
CITY OF KELOWNA
MEMORANDUM

Date: March 13, 2009

To: City Manager

From: Community Sustainability Division

APPLICATION NO. DVP09-0014

OWNER: Detailed Developments Ltd.
(Gary Johnson)

AT: 2488 Abbott St.

APPLICANT: Carl Scholl

PURPOSE: TO VARY REQUIREMENTS OF ZONING BYLAW TO PERMIT SITING OF ACCESSORY BUILDING WITH SUITE IN FRONT OF DWELLING.

EXISTING ZONE: RU1 – LARGE LOT HOUSING

PROPOSED ZONE: RU1(S) LARGE LOT HOUSING WITH SECONDARY SUITE

REPORT PREPARED BY: Paul McVey

1.0 RECOMMENDATION

THAT Final Adoption of Zone Amending Bylaw No. 10164 be considered by Council;

AND THAT Council authorize the issuance of Development Variance Permit No. DVP09-0014 for Lot 2, DL 14, O.D.Y.D., Plan 2813, located on Abbott Street, Kelowna, B.C.

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

Section 9.5.1 (d) Secondary Suites

To vary the siting of an accessory building with suite in an urban residential zone to be permitted to be located between the principal dwelling and the front yard;

2.0 SUMMARY

The applicant is seeking to vary the requirements of Zoning Bylaw 8000 in order to allow the siting of an accessory building with a suite to be located between the principal dwelling unit and the front yard.

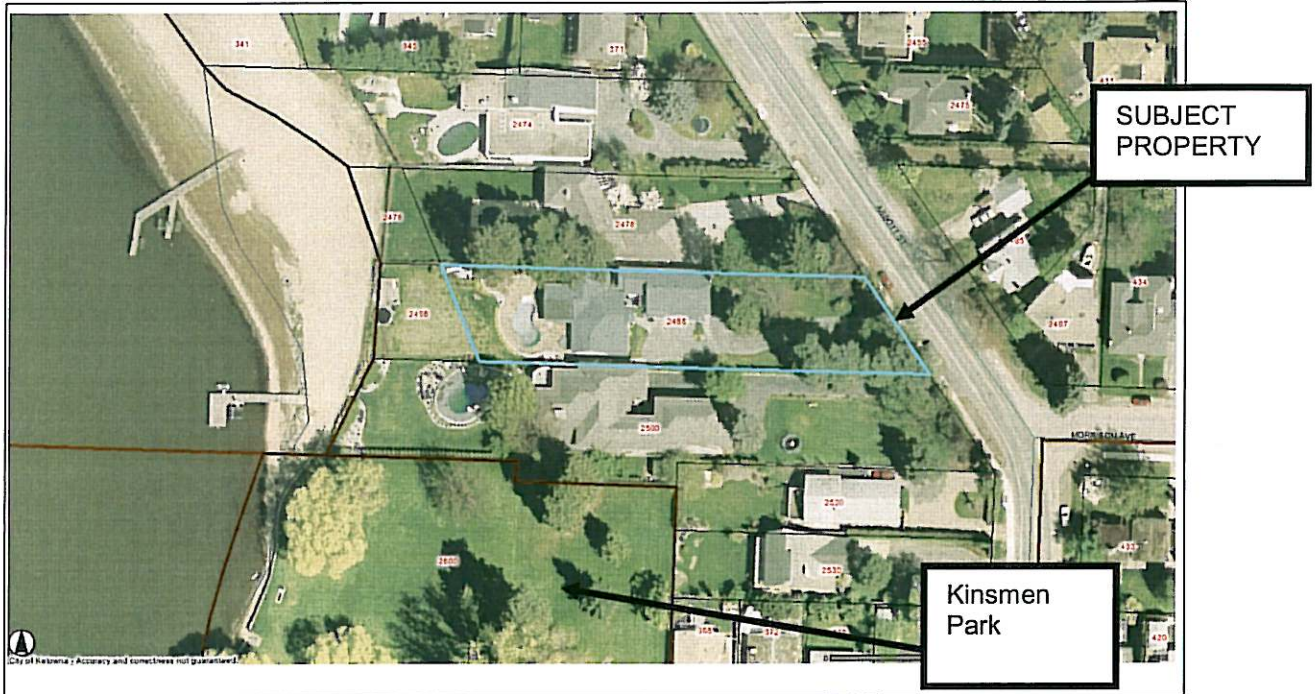
3.0 BACKGROUND

The applicant is proposing to add an accessory building with a garage to the front of the existing dwelling. This accessory building is designed to be connected to the principal dwelling by a breezeway structure, and contain the garage on the lower level and a guest room on the upper level. The suite is designed as a "studio" style suite that is one room with a full bathroom attached. The suite is approximately 48.7 m² (525 ft²) in area. Access to the suite is from the south west corner of the building, adjacent to the breezeway which connects the accessory building to the principal building.

3.1 Site Context

The subject property is located on the west side of Abbott Street, north of Kinsmen Park. The adjacent land uses in all directions are RU1 – Large lot housing.

Site Location Map



4.0 TECHNICAL COMMENTS

4.1 Development Engineering Branch

Development Permit and Site Related Issues

The requested variance to allow an accessory building between the principal residence and the street, does not compromise our servicing requirements.

4.2 Building and Permitting

No Comment related to the Development Variance Permit

5.0 LAND USE MANAGEMENT DEPARTMENT

This Development Variance Permit application has been triggered as the proposed accessory building with suite is proposed to be located between the road and the principal dwelling. The proposed location contravenes the requirements of Section 9.5.1(d) which states; "Where a secondary suite is located in an accessory building the principal dwelling unit shall be located between the front yard and the accessory building...". Considering the long configuration of the lot and the foreshore riparian management area, there are few other alternatives to accommodate the addition. Given the quality of the design and on-site enhancements, the building addition and its relationship to the street is of no concern.

Should Council favourably endorse this variance application, a Development Permit for the form and character of the proposed accessory building with suite will be executed at a staff level.

In conclusion, Land Use Management Staff support this application, and recommend for positive consideration.



Danielle Noble
Urban Land Use Manager

Approved for Inclusion



~~F~~ Shelley Gambacort
Director of Land Use Management

PMcV/

ATTACHMENTS

Location of subject property
Site Plan showing variance requested



