
- Site Plan
- Building Elevations







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.

