
CITY OF KELOWNA

MEMORANDUM

Date: January 16th, 2008
To: City Manager
From: Community Sustainability Division

APPLICATION NO. DVP08-0245

APPLICANT: Ken Corcoran

AT: 3556 Lakeshore Road

OWNERS: Cindy Corcoran

Purpose: TO OBTAIN A DEVELOPMENT VARIANCE PERMIT TO VARY THE REQUIRED SIDE YARD SETBACK FROM 2.3M ALLOWED TO 1.95M PROPOSED TO ALLOW AN ADDITION TO THE EXISTING DWELLING

Existing Zone: RU1 – Large Lot Housing

Report Prepared By: Luke Turri

1 RECOMMENDATION

THAT Council authorize the issuance of Development Variance Permit No. DVP08-0245 for Lot I, District Lot 134, ODYD, Plan 13698, located 3556 Lakeshore Road, Kelowna, BC;

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

Section 13.1.6 (d) - Minimum Side Yard Setback – To vary the required minimum side yard setback from 2.3m required to 1.95m for the proposed addition to the principal dwelling.

2 SUMMARY

The applicant is proposing to build an addition above their existing garage that would require a Development Variance Permit to relax the required side yard setback from 2.3m to 1.95m.

3 BACKGROUND

3.1 The Proposal

The applicant is proposing to construct a 480ft² addition above an existing garage, without expanding on the existing footprint of the building. The home was constructed in 1948, with several additions and renovations completed in the following decades. The northern side yard setback is existing non-conforming, and as such, the construction of the addition would require a variance. In order to use the existing wall below, and be consistent with the setback of the remainder of the house, the applicant has chosen to request a variance, as opposed to offsetting the structure to conform the 2.3m setback required.

The proposed application conforms to the regulations of Zoning Bylaw No. 8000, with the exception of the variance noted, as follows:

CRITERIA	PROPOSAL	RU1 ZONE REQUIREMENTS
Subdivision Regulations		
Lot Area	1656m ²	550 m ²
Lot Width	20.12m	16.5m
Lot Depth	83.0m	30.0m
Development Regulations		
Height	6.7	9.5m
Front Yard	8.67m	4.5m
Side Yard (north)	1.95m*	2.3m
Side Yard (south)	4.0m	2.3m
Rear Yard	45.0m	7.5m

*Variance Required

3.2 Site Context

Site Location Map

Subject property: 3566 Lakeshore Drive



The subject property is located along Okanagan Lake between Gyro and Rotary Beach Parks, within an area of single/two family housing.

Specifically, adjacent land uses are as follows:

North	RU1 – Large Lot Housing / RU6 – Two Dwelling Housing
East	RU1 – Large Lot Housing / RU6 – Two Dwelling Housing
South	RU1 – Large Lot Housing
West	Okanagan Lake

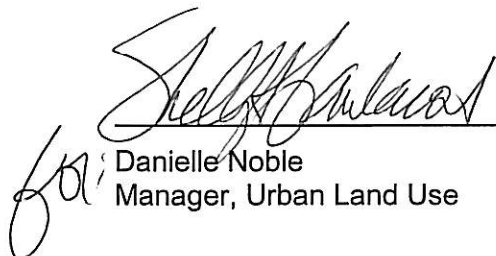
7 TECHNICAL COMMENTS

The proposed variance was circulated to various internal departments for their comment. No concerns were raised through this circulation process.

8 LAND USE MANAGEMENT DEPARTMENT COMMENTS

The Land Use Management Department is supportive of the Development Variance Permit application. The applicant has provided written support from the neighbouring property to the north, which is the only property that would be affected by the requested variance. As described, the existing building footprint would remain unchanged, and as such, the existing side yard set back would not be changed.

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 variance to facilitate the addition above the existing garage.


for: Danielle Noble
Manager, Urban Land Use

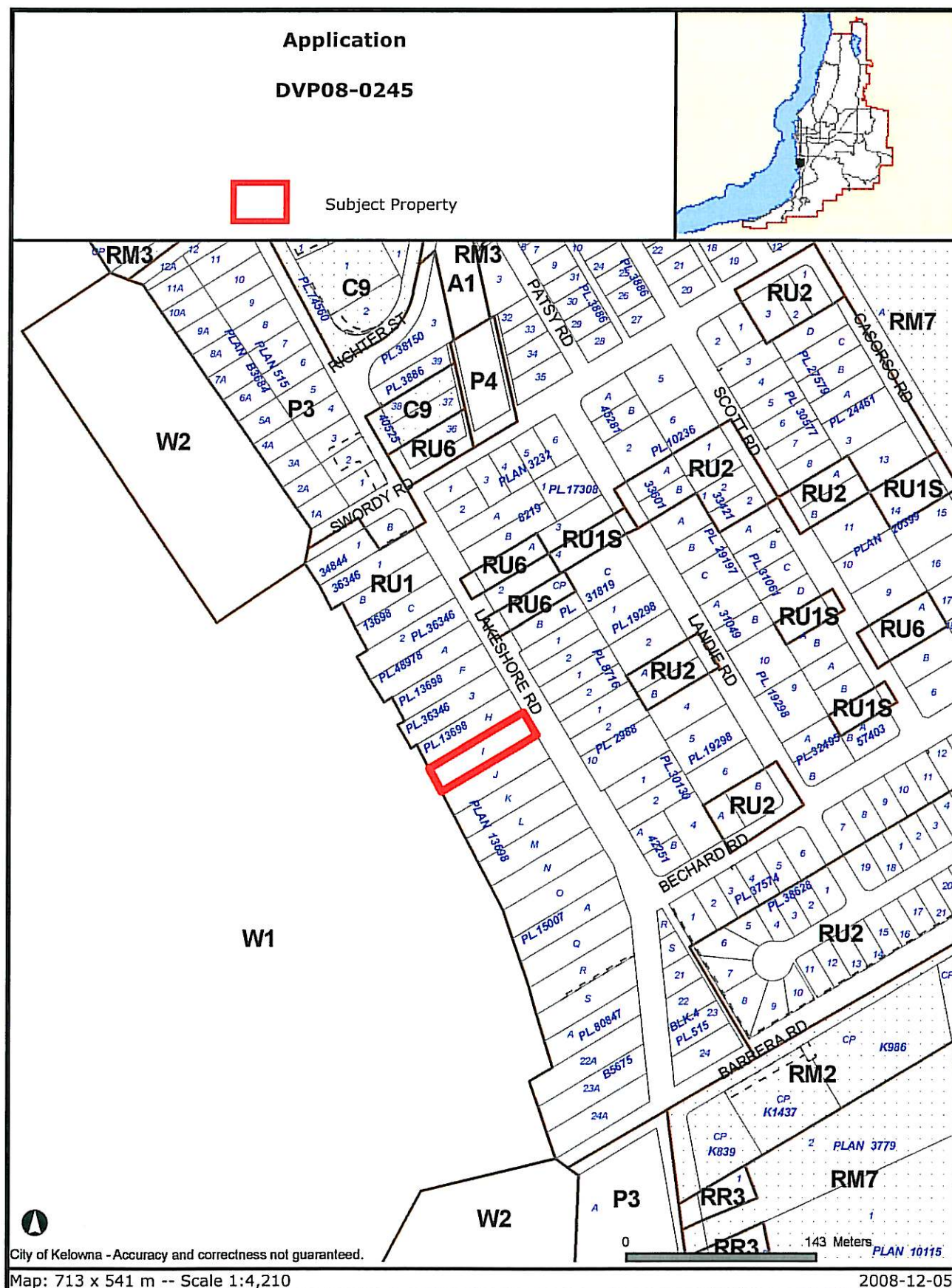
Approved for inclusion



Shelley Gambacort
Director, Land Use Management

ATTACHMENTS

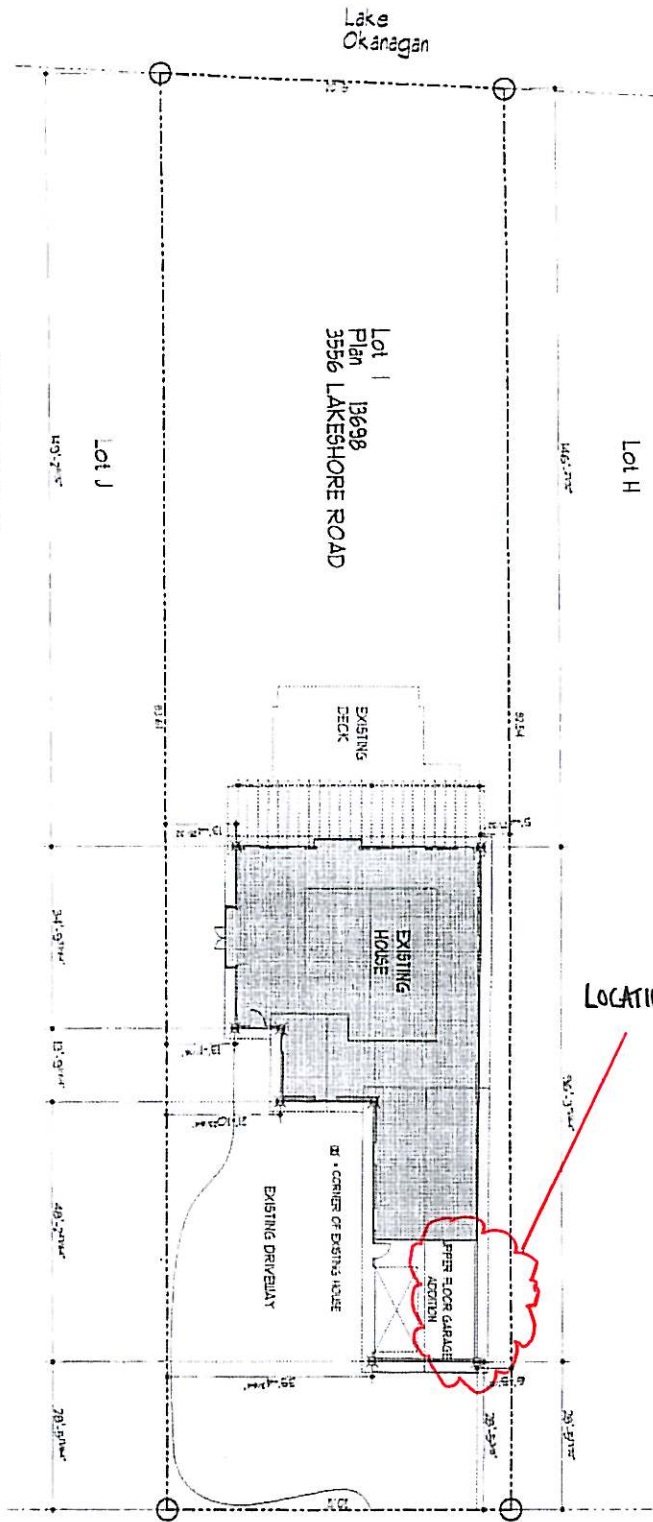
Location of subject property
Site Plan
Elevations



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
SCALE: 3/32"=1'-0"

SITE CALCULATION
SITE AREA: 11800 SQFT
BUILDING AREA: 3190 SQFT
SITE COVERAGE: 27.04 %

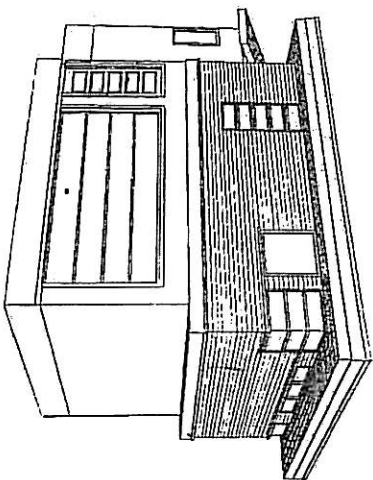
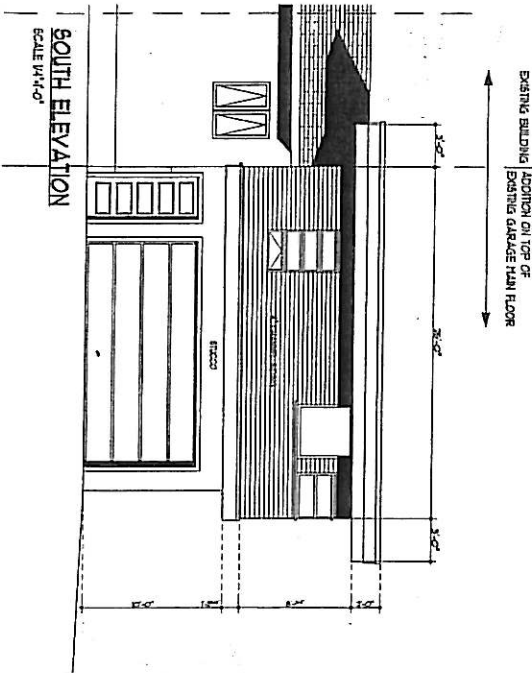
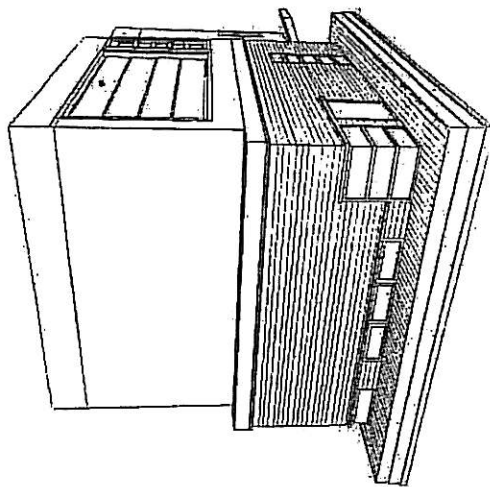
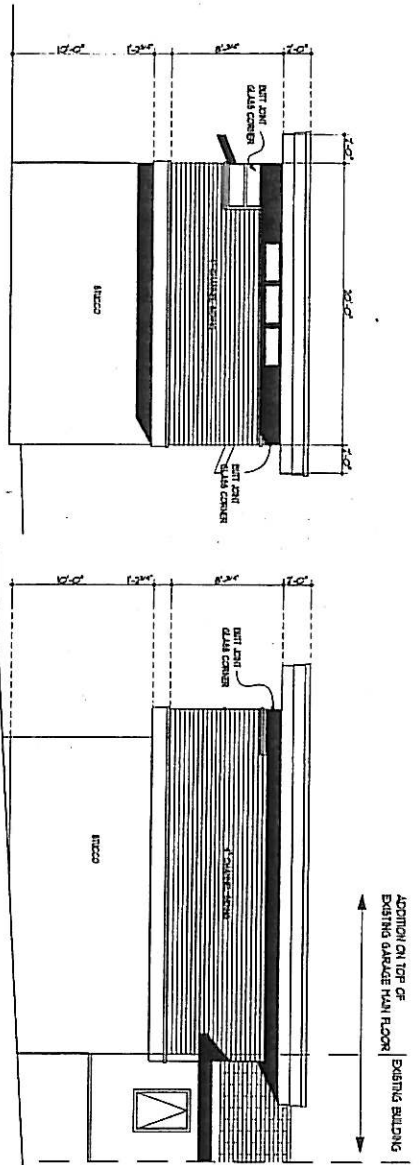


Lakeshore Road

GENERAL NOTES:
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BC BUILDING CODE, THE BC FIRE CODE, AND THE BC ELECTRICAL CODE.
2. THE PROPOSED CONSTRUCTION SHALL BE DESIGNED TO RESIST A MINIMUM WIND SPEED OF 110 MPH.
3. THE PROPOSED CONSTRUCTION SHALL BE DESIGNED TO RESIST A MINIMUM SEISMIC DESIGN CATEGORY OF II.
4. THE PROPOSED CONSTRUCTION SHALL BE DESIGNED TO RESIST A MINIMUM SOIL BEARING CAPACITY OF 1500 PSF.
5. THE PROPOSED CONSTRUCTION SHALL BE DESIGNED TO RESIST A MINIMUM FLOOD PROTECTION STANDARD OF 1% ANNUAL CHANCE FLOOD.
6. THE PROPOSED CONSTRUCTION SHALL BE DESIGNED TO RESIST A MINIMUM WIND BURNING RESISTANCE OF 1.5 HOURS.
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FOR PERMIT

<p>3556 LAKESHORE ROAD - GARAGE UPPER FLOOR ADDITION</p>		<p>Barbours Design 1500 W. 10TH AVE. SUITE 100 VICTORIA, BC V8W 2E1 TEL: 250-383-1111 WWW.BARBOURSDESIGN.COM</p>
<p>DATE: 11/11/2020</p>	<p>BY: [Signature]</p>	<p>FOR: [Signature]</p>
<p>PROJECT: 3556 LAKESHORE ROAD - GARAGE UPPER FLOOR ADDITION</p>	<p>CLIENT: [Name]</p>	<p>LOCATION: 3556 LAKESHORE ROAD, VICTORIA, BC</p>
<p>SCALE: 3/32"=1'-0"</p>	<p>DATE: 11/11/2020</p>	<p>BY: [Signature]</p>
<p>REVISIONS:</p>	<p>DATE:</p>	<p>BY:</p>
<p>DATE:</p>	<p>BY:</p>	<p>FOR:</p>



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FOR PERMIT

A3 SHEET	DATE: 10/10/05 DRAWN BY: J. J. J. CHECKED BY: J. J. J. APPROVED BY: J. J. J.	PROJECT: 3556 LAKESHORE ROAD - GARAGE UPPER FLOOR ADDITION FILE:	ELEVATIONS	Barlow Design 1000 WILSON AVENUE SUITE 100 VANCOUVER, BC V6P 1K1 TEL: 604-271-1111 FAX: 604-271-1112 WWW.BARLOWDESIGN.COM
	CLIENT: KEN CONZOLAN SITE: 3556 LAKESHORE ROAD, KILZNOVA, BC UNIT: LOT 1, KAP BARR, D.L. DA, 0010	PROJECT: 3556 LAKESHORE ROAD - GARAGE UPPER FLOOR ADDITION FILE:		