
CITY OF KELOWNA
MEMORANDUM

Date: November 12, 2008

To: City Manager

From: Land Use Management Department

APPLICATION NO: DVP08-0218

OWNER: Dale and Lisa Lamb

AT: 4383 Hobson Rd

APPLICANT: Dale and Lisa Lamb

PURPOSE: To vary the maximum height of a principal dwelling from 2 ½ storeys required to 3 storeys.

EXISTING ZONE: RU1 – Large Lot Housing

REPORT PREPARED BY: Carlie Ferguson

1.0 RECOMMENDATION

THAT Final Adoption of Zone Amending Bylaw No.10116 be considered by Council;

THAT Council authorize the issuance of Development Variance Permit No. DVP08-0218, for Lot A District Lot 167 Osoyoos Division Yale District Plan 17542, located on Hobson Rd, Kelowna, B.C.

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

Section 13.1.6 RU1 Development Regulations

To vary the maximum height from 2 ½ storeys allowed to 3 storeys for the principal building.

2.0 SUMMARY

As per development regulations of the RU1 – Large Lot Housing zone, the maximum height of a building or structure is the lesser of 9.5 m or 2 ½ storeys. This variance application requests a principal dwelling that is 9.4 m and 3 storeys in height, exceeding the 2 ½ storey height requirement.

3.0 BACKGROUND

The applicant proposes to demolish an existing dwelling on the subject property and construct a new principal dwelling that includes a secondary suite through this application and a concurrent rezoning application. The proposed dwelling includes a small look out tower which meets the maximum 9.5 m height requirement, however, as that portion of the

dwelling is considered to be 3 storeys in height it exceeds the 2 ½ storey height requirement. Therefore, a Development Variance Permit will be required to vary the maximum height required from 2 ½ storeys to 3 storeys. The minimum required 3 parking spaces and 30 m² open space per dwelling unit have been provided.

The proposed application meets the requirements of the RU1(s) Large Lot Housing with a Secondary Suite zone as follows:

Zoning Bylaw No. 8000		
Criteria	Proposal	RU1(s) Zone Requirements
Subdivision Regulations		
Lot Area	2700 m ²	550 m ²
Lot Width	87.93 m	16.5 m
Lot Depth	30.48 m	30.0 m
Development Regulations		
Site Coverage (buildings)	28%	40%
Site Coverage (buildings/parking)	38%	50%
Proposed Dwelling		
Height	3 storeys ^A / 9.4 m	Less than 2 ½ storeys / 9.5 m
Front Yard	9.5 m	4.5 m or 6.0 m to a garage
Side Yard (n)	2.3 m	2.3 m (2 – 2 ½ storey portion)
Side Yard (s)	2.0 m	2.0 m (1 - 1 ½ storey portion)
Rear Yard	25 m	7.5 m
Total Floor Area (Principal Dwelling)	732 m ²	N/A
Total Floor Area (Suite)	80 m ² (11%)	The lesser of 90 m ² or 40% of the total floor area of the principal building
Other Requirements		
Parking Stalls (#)	5 spaces	3 spaces
Private Open Space	meets requirements	30 m ² per dwelling

^A DVP application to vary the maximum height of the principal dwelling from 2.5 storeys to 3 storeys to accommodate an look out tower.

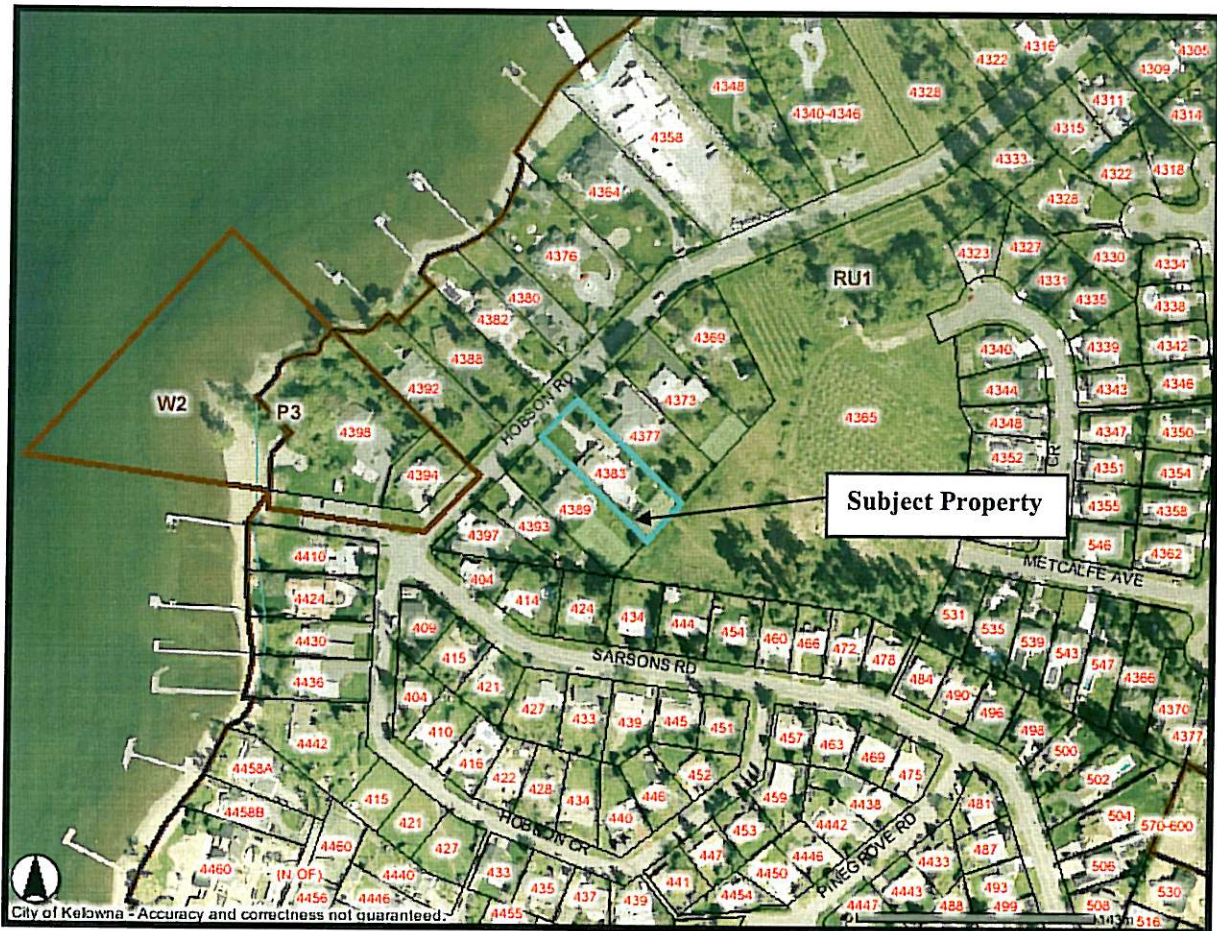
3.1 Site Context

The subject property is located on the east side of Hobson Rd. The surrounding properties are large estate lots developed with single family residential homes. More specifically, the adjacent land uses are as follows:

North RU1 – Large Lot Housing
 East RU1 – Large Lot Housing

South RU1 – Large Lot Housing
West RU1 – Large Lot Housing

3.2 Site Location Map: 4383 Hobson Rd



4.0 TECHNICAL COMMENTS

4.1 Fire Department

The entrance gate must have a CLEAR width of 14 feet and have a fire department lock box with required key (no power) and over ride switch (power); contact City of Kelowna Fire Prevention Branch for details.

The main Gate leading to main entrance of the suite to open with out special knowledge; path to main entrance of the suite to be minimum 1100mm wide and remain clear at all times.

4.2 Inspections Department

The following comments were received and are to be dealt with at the building permit stage:

- Building appears to be 3 stories at front.
- Confirm building minimum geodetic elevation is greater than 343.66 meters. No electrical or mechanical below 343.66 meters.
- Permit required for swimming pool

4.3 Works and Utilities Department

See attached.

5.0 LAND USE MANAGEMENT DEPARTMENT

A Development Variance Permit is required to vary the height requirement for the proposed dwelling. The Land Use Management Department is supportive of the proposed variance as it meets the 9.5 m height requirement. Only a small portion of the proposed dwelling (a proposed look out tower) exceeds the 2 ½ storey height requirement where the remainder of the dwelling meets the 2 ½ storey requirement. The look out tower is well incorporated into the overall design of the proposed dwelling and it is anticipated that minimal (if any) visual impact on the surrounding neighbourhood will result.

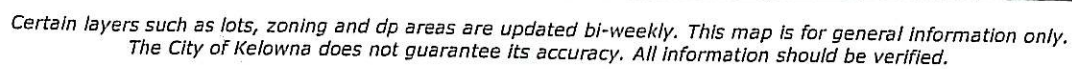



Danielle Noble
Urban Land Use Supervisor

DN/cf

ATTACHMENTS

Subject Property Map
Site Plan
Elevations
Floor Plan of proposed look out tower
Works & Utilities Comments





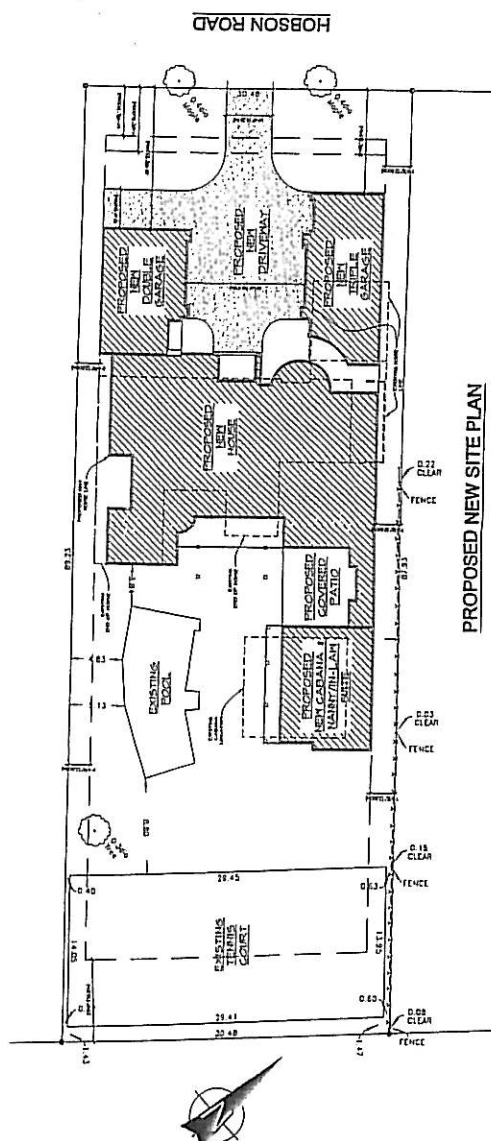
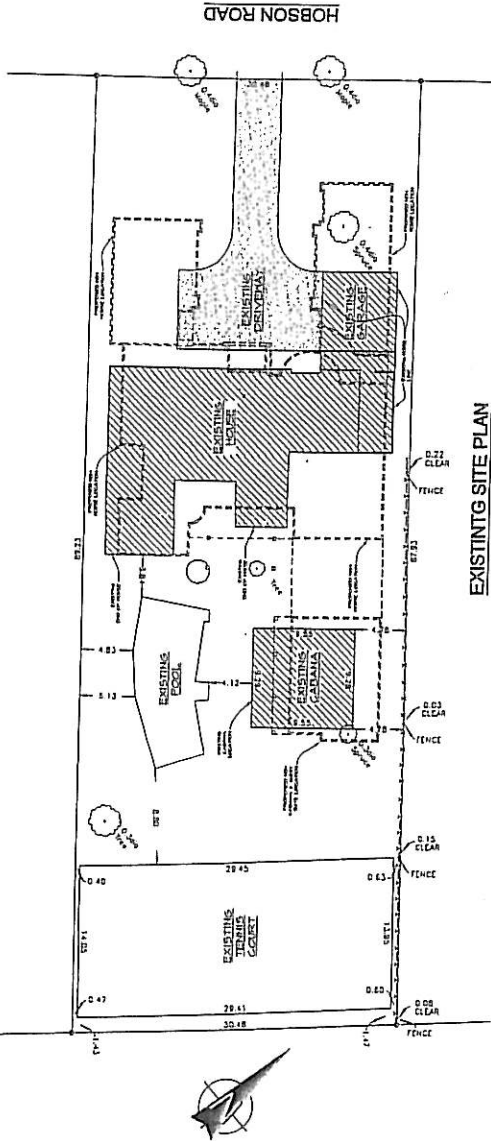
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DATE & LISA LAUR
4383 HOBSON ROAD
KELOWNA, B.C.
DRAWING SCALE: 1/8" = 1'-0"
DATE: JUNE 27 / 03
REV. DATED:
DWN BY: SJB / L.C.

1/5

CIVIC ADDRESS : 4383 HOBSON ROAD

LEGAL ADDRESS : LOT A, PLAN 17542

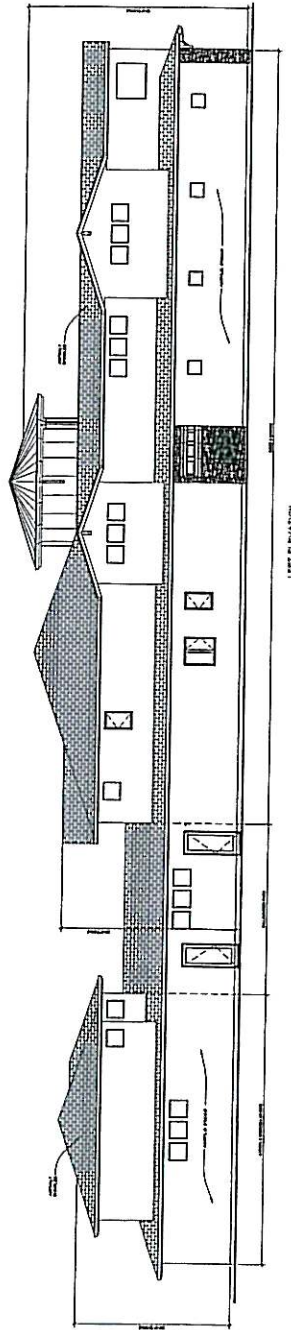
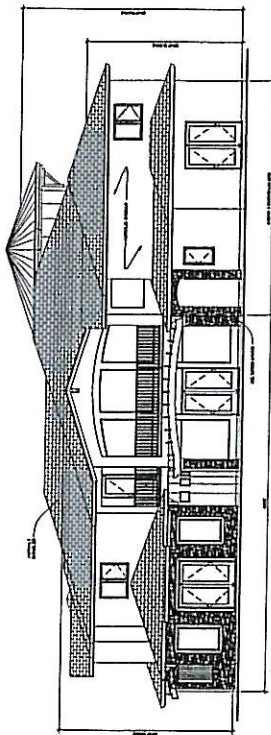
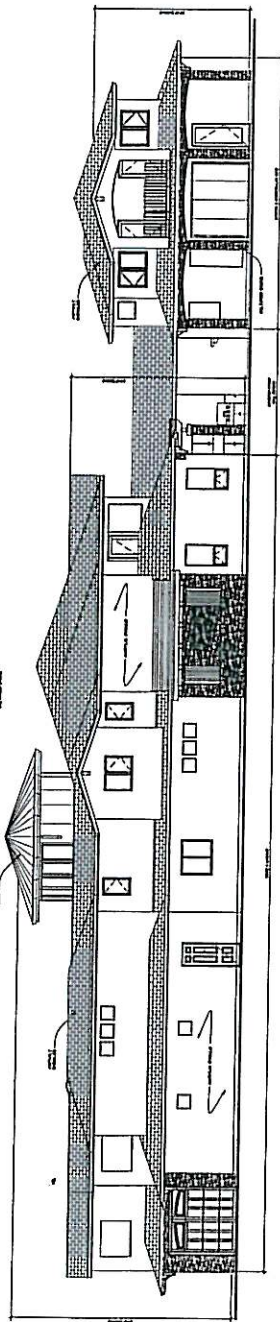
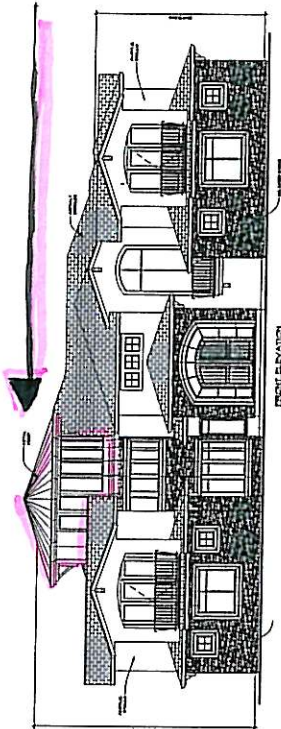


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Portion of proposed dwelling exceeding 2 ½ storeys

Height 9.4 m and 3 storeys

[illegible]

CITY OF KELOWNA
MEMORANDUM

Date: November 7, 2008
File No.: Z08-0074 DP08-0190
To: Planning & Development Services Department (CF)
From: Development Engineering Manager (SM)
Subject: 4383 Hobson Road Lot A Plan 17542 Suite

The Works & Utilities Department comments and requirements regarding this application to rezone from RU-1 to RU-1s are as follows:

1. Domestic Water and Fire Protection

The existing lot is serviced with a small diameter PVC water service, which is substandard. If any upgrades are required they will be at the applicants costs.

Metered water from the main residence must be extended to supply the suite. The meter shall be within the building on the water service inlet as required by the City Plumbing Regulation and Water Regulation bylaws.

2. Sanitary Sewer

The existing house is provided with a single 100mm-diameter sanitary sewer service, complete with I.C. that should be used to service the main residence and the proposed suite.

The property is located within Specified Area #17 and is serviced by the municipal wastewater collection system. The applicant is required to pay the specified area # 17 charges in the amount of \$480.16 for the proposed dwelling(480.16 valid until March 31, 09 x1.0 Units).

3. Development Permit and Site Related Issues

Direct the roof drains into on-site rock pits. This will help dissipate the roof drain water and prevent additional concentrated flows.

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.

Steve Muenz, P. Eng.
Development Engineering Manager
DC