
CITY OF KELOWNA

MEMORANDUM

Date: January 8, 2009

To: City Manager

From: Community Sustainability Division

APPLICATION NO. DVP08-0240

OWNER: Lorne Nadler and Anita McComas

AT: 15 – 4524 Eldorado Ct.

APPLICANT: Lorne Nadler

PURPOSE: TO VARY THE REAR YARD SET BACK FROM 7.5 M REQUIRED TO 2.7 M PROPOSED AND THE SIDE YARD SETBACK FROM 2.0 M REQUIRED TO 1.82 M PROPOSED IN ORDER TO ATTACH AN EXISTING ACCESSORY BUILDING TO THE PRINCIPAL DWELLING.

EXISTING ZONE: RU1 – Large Lot Housing

REPORT PREPARED BY: Birte Decloux

1.0 RECOMMENDATION

THAT Council authorize the issuance of Development Variance Permit No. DVP08-0240 for Strata Lot 15 District Lot 167 ODYD Strata Plan K739 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1, located at Eldorado Court, Kelowna, B.C.

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

13.1.6 Development Regulations Section (d) and (e)

To vary the southern minimum side yard from 2.0 metres required for a 1 or 1 ½ storey portion of a building to 1.82 meters proposed;

To vary the minimum rear yard from 7.5 meters required to 2.7 meters proposed.

2.0 SUMMARY

Two setback variances are requested; i) to reduce the rear yard set back from 7.5m required to 2.7m proposed, and ii) side yard set back from 2.0m required to 1.82m. The applicant's intention is to attach an existing accessory building to the principal residence.

3.0 BACKGROUND

The applicant's intention is to attach an existing pool house to the main dwelling on the subject property. They anticipate this renovation project will benefit their family allowing their children to access the main house without crossing an open area during the winter. The space linking the two buildings will add 15 m² of finished space to the home.

3.1 Site Context

The subject property is located on the west side of Eldorado Court.

Adjacent zones and uses are:

- North - RU1 – Large Lot Housing
- East - RU1 – Large Lot Housing
- South - RU1 – Large Lot Housing
- West - RU1 – Large Lot Housing

Site Location Map

Subject Property: 15 – 4524 Eldorado Court



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 Works and Utilities

This application to vary the rear yard setback from 7.5m to 2.7m and the side yard setback from 2.3m to 1.82m does not compromise City of Kelowna servicing requirements.

4.2 Inspections Services

Currently active building permit (#37552) for this property, separate/or upgrade building permit required for this proposal, reduction in setbacks does not effect building code requirements at rear or side yard.

4.3 Fire Department

Exterior building material must meet the requirements of the BCBC 2006.

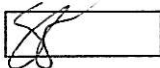
5.0 LAND USE MANAGEMENT DEPARTMENT

The proposed expansion of the principal dwelling to include the accessory dwelling is consistent with the uses in the immediate neighbourhood. The applicant has submitted a letter of support from the adjacent neighbours, indicating that they do not object to the proposed variances. The expanded home does not exceed the permitted site coverage. Given there has been no expressed concern and the proposal is anticipated to have little, if any impact on the neighbours, the Land Use Management is supportive of the proposed minor variances to facilitate the attachment of the two existing buildings.



Danielle Noble
Urban Land Use Manager

Approved for Issuance

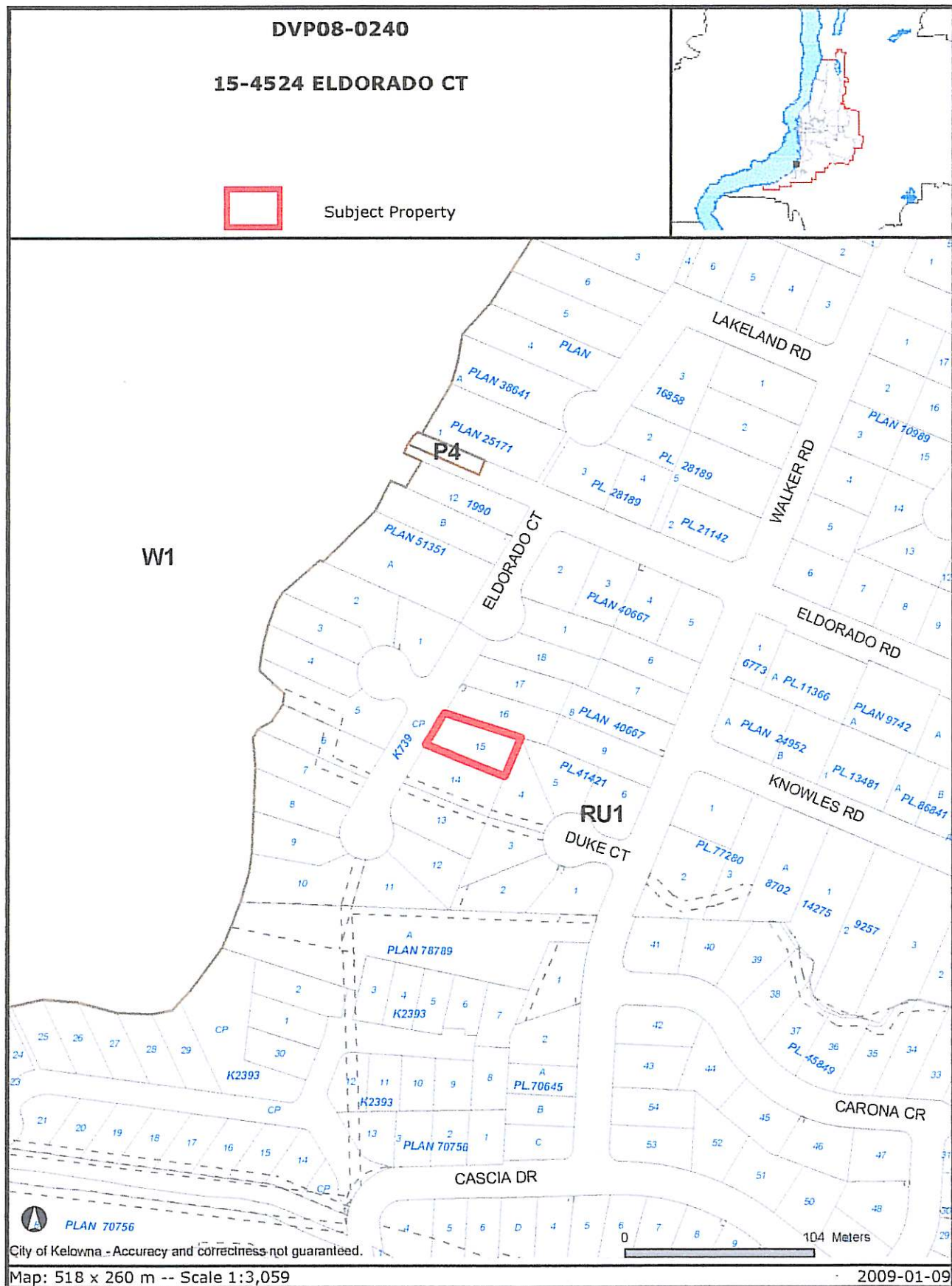


Shelley Gambacort
Director of Land Use Management

SG/bcd

Attachments:

Location of Subject Property
Site Map
Rendering showing Elevation
Floor Plan



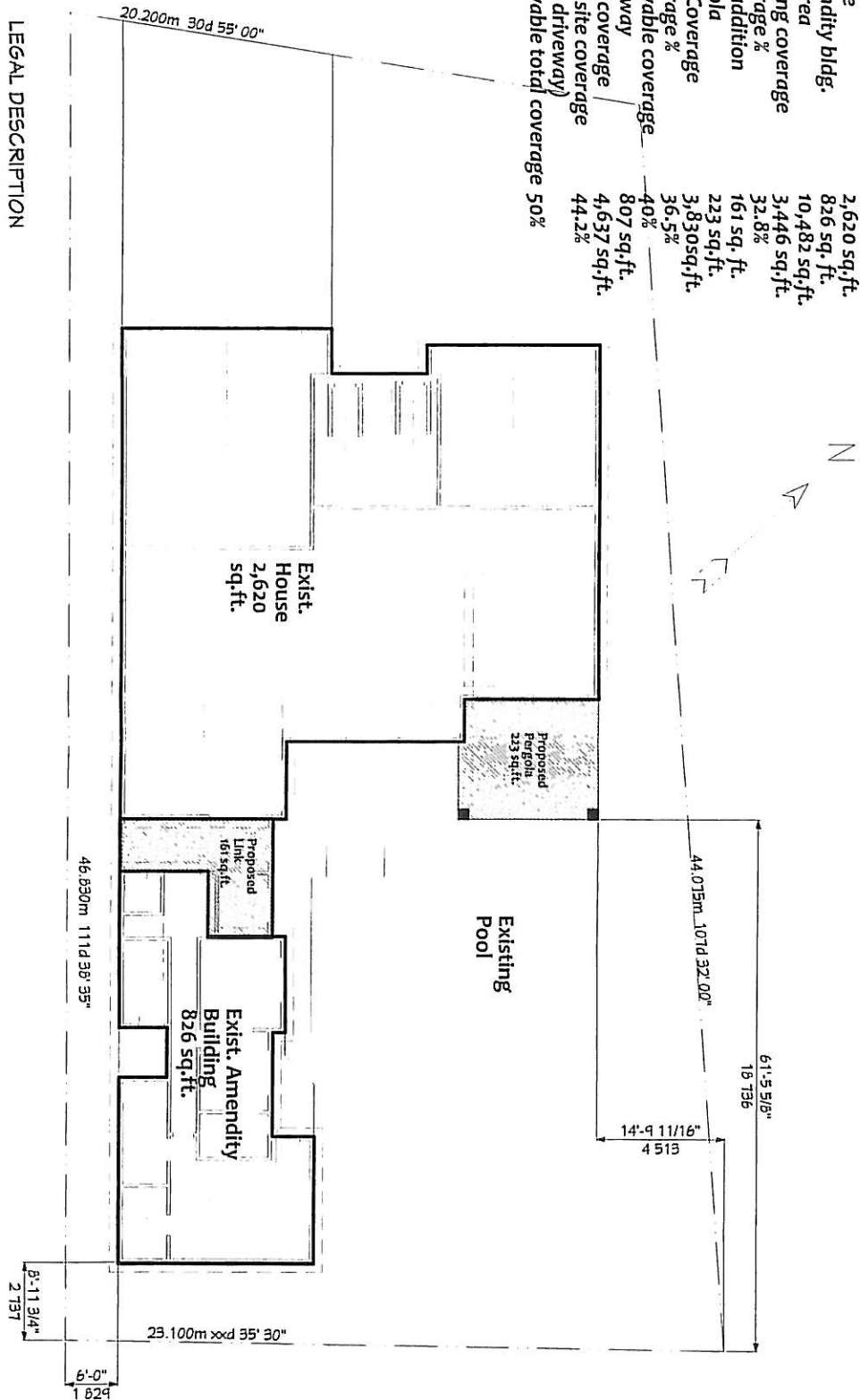
Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only.
The City of Kelowna does not guarantee its accuracy. All information should be verified.

Site Coverages

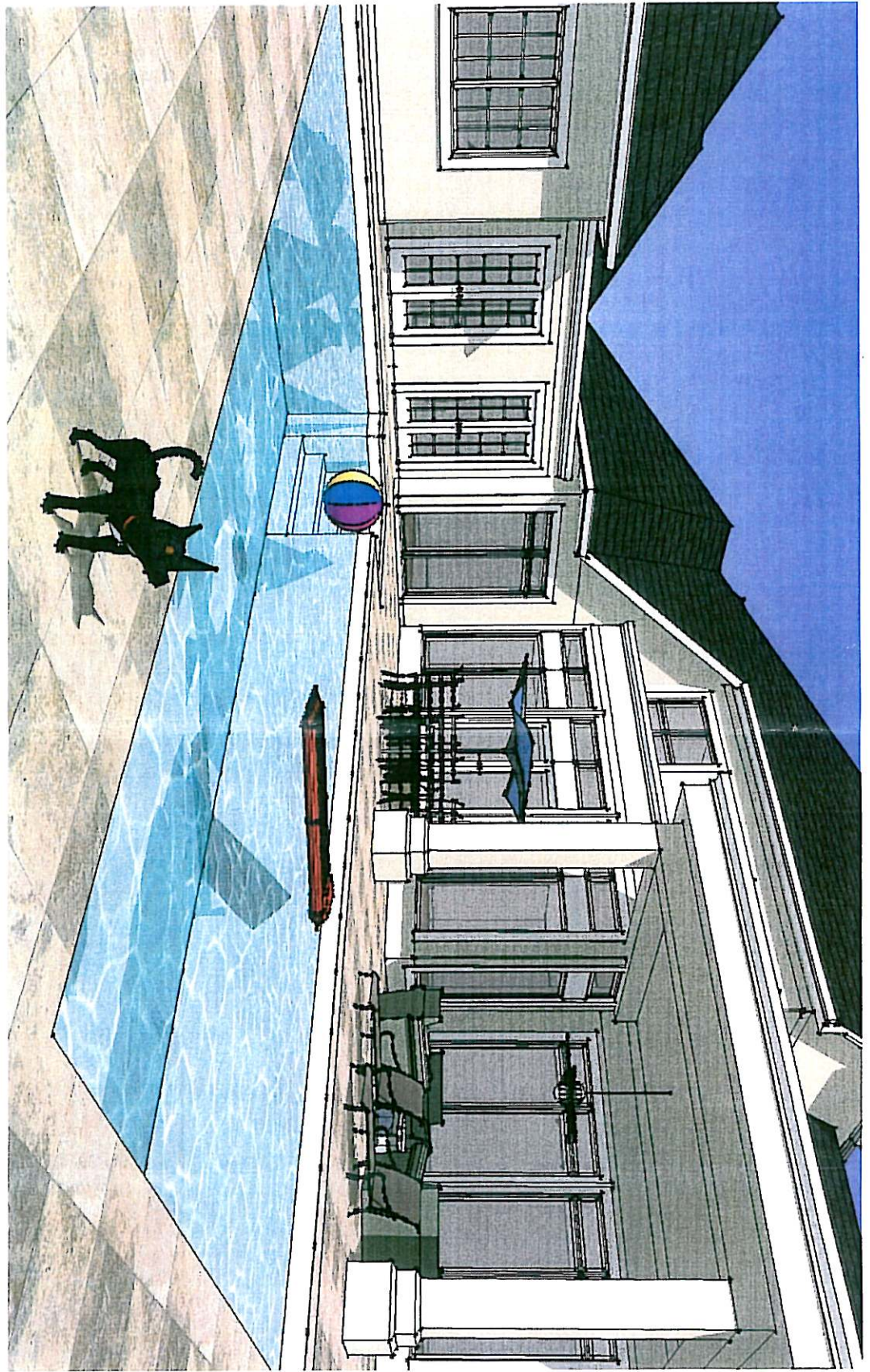
House	2,620 sq.ft.
Amendity bldg.	826 sq.ft.
Lot area	10,482 sq.ft.
Existing coverage	3,446 sq.ft.
Coverage %	32.8%
Link addition	161 sq. ft.
Pergola	223 sq.ft.
New Coverage	3,830sq.ft.
Coverage %	36.5%
Allowable coverage	40%
Driveway	807 sq.ft.
Total coverage	4,637 sq.ft.
Total site coverage	44.2%
(with driveway)	
Allowable total coverage	50%

LEGAL DESCRIPTION
STRATA LOT
STRATA PLAN
MUNICIPAL ADDRESS

15
K739
15-4524 ELDORADO COURT, KELOWNNA, BC.



McComas-Nadler Link/Pergola

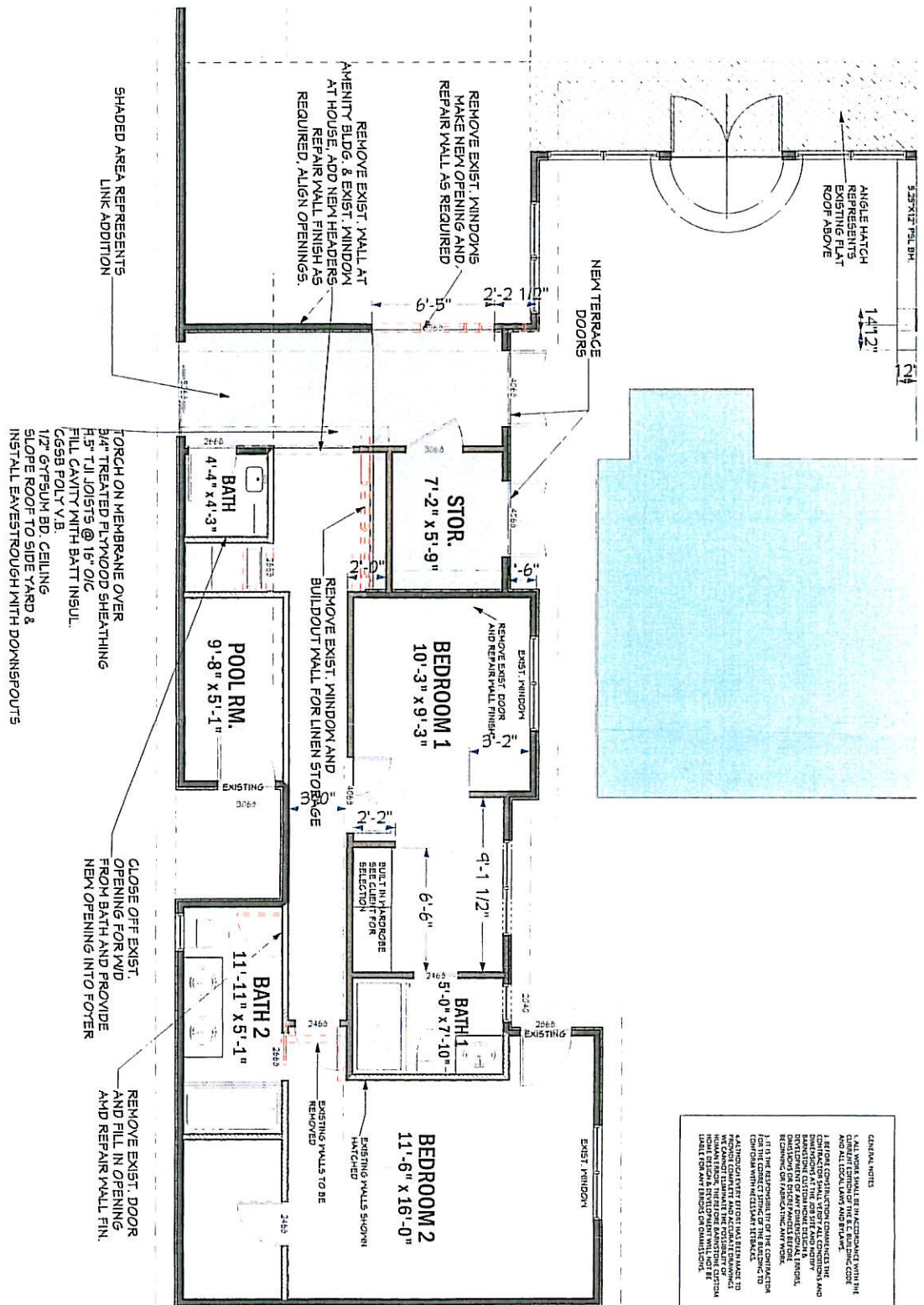


BARNSTONE
Custom Home Design
and Development

Project:
McComas/Nadler
Link addition/Pergola

Sheet:
Scale: 1/8"=1'0"
Date: 19/11/2008
Drawn by: D. Skogg
Issued for: Building Permit

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GENERAL NOTES:
 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CURRENT CODES OF THE B.C. BUILDING CODE AND ALL LOCAL LAWS AND BYLAWS.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
 4. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN CLEAR ACCESS TO ALL EXISTING UTILITIES AND STRUCTURES.
 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
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