
CITY OF KELOWNA
MEMORANDUM

DATE: May 22, 2009
TO: City Manager
FROM: Community Sustainability Division

APPLICATION NO. DVP09-0038 **OWNER:** Don Orr
AT: 847 Coronation Avenue **APPLICANT:** Don Orr

PURPOSE: TO OBTAIN A DEVELOPMENT VARIANCE PERMIT TO VARY THE
SIDE YARD SETBACKS FOR AN ADDITION TO AN EXISTING
DWELLING FROM 2.3 M REQUIRED TO 1.29 M PROPOSED (WEST)
AND FROM 2.3 M REQUIRED TO 1.77 M PROPOSED (EAST).

EXISTING ZONE: RU6 – Two Dwelling Housing
REPORT PREPARED BY: Greg Sauer

1.0 RECOMMENDATION

THAT Council authorize the issuance of Development Variance Permit No. DVP09-0038 for Lot 41, DL 138, ODYD, Plan 1277, located at 847 Coronation Avenue, Kelowna, BC.

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

Section 13.6.6 (d) – Minimum Side Yard – To vary the east side yard setback from 2.3m required to 1.77m proposed, and to vary the west side yard setback from 2.3m required to 1.29m proposed to accommodate the building addition.

2.0 SUMMARY

The applicant proposes to construct an addition to an existing dwelling at the rear (southern side) of the subject property, toward the lane. The proposed building placement requires a setback variance to allow for development in both the east and west side yard setbacks.

3.0 BACKGROUND

Section 13.6.6 (d) states that the minimum side yard is 2.0 metres for a 1 or 1 ½ storey portion of a building and 2.3 metres for a 2 or 2 ½ storey portion of a building.

3.1 The Proposal

The subject property is located just beyond the City Centre Development Permit Area boundary and within the Central City Sector Plan Area at 847 Coronation Avenue. The immediate area is exclusively residential with a variety of uses and densities within close proximity (< 1km). The character and density of this neighbourhood are evolving with growing interest in the redevelopment of these older areas.

The applicant proposes to construct an addition to an existing one storey dwelling at the rear (southern side) of the subject property, toward the lane. The applicant's proposal is for a two storey addition using finishing materials that would be consistent with the existing portion of the home (stucco and asphalt shingles).

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)	21%	40%
Site Coverage (buildings, driveways, and parking)	27%	50%
Height	6.7 m, 2 storeys	9.5 m, 2 ½ storeys
Front Yard	13.5m	4.5 m
Rear yard	13.6 m	7.5 m
Side yard (west)	1.29 m ^o	2.3 m
Side yard (east)	1.77 m ^o	2.3 m
Other Regulations		
Distance between dwelling and accessory building (not habitable)	2.4 m	1.0 m
^o Indicates that a variance is required		

3.2 Site Location Map

Subject Property 847 Coronation Avenue



The subject property is located on Coronation Avenue midblock between Richter Street and Ethel Street.

Specifically, adjacent land uses are as follows:

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

4.0 TECHNICAL COMMENTS

4.1 Fire Department

No comment.

4.2 Inspection Services Department

No comment.

4.3 Development Engineering

The requested variance to reduce east side yard setback from the required 2.0m to 1.77m, and the west side yard setback from the required 2.0m to 1.29m do not compromise our servicing requirements.

5.0 LAND USE MANAGEMENT DEPARTMENT COMMENTS

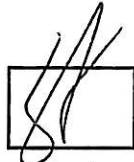
Given the comparatively narrow lot configuration that was typical of a majority of the lots in the north end of the City when these subdivisions were created decades ago, the conforming building envelope is limited. Accommodating the addition to the house within the front yard area is not feasible, and therefore the only alternative is to renovate to the rear of the existing footprint. No concerns with regards to Building Code compliance has been raised by the appropriate departments. Additionally, the proposed variances have been supported by surrounding property owners.



Danielle Noble
Urban Land Use Manager

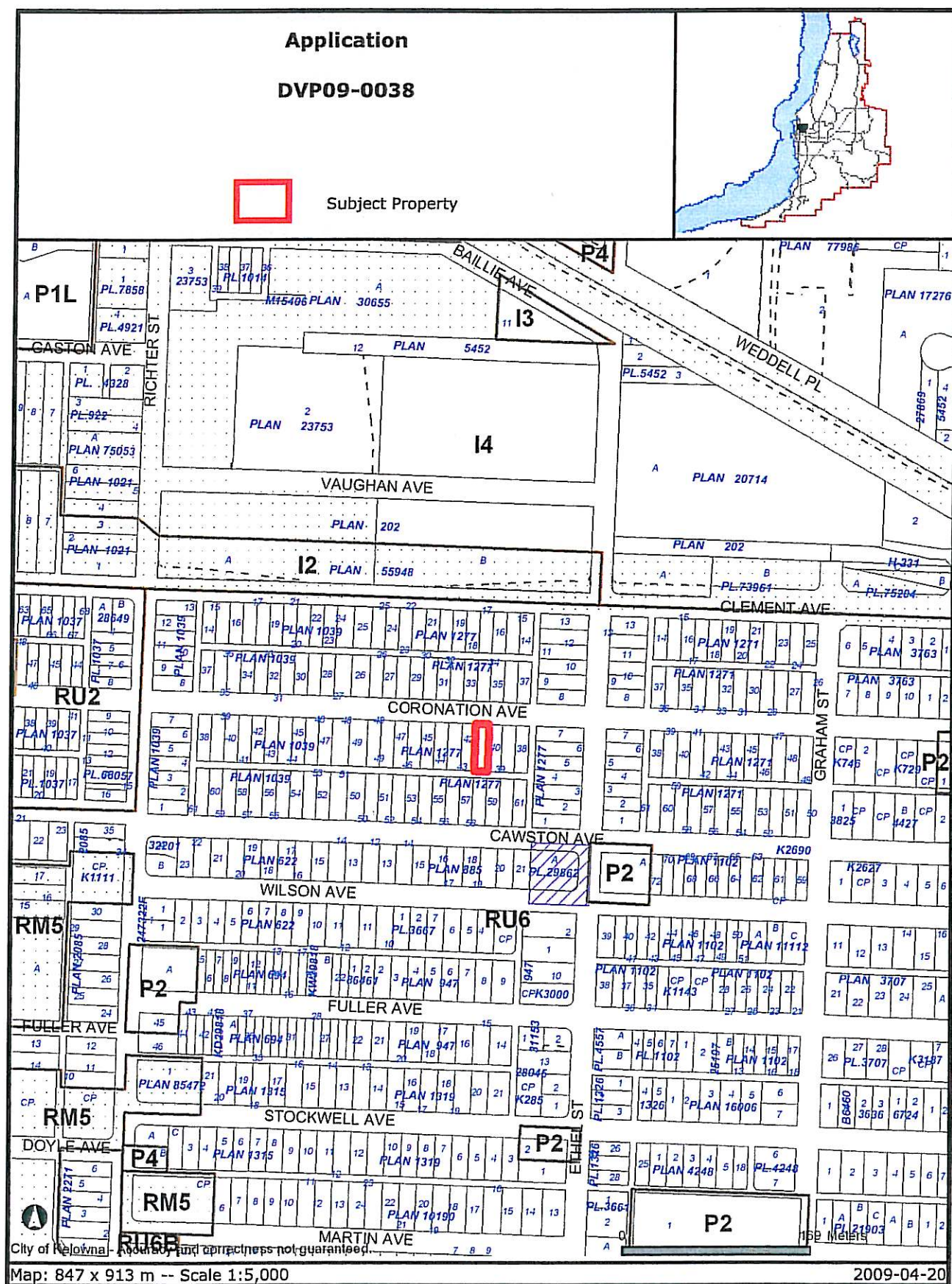
Approved for Issuance

Shelley Gambacort
Director of Land Use Management



ATTACHMENTS

Subject Property Map
Site Plan
Floor Plan
Elevations
Development Engineering comments



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.

British Columbia Land Surveyors BUILDING LOCATION CERTIFICATE

This is to state that on the 2nd day of December, 2003 a survey was performed under my superintendence, on the property described as follows:

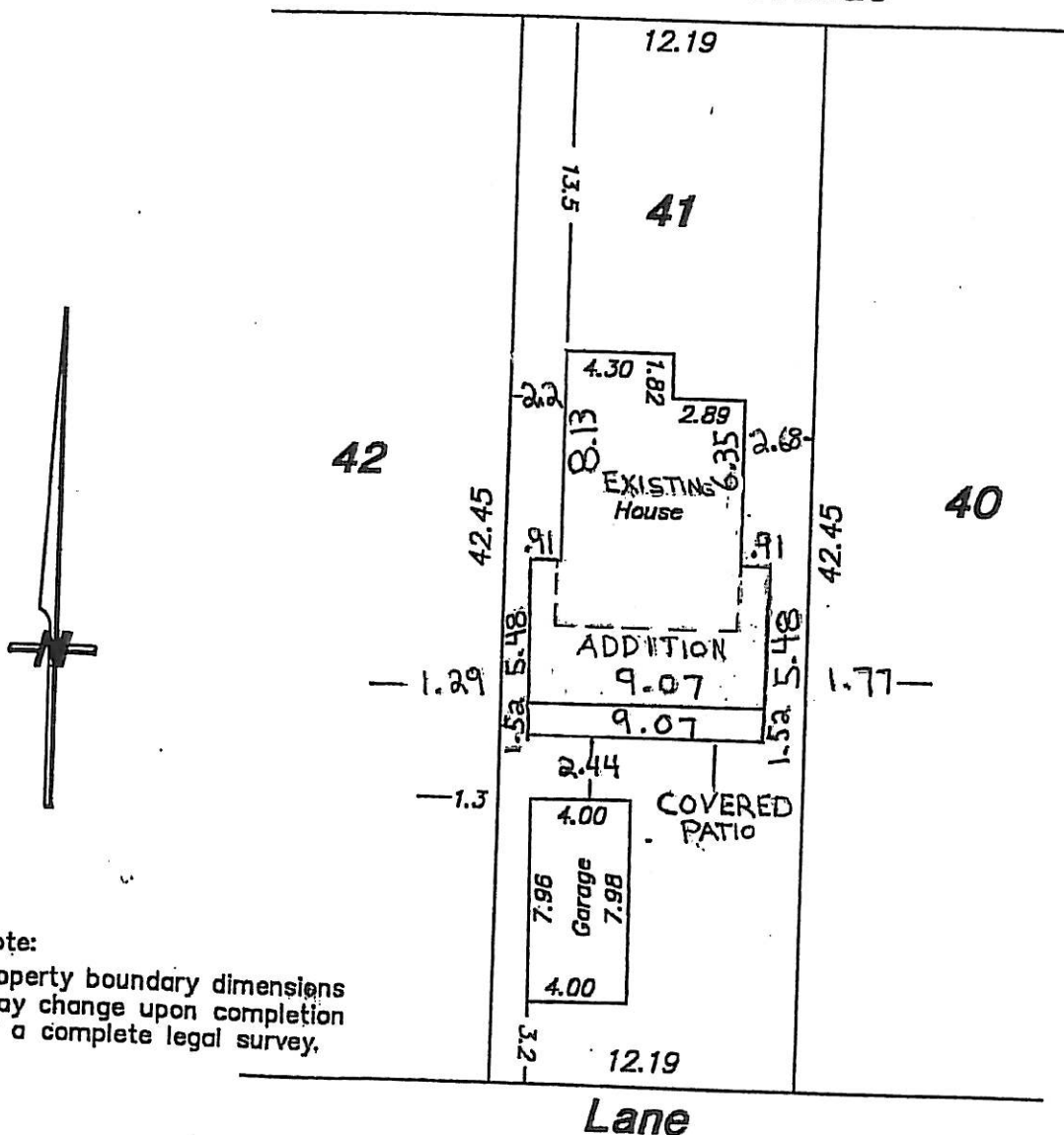
847 Coronation Avenue Lot 41, D.L. 138, ODYD, Plan 1277.

The building(s) erected on the said property is (are) wholly within the boundaries thereof, and does (do) not encroach on adjoining properties. The accompanying sketch shows within acceptable tolerances the size of the building and property, and their relative positions. This sketch is not to be used for the establishment of property boundaries. Distances shown are in metres and decimals thereof.

Property boundary dimensions shown are derived from registered records.
This certificate is intended for mortgage purposes.

Scale 1:300 Metric.

Coronation Avenue



Note:

Property boundary dimensions may change upon completion of a complete legal survey.

FRITSCH LAND SURVEYING INC.
Legal & Engineering Survey Consultants

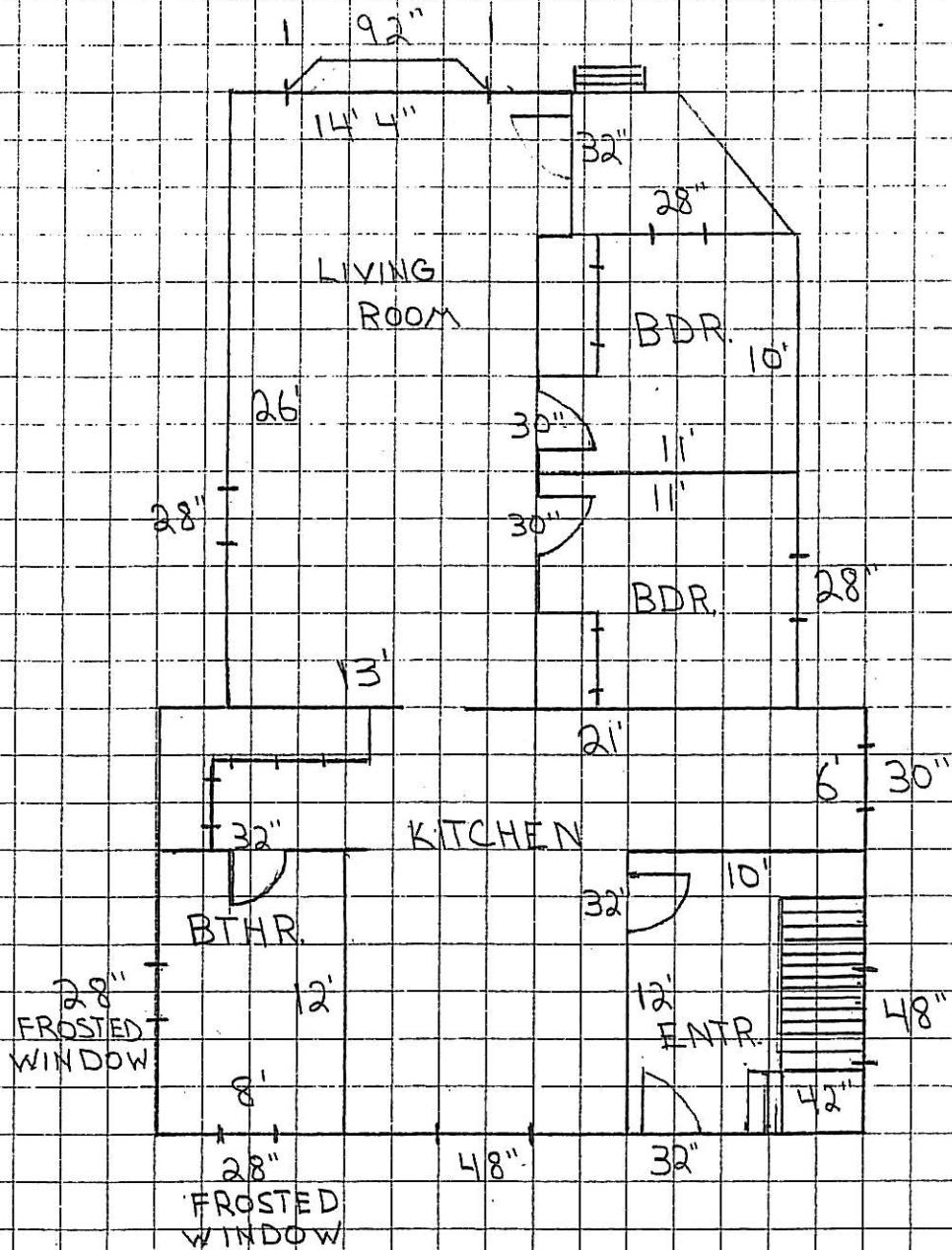
Copyright © No part of this drawing may be reproduced, stored in a retrieval system, or transmitted, in any form or by any means, electronic, mechanical, photocopying recording, or otherwise, without the prior written permission of Fritsch Land Surveying Inc.

"This document is not valid unless originally signed and sealed."

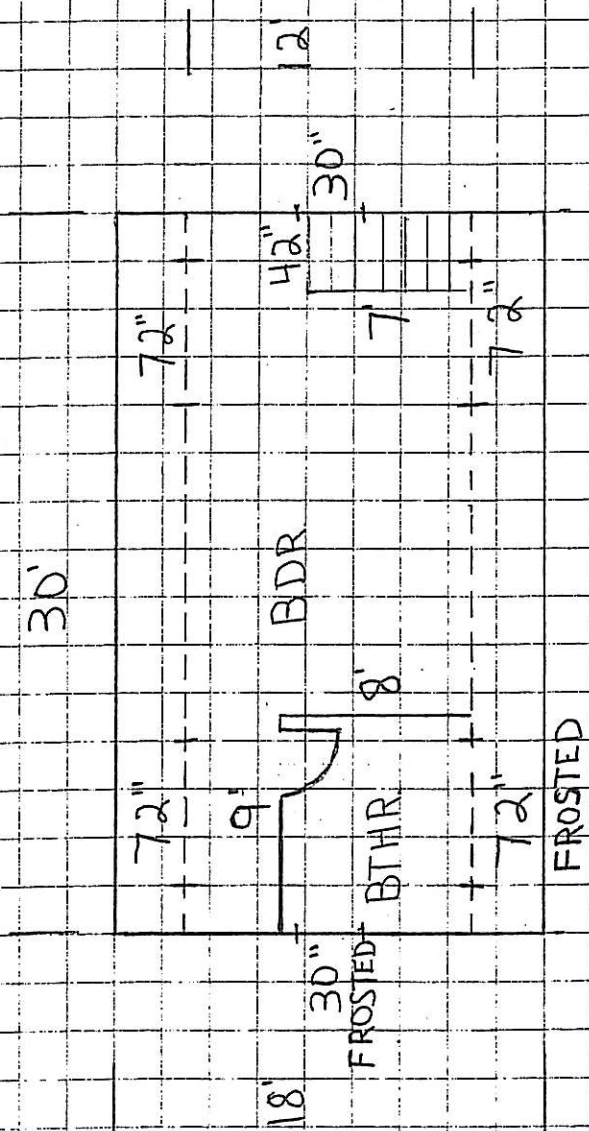
This certificate of location has been prepared in accordance with the Manual of Standard Practice and is certified correct this 2nd day of December, 2003.

[Signature]
Dated: 2nd day of December, 2003

MAIN FLOOR



SECOND FLOOR

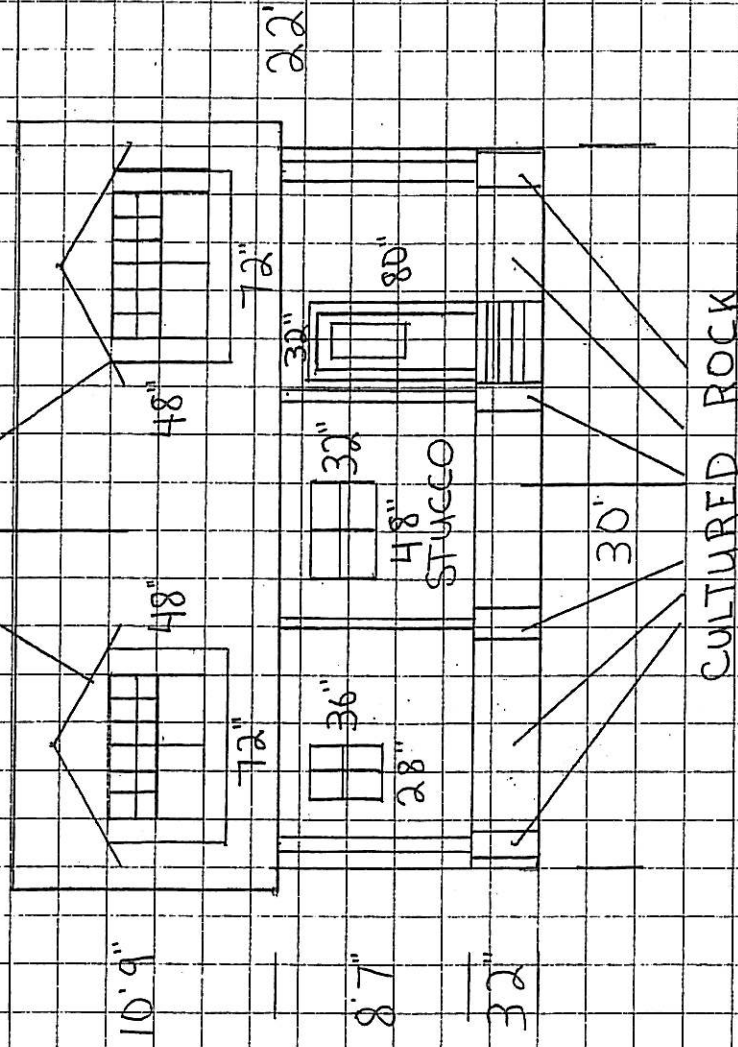


1 SQUARE = 2 FEET

DON DER

SOUTH

ASPHALT
SHINGLES

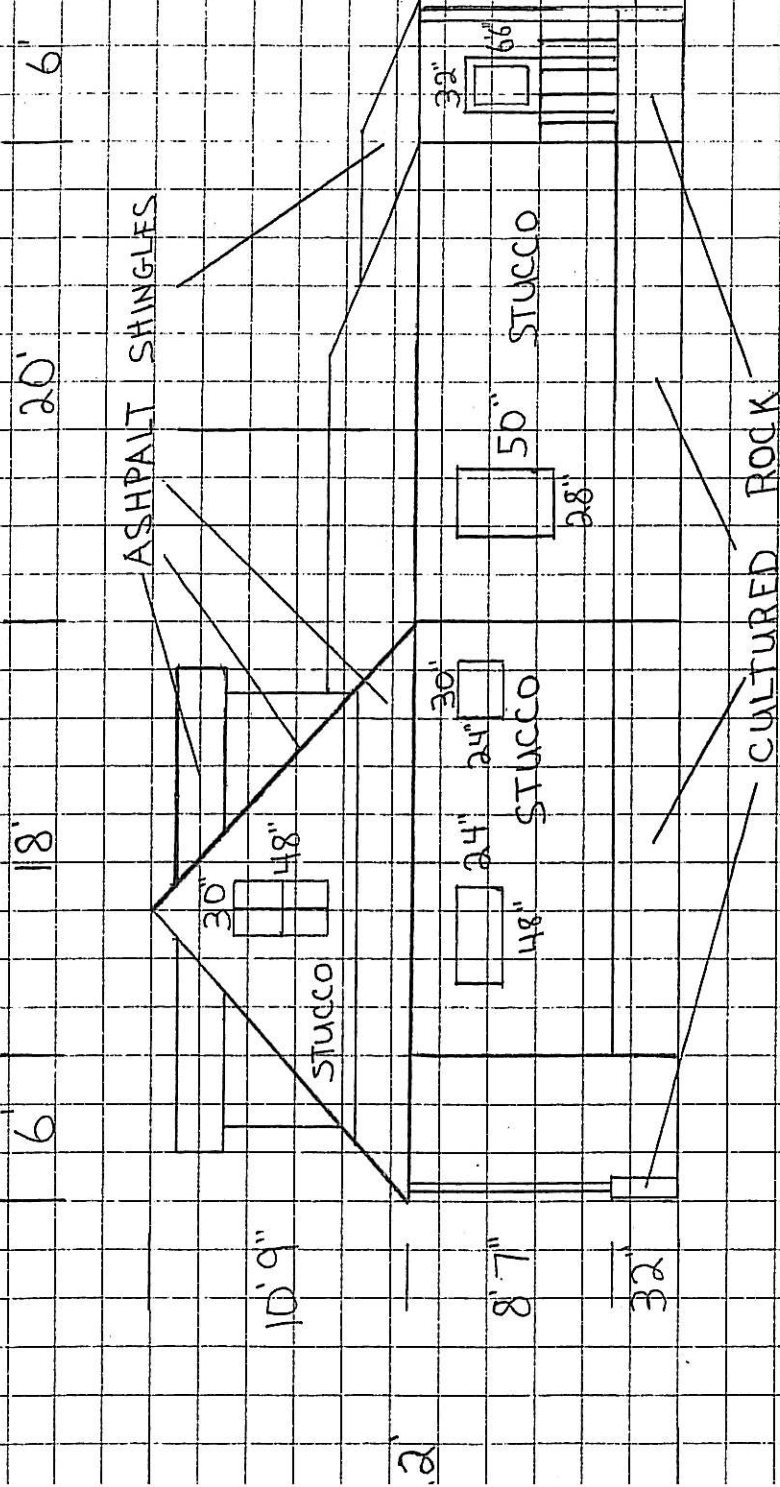


1 SQUARE = 2 FEET

Don DeR

8477 CORONATION AVE.

EAST



WINDOW ON MAIN FLOOR 48" x 24" } BOTH WINDOWS ARE TO PROVIDE LIGHT
WINDOW ON SECOND FLOOR 30" x 48" } IN STAIRWELL

DON ORR

WEST

50'

ASPHALT SHINGLES

10' 9"

30"
48"
STUCCO
FROSTED

22'

50"
28"
FROSTED WINDOW
STUCCO

STUCCO

8' 7"

28"

32"

CULTURED ROCK

26'

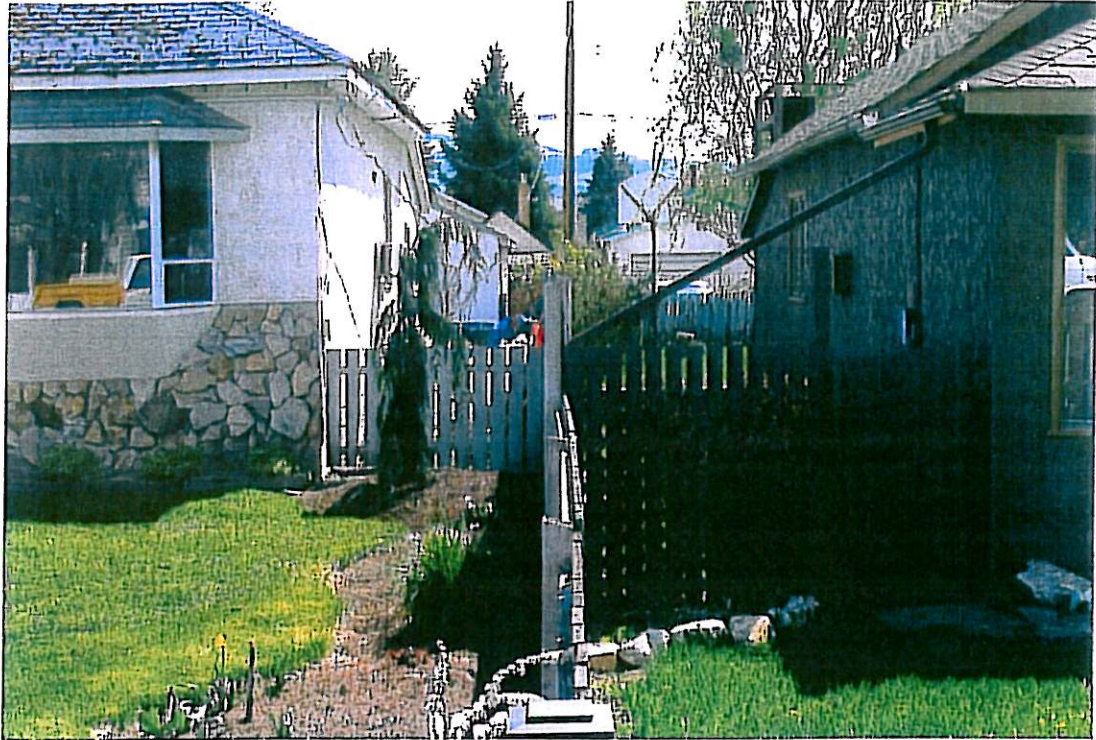
18'

6

1 SQUARE = 2 FEET

DON ORR

Existing West Side Yard



Existing East Side Yard



CITY OF KELOWNA
MEMORANDUM

Date: May 5, 2009
File No.: DVP09-0038

To: Land Use Management Department (GS)

From: Development Engineering Manager

Subject: 847 Coronation Ave

Lot 41 Plan 1277

Development Engineering Services has the following comments associated with this application.

Site Related Issues

The requested variance to reduce east side yard setback from the required 2.0m to 1.77m, and the west side yard setback from the required 2.0m to 1.29m and the distance between the principle dwelling and accessory building (garage) from the required 4.50m to 2.44m, do not compromise our servicing requirements.

Steve Muenz, P. Eng.
Development Engineering Manager
JF