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CITY OF KELOWNA  
**MEMORANDUM**

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**Date:** October 28, 2008  
**To:** City Manager  
**From:** Community Sustainability Division  
**APPLICATION NO.** DVP08-0217      **OWNER:** Prehofer, Frank and Carmen  
**AT:** 2652 Woodland Crescent      **APPLICANT:** Prehofer, Frank and Carmen  
**PURPOSE:** To vary site coverage requirements of Zoning Bylaw 8000 Section 11.1.6(a) from 10% site to 13.7%.  
**PROPOSED ZONE:** A1(s) - AGRICULTURE 1 WITH SECONDARY SUITE  
**REPORT PREPARED BY:** Birte Decloux

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**1.0    RECOMMENDATION**

THAT Final Adoption of Zone Amending Bylaw No. 10109 be considered by Council;  
AND THAT Council authorize the issuance of Development Variance Permit No. DVP08-0217 for Lot 6, Section 16, Township 26, Osoyoos Division Yale District Plan 23034, located at Woodland Crescent, Kelowna, B.C.;

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

**Section 11.1.6(a) - Development Regulations – Site Coverage**  
    (a)      To vary the maximum allowable site coverage of 10% for residential development to 13.7% proposed.

**2.0    SUMMARY**

A variance to relax the required site coverage from 10% permitted to 13.7% proposed is required to construct the proposed new single family dwelling containing a secondary suite.

### 3.0 BACKGROUND

The site is located on the northeast side of Woodland Crescent in the Hall Road area. There is an existing home on the site which will be removed to construct a new single family home containing a secondary suite.

The proposed application meets the requirements of A1(s) Agriculture 1 with a secondary suite zone as follows:

Zoning Bylaw No. 8000		
CRITERIA	PROPOSAL	A1(s) ZONE REQUIREMENTS (FOR SECONDARY SUITE)
Development Regulations		
Site Area	3328 m <sup>2</sup> (existing non-conforming)	4.0 ha
Floor Area of Building	376 m <sup>2</sup>	No requirements
Building Foot Print	426.8 m <sup>2</sup>	
Floor Area of Secondary Suite	89.8 m <sup>2</sup>	No requirements
Site Coverage (residential development)	13 % ❶	10%
Size ratios	23.9%	Suite in building can't exceed lessor of 90 m <sup>2</sup> or 40%
Height (principal house)	6.7 m	2 ½ storeys / 9.5 m
Front Yard	6.41 m	6.0 m
Side Yard (north)	3.0 m	3.0 m
Side Yard (south)	3.47m	3.0 m
Rear Yard	39.04 m	10 m
Other Requirements		
Parking Stalls (#)	3 Spaces	3 spaces
Private Open Space	meets requirements	No requirement

❶ a variance has been sought to relax the site coverage requirements from 10% permitted to 13% required.

#### 3.1 Site Context

The subject property is located on the northeast side of Woodland Crescent, in the Hall Road area of Southeast Kelowna near Mission Creek. More specifically, the adjacent zones and uses are as follows:

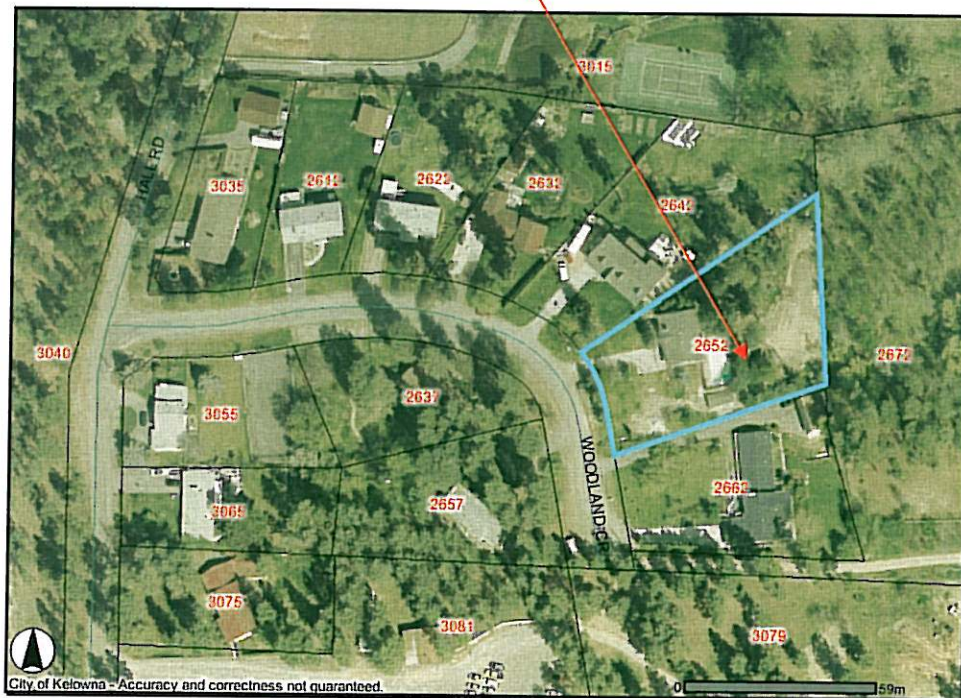
North - A1 – Agriculture; residential

East - A1 – Agriculture; rural

South - A1 – Agriculture; residential

West - A1 – Agriculture; residential

### 3.2 Site Location: 2652 Woodland Crescent



### 4.0 TECHNICAL COMMENTS

The application has been submitted to various technical agencies and City departments, and the following relevant comments have been submitted:

#### 4.1 Public Health Inspector

No objection provided water and sewer available

#### 4.2 Works and Utilities

The proposed rezoning for a house & suite with a variance for site coverage does not compromise Works and Utilities as far as servicing is concerned.

### 5.0 LAND USE MANAGEMENT DEPARTMENT

The subject property is designated as Single/two unit residential in the Official Community Plan. The proposed construction of a single family dwelling with a secondary suite is consistent with the uses currently existing surrounding the site.

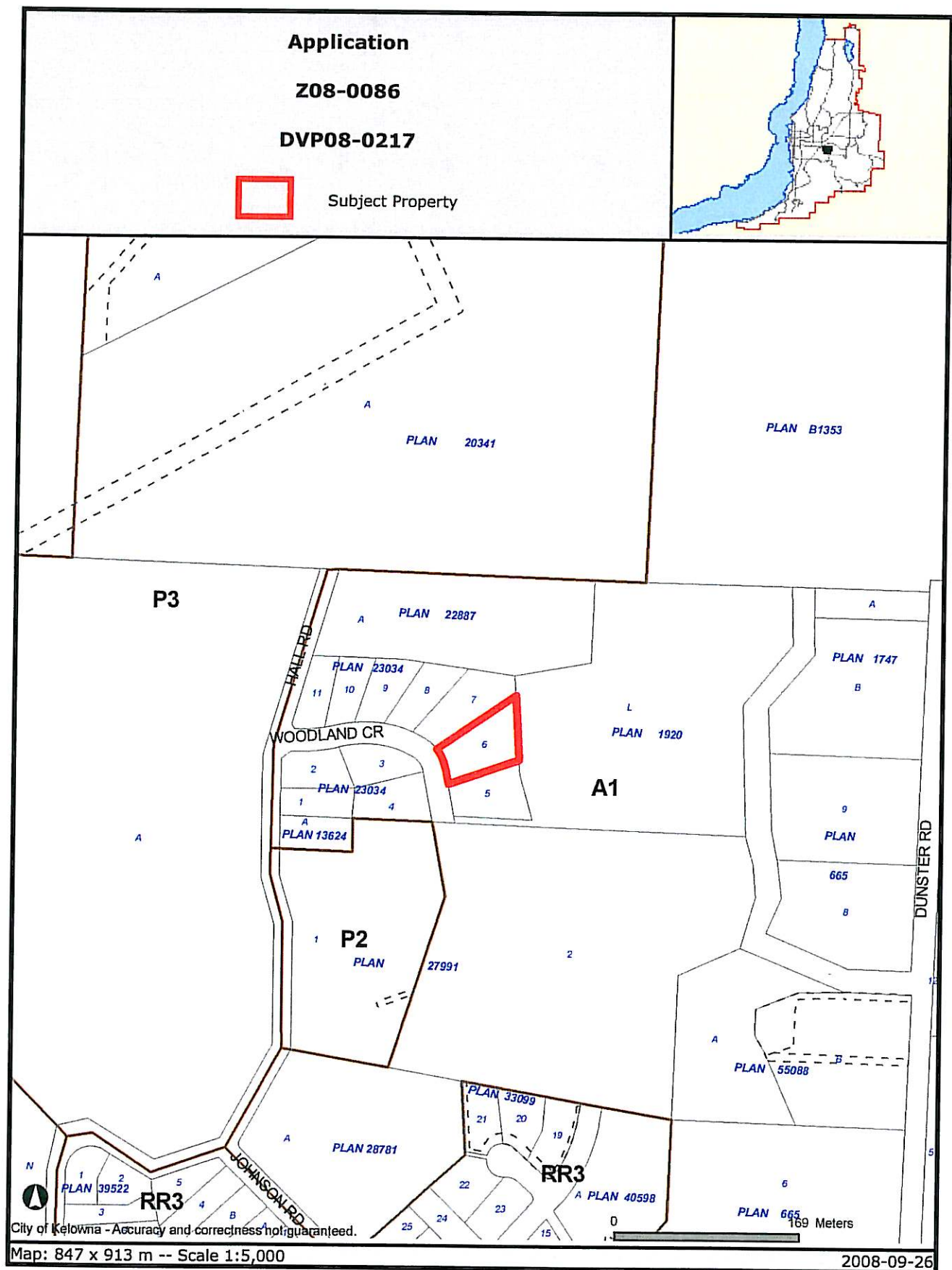
The site is 3328 m<sup>2</sup> which is ample for the size of the proposed building. The applicant has submitted signatures of support from all surrounding properties indicating that they do not feel impacted by the change in the site coverage proposed.

Shelley Gambacort  
Director of Land Use Management  
SG/bcd

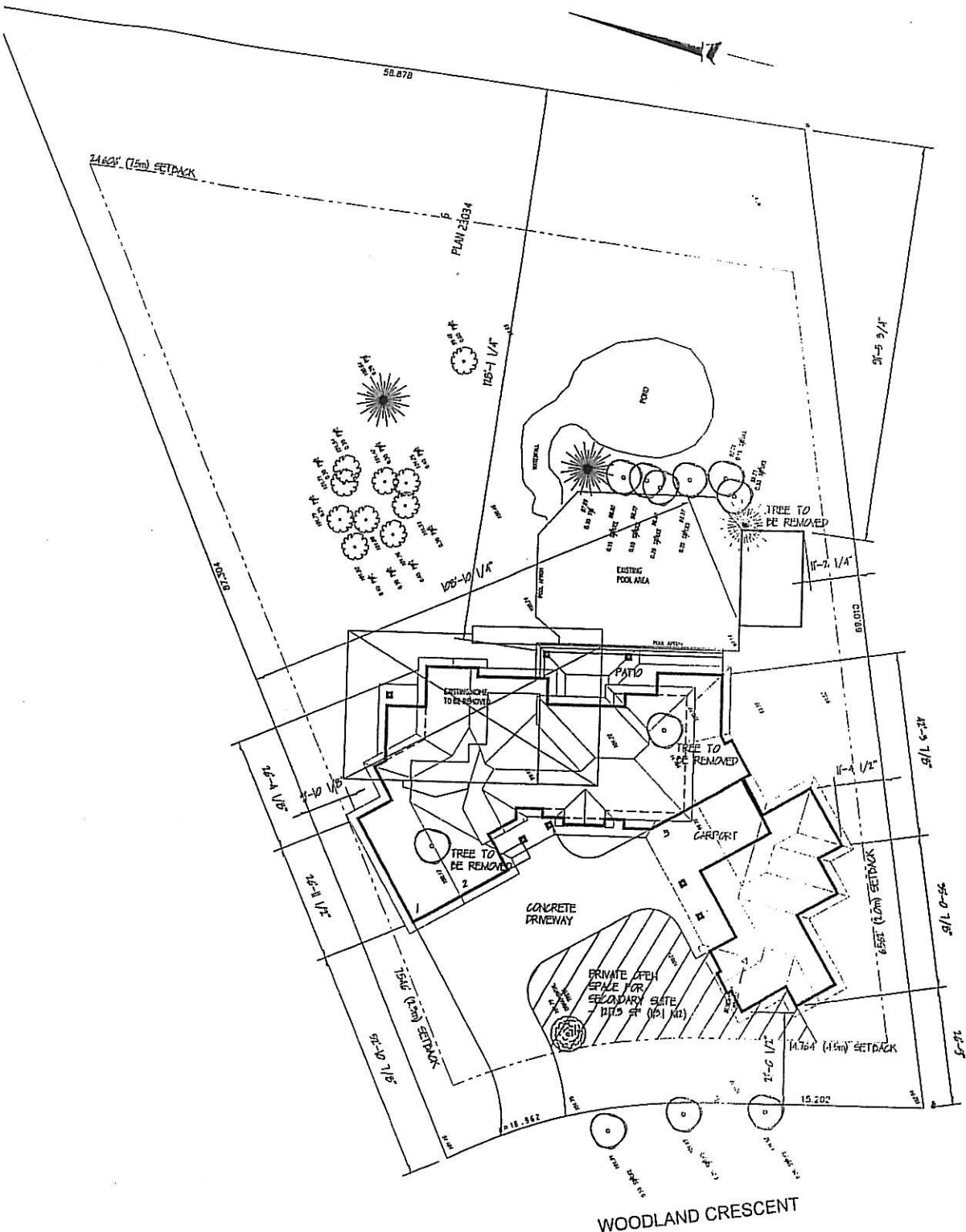
Attachments:

Subject Property Map  
Site Plan  
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.



 **SITE PLAN**  
1/16" = 1'-0"

**RESIDENCE FOR:**  
**\* PREHOFER \***

**OASIS DESIGN**

868-2275  
DESIGNED BY: JAMES W. HAASDYK  
DATE: SEPTEMBER 2, 2003

**SITE PLAN**  
**2652 WOODLAND CRESCENT**  
SCALE: AS NOTED | DRAWING NUMBER: 08-746-001 | REVISION:

\* CONSTRUCTION OF THIS PLAN IS PROHIBITED WITHOUT THE WRITTEN CONSENT FROM OASIS DESIGN, INC.

# RESIDENCE FOR: \* PRIEHOFFER \*

OASIS DESIGN

ELEVATIONS

2652 WOODLAND CRESCENT

DESIGNED BY JAMES W. HANCOCK

DATE: SEPTEMBER 2, 2008

SCALE AS NOTED | DRAWING NUMBER: 08-746-001 | REVISION:

