
CITY OF KELOWNA
MEMORANDUM

DATE: February 10, 2009
TO: City Manager
FROM: Community Sustainability Division

APPLICATION NO. DVP08-0085 **OWNER:** Sandra Jeurond & Dwayne Jeurond
AT: 890 Juniper Road **APPLICANT:** Sandra Jeurond & Dwayne Jeurond

PURPOSE: To vary the rear yard setback from 7.5 m required to 2.06 m proposed.
EXISTING ZONE: RU1 – Large Lot Housing
PROPOSED ZONE: RU1s – Large Lot Housing (Secondary Suite)
REPORT PREPARED BY: Andrew Browne

1.0 RECOMMENDATION

THAT final adoption of the Zone Amending Bylaw No. 10083 be considered in conjunction with council's consideration of a Development Variance Permit on the subject property;

THAT Council authorize the issuance of Development Variance Permit No. DVP08-0085 for Lot D Section 23 Township 26 ODYD Plan 19579, located at 890 Juniper Road, 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 2.06 m proposed.

2.0 SUMMARY

The applicant proposes to construct an addition to the rear (western side) of the subject property. The proposed building placement requires a setback variance.

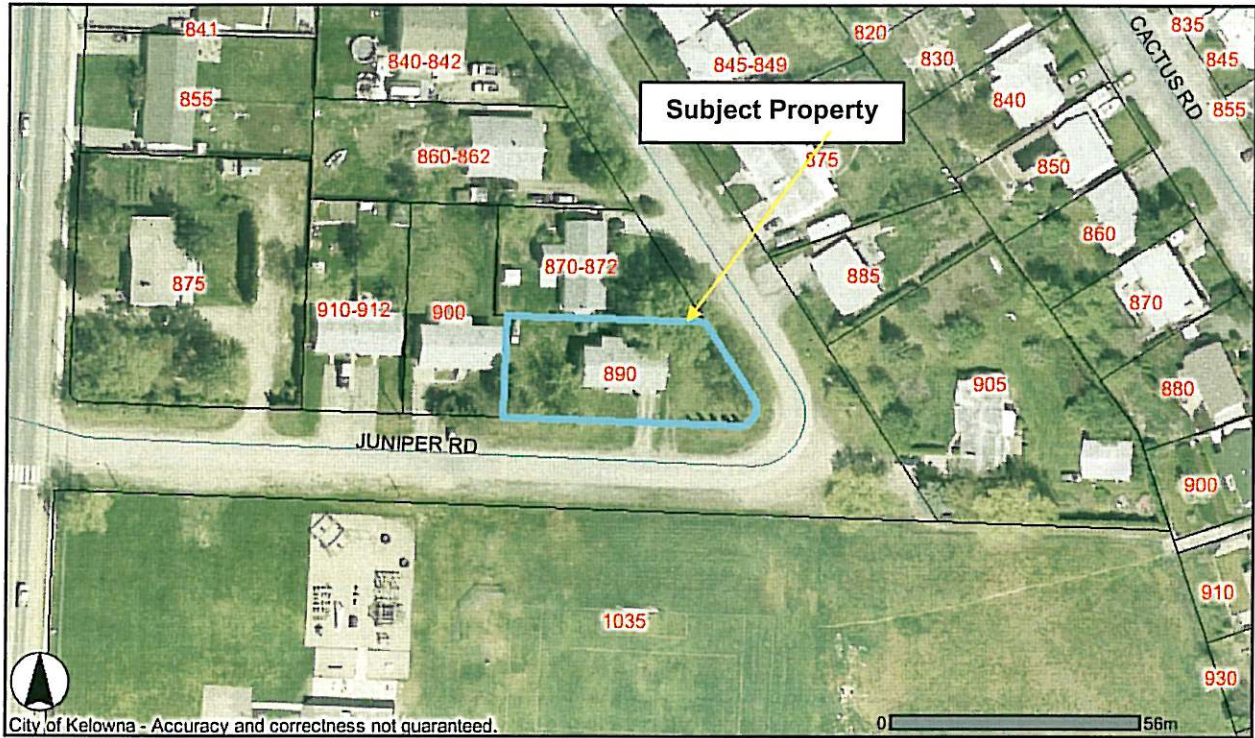
3.0 BACKGROUND

3.1 Site Context

The subject property is located in Rutland at 890 Juniper Road. The area is predominantly zoned for single and two unit dwellings and for educational institutions. The immediately adjacent land uses are as follows:

North	RU6 – Two Dwelling Housing
South	P2 – Education and Minor Institutional
East	RU1 – Large Lot Housing
West	RU1 – Large Lot Housing

3.2 Aerial Photo



3.3 The Proposal

A single unit dwelling is currently located on the subject property. The applicant proposes to build an addition to the dwelling that would include a garage on the ground floor and a secondary suite on the upper floor. The original dwelling is to be upgraded alongside this construction to include cultured stone and exposed lumber features that will serve to enhance the aesthetics of the neighbourhood.

The following table notes this application's variance as compared with the requirements of the RU1s zone.

CRITERIA	PROPOSAL	RU1s ZONE REQUIREMENTS FOR SECONDARY SUITE
Subdivision Regulations		
Lot Width	22.86 m	17.0 m
Lot Depth	49.48 m	30.0 m
Lot Area	1214 m ²	550 m ²
Development Regulations		
Site Coverage (buildings)	21.3%	40%
Site Coverage (buildings, driveways, and parking)	31.7%	50%
Height	7.49 m, 2 storeys	Lesser of 9.5 m or 2 ½ storeys
Secondary Suite size	90 m ² and 29%	Lesser of 90 m ² or 40% of the total floor area of the dwelling
Rear yard	2.06 m *	7.5 m

Side yard	6.0 m	2.3 m
Side yard	6.0 m	2.3 m
Other Regulations		
Parking	4+ stalls	3 stalls
Private open space	Exceeds requirements	30 m2 per dwelling

* - Variance is required.

4.0 TECHNICAL COMMENTS

4.1 Fire Department
No comment.

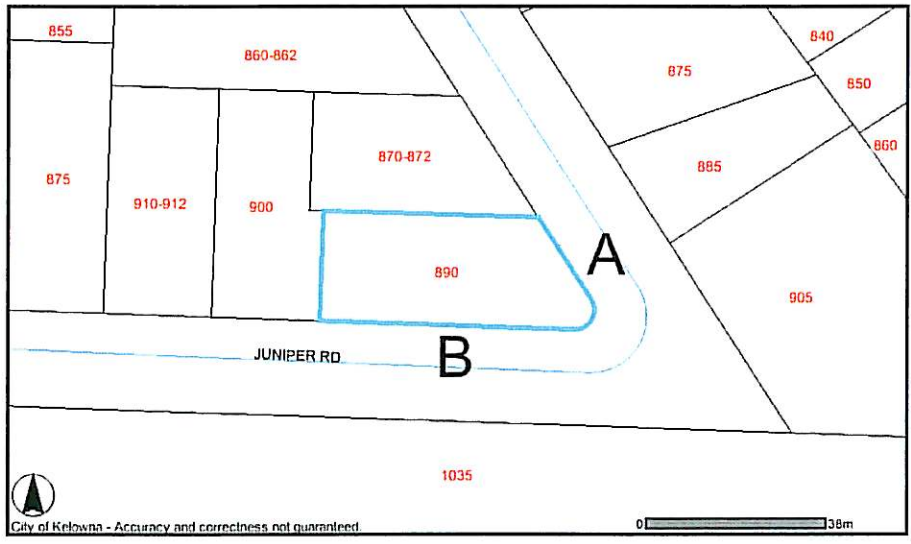
4.2 Building and Permitting
No building code issues, variance is zoning bylaw issue. Old accessory building located at rear of property should be removed (fire hazard).

4.3 Development Engineering Branch
No concerns with the DVP. Comments regarding the rezoning were previously provided.

5.0 LAND USE MANAGEMENT DEPARTMENT COMMENTS

The applicants propose a secondary suite within the principal dwelling and Land Use Management has recommended support for this change.

As the lot is on a corner, the front yard is defined in the Zoning Bylaw as being the shortest road frontage. Refer to the following diagram for explanation.

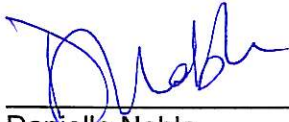


A = This road frontage is the front yard for the purposes of the Zoning Bylaw.

B = The house is oriented to treat this side as the front yard.

The result is that a rear yard setback variance is required for the addition, which is the most preferred option to accommodate additional infill on this site. A 2.06 m rear yard setback is proposed where a 7.5 m setback is required. Though a variance is required, the effect of the variance is to establish a normal side yard relationship with the dwelling to the west. In addition, the siting of the existing dwelling limits other configuration options. Ultimately, this siting is preferred to the other alternatives that were explored. Confirmation of support for the variance has been received from affected neighbours.


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



Danielle Noble
Urban Land Use Manager

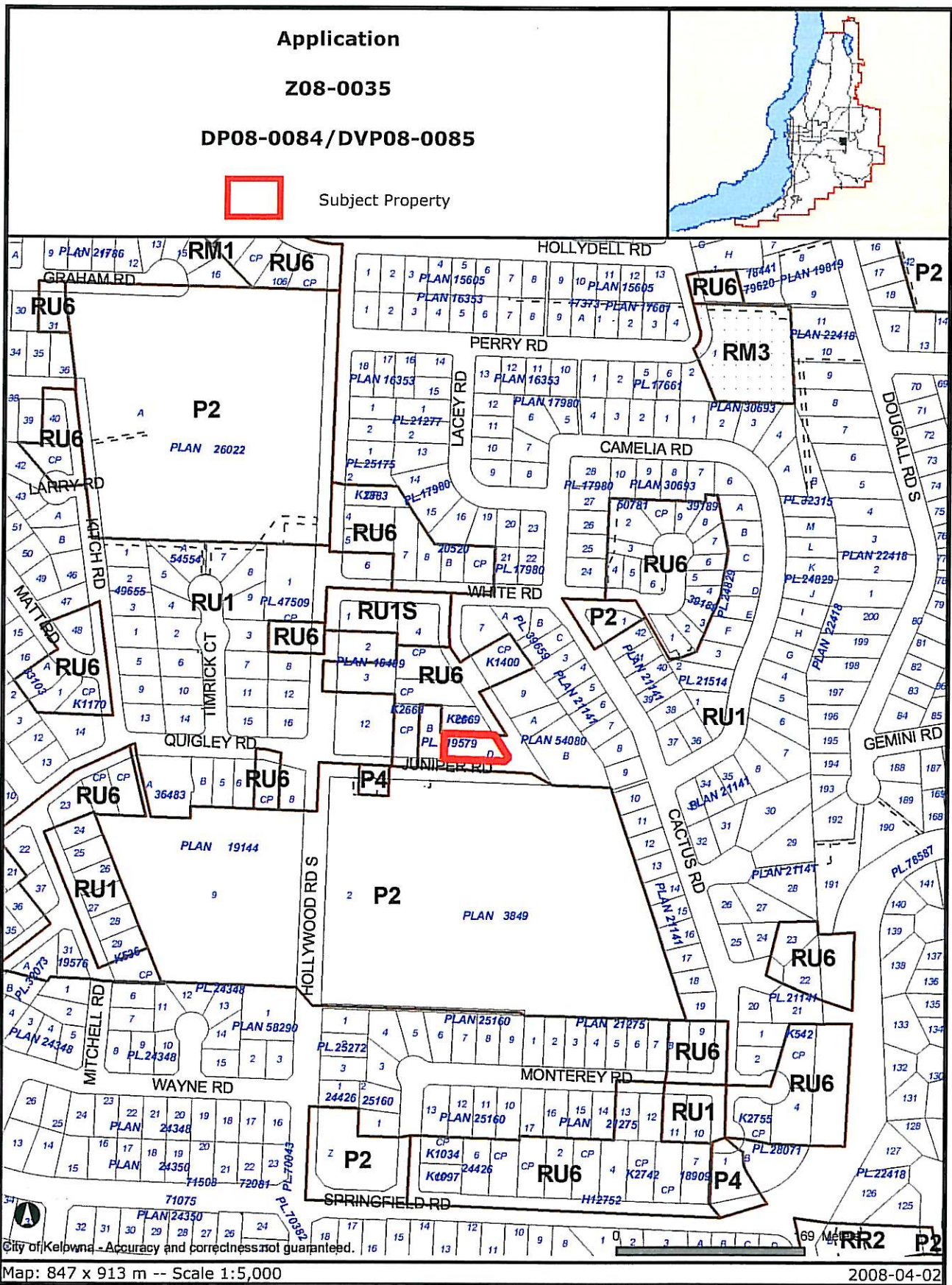
Approved for Inclusion



 Shelley Gambacort
Director of Land Use Management

ATTACHMENTS

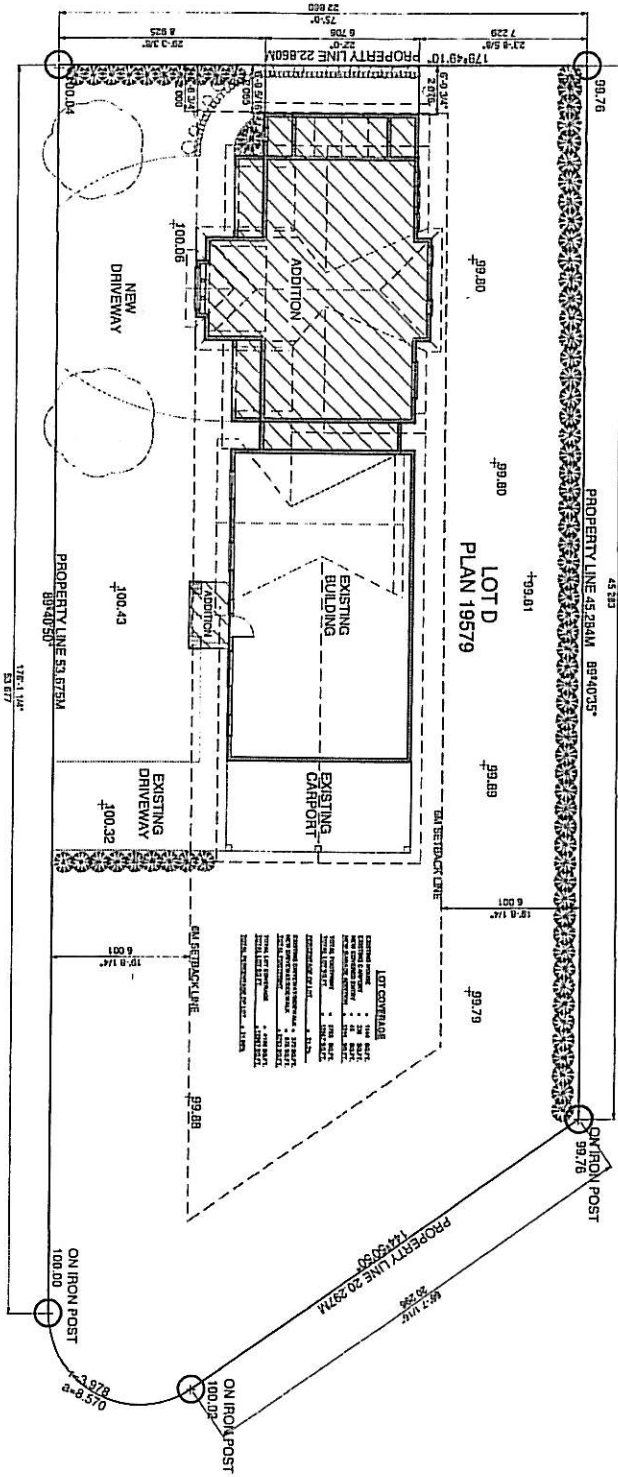
Location map
Site plan
Sample elevation



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.

PLOT PLAN

JUNIPER ROAD



MULLINS
DRAFTING & DESIGN



1964 Dayton Street
Kelowna BC V1Y 7W6
Bus: (250) 717-3415
Cell: (250) 258-7819
e-mail: mullinsdrafting@shaw.ca

PROPOSED PROJECT FOR

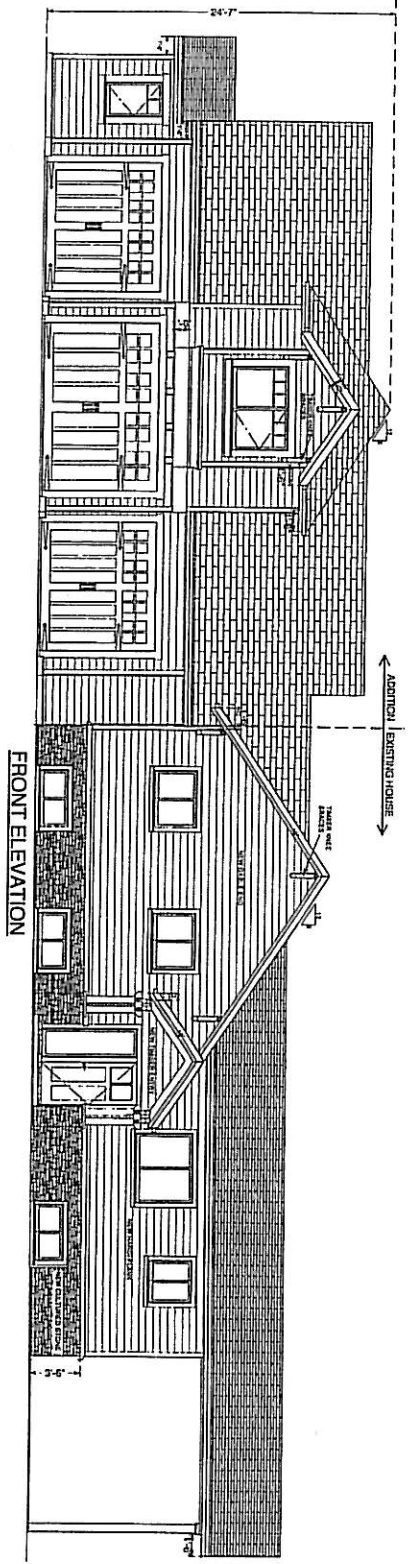
JEUROND
890 JUNIPER RD

SCALE: 1/8"=1'

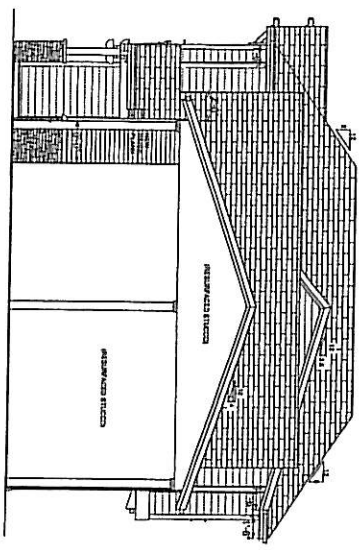
DATE: DEC 08-2008

SHEET NUMBER

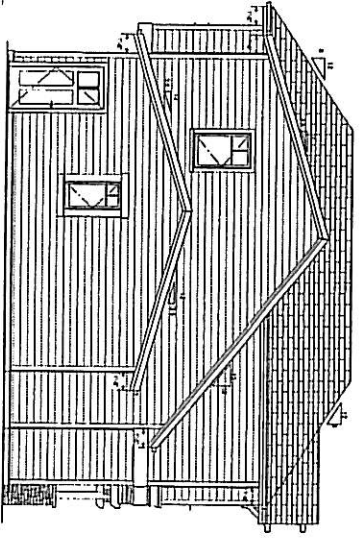
4/4



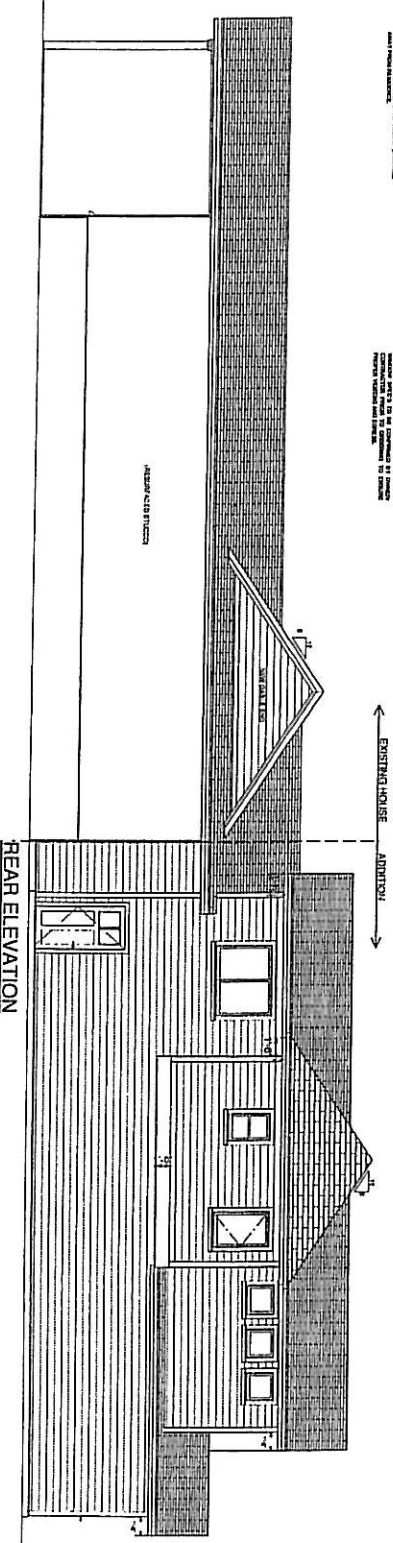
FRONT ELEVATION



RIGHT ELEVATION



LEFT ELEVATION



REAR ELEVATION

GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE BC BUILDING CODE AND ALL LOCAL, TOWN AND STATE LAWS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.
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NOTE: THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.

EXISTING HOUSE ADDITION

MULLINS
DRAFTING & DESIGN

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e-mail: mullinsdrafting@shaw.ca

PROPOSED PROJECT FOR

JEUROND
890 JUNIPER RD

SCALE: 1/4"=1'

DATE: DEC 08-2008

SHEET NUMBER

1/4