
CITY OF KELOWNA
MEMORANDUM

DATE: January 15, 2008
TO: City Manager
FROM: Community Sustainability Division

APPLICATION NO. DVP08-0253 **OWNER:** Bob Wall & Hilda Wall
AT: 1864 Ethel Street **APPLICANT:** Bob Wall & Hilda Wall

PURPOSE: To vary the rear yard setback for a second dwelling from 7.5 m required to 3.5 m proposed.

OCP DESIGNATION: S2RES – Single/Two Unit Residential

EXISTING ZONE: RU6 – Two Dwelling Housing

REPORT PREPARED BY: Andrew Browne

1.0 RECOMMENDATION

THAT Council authorize the issuance of Development Variance Permit No. DVP08-0253 for Lot 43 District Lot 138 ODYD Plan 1000, located at 1864 Ethel Street, Kelowna BC;

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

Section 13.6.6(e) Minimum Rear Yard Setback – To vary the minimum rear yard setback from 7.5 m required to 3.5 m for the proposed second dwelling.

2.0 SUMMARY

The applicant proposes to construct a second dwelling on the rear (western side) of the subject property, toward the lane. The proposed building placement requires a setback variance.

3.0 BACKGROUND

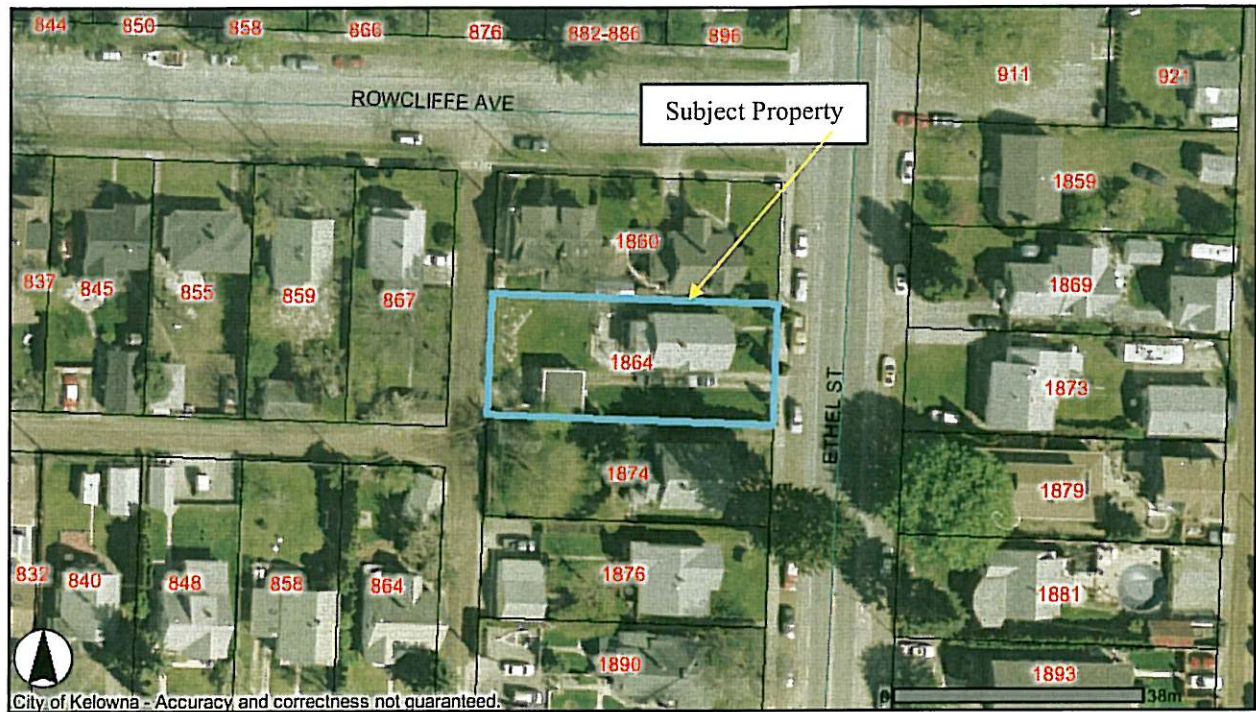
3.1 Site Context

The subject property is located in the city centre at 1864 Ethel Street. The immediate area is predominantly residential with a variety of uses and densities within walking distance.

The immediately adjacent land uses are as follows:

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

3.2 Aerial Photo



3.3 The Proposal

The applicant proposes to construct a second dwelling on the rear (western side) of the subject property, toward the lane.

The table below shows this application's compliance with the requirements of the RU6 zone.

Zoning Bylaw No. 8000		
CRITERIA	PROPOSAL	RU6 ZONE REQUIREMENTS FOR SECOND DWELLING
Development Regulations		
Site Coverage (buildings)	26.6%	40%
Site Coverage (buildings, driveways, and parking)	40.6%	50%
Height	6.06 m, 2 storeys	9.5 m, 2 ½ storeys
Rear yard	3.5 m *	7.5 m
Side yard (north)	2.3 m	2.3 m
Side yard (south)	2.55 m	2.3 m
Other Regulations		
Distance between dwellings	8.1 m	4.5 m
Parking stalls	4 stalls	4 stalls
Private open space	Meets requirements	30 m2 per dwelling
* Indicates that a variance is required		

4.0 TECHNICAL COMMENTS

4.1 Fire Department

The addresses for both residences are to be visible from the street. If a fence is ever constructed between the dwellings a six foot wide gate is required. Any gate is to open without special knowledge.

4.2 Inspection Services Department

Bathroom on main floor of proposed dwelling, located in studio/garage area can only be two piece bathroom (toilet & basin) to avoid possible future second suite as per Inspection Services Department policy.

4.3 Works & Utilities Department

See attached memorandum dated January 5, 2009 from the Works & Utilities Department.

4.4 Shaw Cable, Telus, and Terasen

Owner/Developer to supply and install an underground conduit system per Shaw Cable drawings and specifications.

TELUS will provide aerial service.

Terasen Gas' facilities will not be adversely impacted by this proposal. Terasen Gas, therefore, has no objection to the proposal at the above-noted location.

5.0 LAND USE MANAGEMENT DEPARTMENT COMMENTS

Letters confirming support by affected neighbours for the requested variance have been received and as such no referral to the Advisory Planning Commission is necessary.

A Development Permit will be executed at the staff level for the form and character of the proposed second dwelling and to ensure compatibility with the existing dwelling.

The proposed location of the second dwelling necessitates a variance to the rear yard setback at the lane. Existing carriage homes and accessory buildings in the neighbourhood are located a similar distance from the lane as this application proposes.

The proposed setback is consistent with what exists in the neighbourhood and has received support from affected neighbours—therefore, Land Use Management staff recommend support for this application.


Danielle Noble

Urban Land Use Manager

Approved for Issuance 

Shelley Gambacort

Director of Land Use Management

ATTACHMENTS Location map, Site plan, Works & Utilities memorandum



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.

CITY OF KELOWNA

MEMORANDUM

Date: January 5, 2009
File No.: DP08-0254 DVP08-0253
To: Planning & Development Services Department (AB)
From: Development Engineering Manager
Subject: 1864 Ethel Street Lot 43 Plan 1000 Two dwelling units RU-6

The Works & Utilities Department have the following requirements associated with this Development Permit application.

1. Domestic Water and Fire Protection

This property is currently serviced with a 19mm-diameter copper water service. **An additional water service will be required and can be provided by the City at the owner's cost. The applicant will be required to sign a Third Party Work Order for the cost of the works prior to issuance of the Building Permit. For estimate inquiry's please contact John Filipenko at 250-469-8581.**

2. Sanitary Sewer

Our records indicate that this property is serviced with a 100mm-diameter sanitary sewer service complete with inspection chamber. The service should be adequate for this application.

3. Development Permit and Site Related Issues

Adequate off-street parking must be provided. The parking modules must meet zone size requirements.

When separate meters are required, it is recommended that the meters, and remote readers, be attached to their own dwelling units

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
JF/jf