

# Memo



**Date:** October 5, 2009

**To:** City Manager

**From:** Community Sustainability Division

**File No:** DVP09-0119

**Applicant:** Morvil Contractors Ltd.  
(Attn. Bernard Morel)

**At:** 987 Glengarry Street

**Owner:** Garry & Jean Kinash

**Purpose:** TO VARY THE SOUTH SIDEYARD SET BACK FROM 2m REQUIRED TO 1.5m PROPOSED  
TO FACILITATE AN ADDITION TO AN EXISTING SINGLE FAMILY 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. DVP09-0119 for Lot 4, Section 29, Township 26, Osoyoos Division Yale District Plan 9865 located at Glengarry Street, Kelowna, B.C.

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

Section 13.1.6 (d) Development Regulations - To vary the south side yard setback from 2m required to 1.5 m proposed.

## 2.0 SUMMARY:

The applicant is proposing an addition to an existing single family dwelling. To build the addition a variance is being sought to the south side yard set back from 2.0m required to 1.5m proposed.

## 3.0 BACKGROUND:

The current owner has owned the home since 1990. As the existing house is relatively small, they are proposing an addition to create a home more suitable for their aging years. The proposed addition includes an enclosed double garage with living space consisting of a master bedroom with ensuite, dining room and family room.

In order to create a standard sized double garage an expansion to the south is required. In doing so, the building would encroach in the required south sideyard set back. Affected neighbours have provided a letter of no objection to the variance request.

### 3.1 Site Context

The subject property is located on the east side of Glengarry Street.

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: 987 Glengarry Street



## 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 Development Engineering

See attached memorandum.

#### 4.2 Building and Permitting

This proposed addition to the existing garage to be added to existing BP#38731 for residential addition. No other concerns.

#### 4.3 Fire Department

No objections

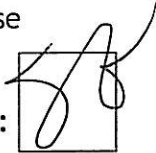
#### 5.0 LAND USE MANAGEMENT DEPARTMENT COMMENTS

The proposed side yard setback variance to facilitate the addition to the house and expansion of the garage is reasonable, given the existing siting of the home limits the buildable area to accommodate a functional floorplan. The applicant has submitted letters of support from all affected neighbours, indicating no objection. This variance request is considered minor to facilitate this infill addition, and overall the aesthetics of the exterior will be upgraded and be a positive improvement to the neighbourhood.



Danielle Noble  
Manager, Urban Land Use

Approved for inclusion:

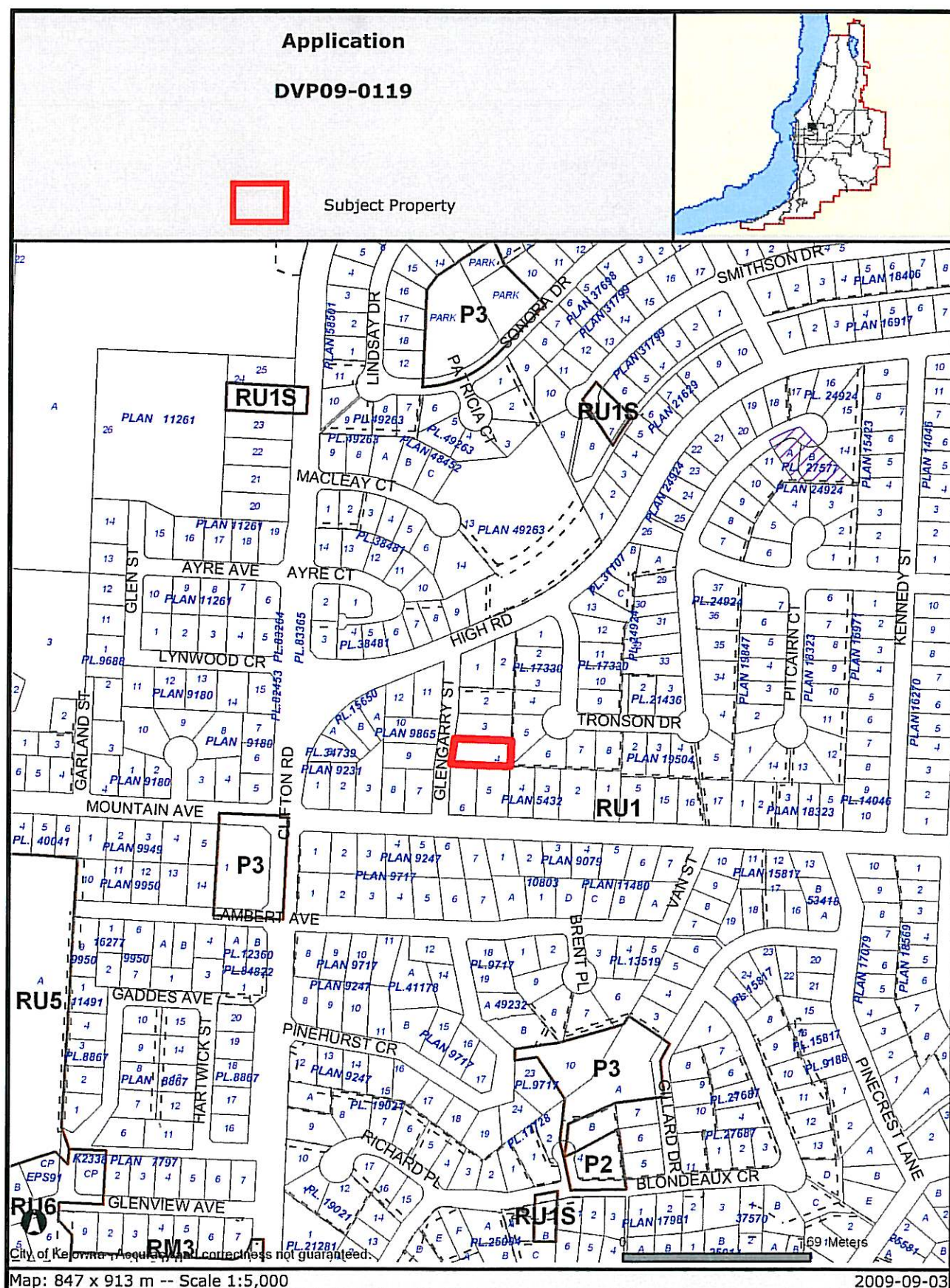


Shelley Gambacort  
Director, Land Use Management

---

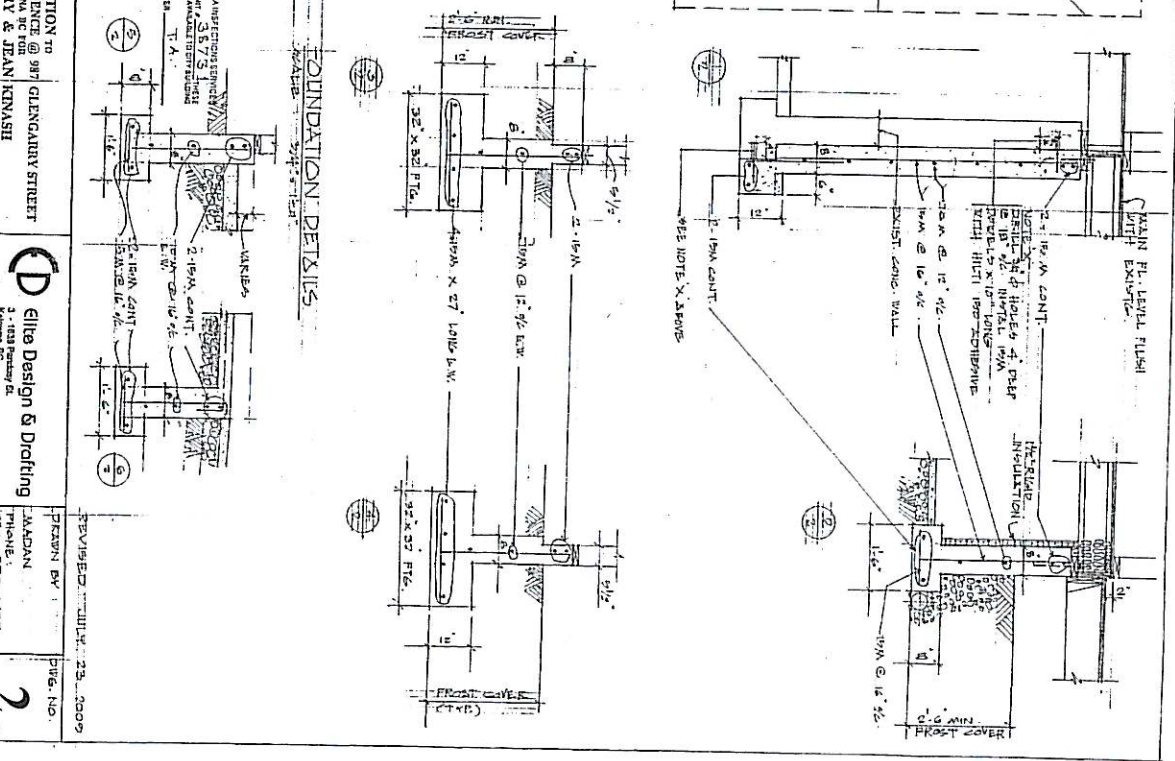
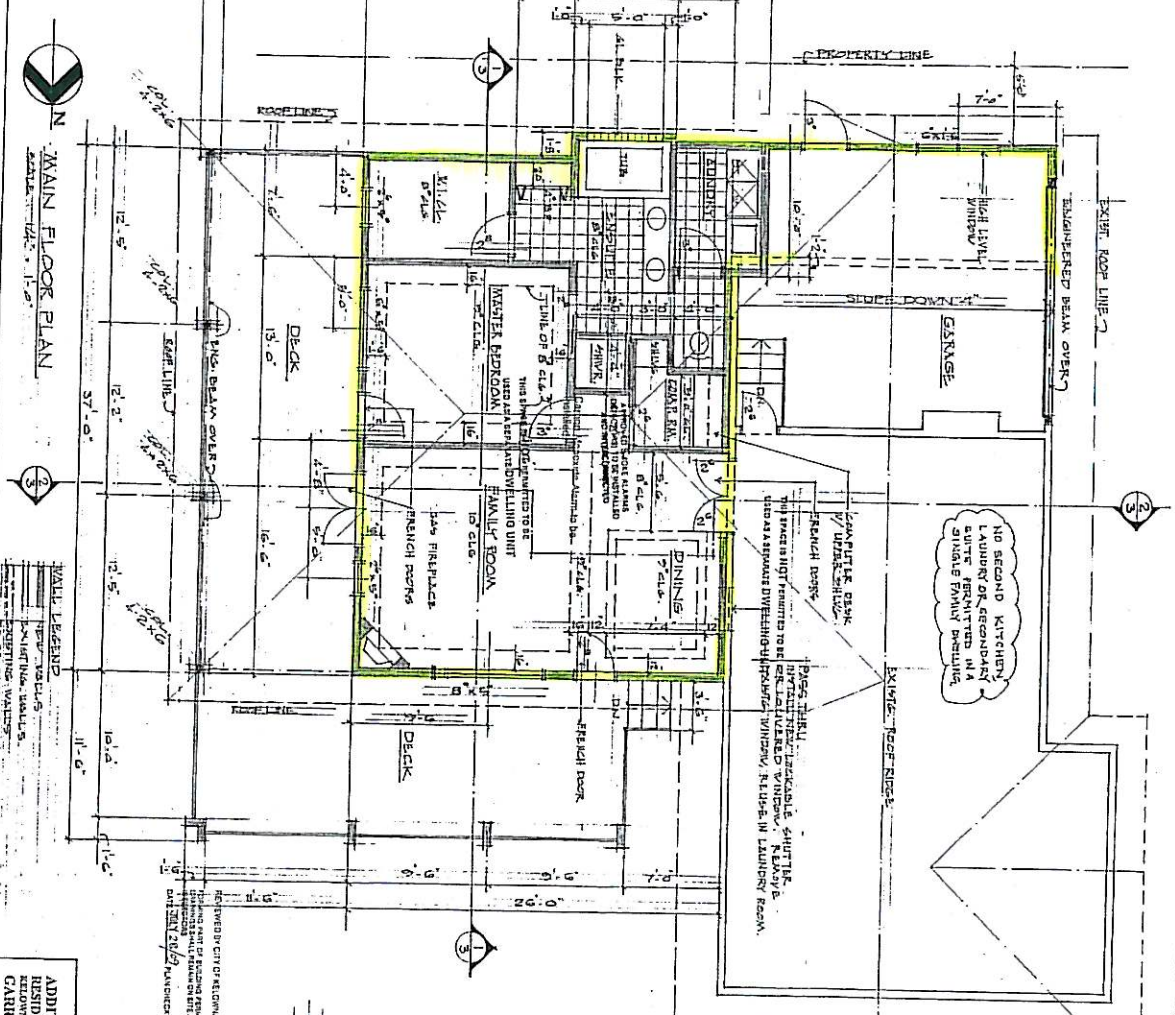
**Attachments:**  
Subject Property Map  
Site Plan  
Elevation Drawings





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.





# B.C. LAND SURVEYOR'S CERTIFICATE

ON LOT 4, SEC. 29, TP. 26,  
O.D.Y.D., PLAN 9865

SCALE 1:250 All distances are in metres.

CIVIC ADDRESS: 987 GLENGARRY STREET

CLIENT: MORVIL CONTRACTORS

FILE No: 12944 SC 4

FB/PG: --

THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY SIGNED AND SEALED.

© THIS PLAN IS PROTECTED BY COPYRIGHT.

NO PERSON MAY COPY OR ALTER THIS CERTIFICATE WITHOUT PRIOR CONSENT OF RUNNALLS DENBY.

THE DIMENSIONS SHOWN ON THIS CERTIFICATE ARE NOT TO BE USED TO DEFINE PROPERTY BOUNDARIES.

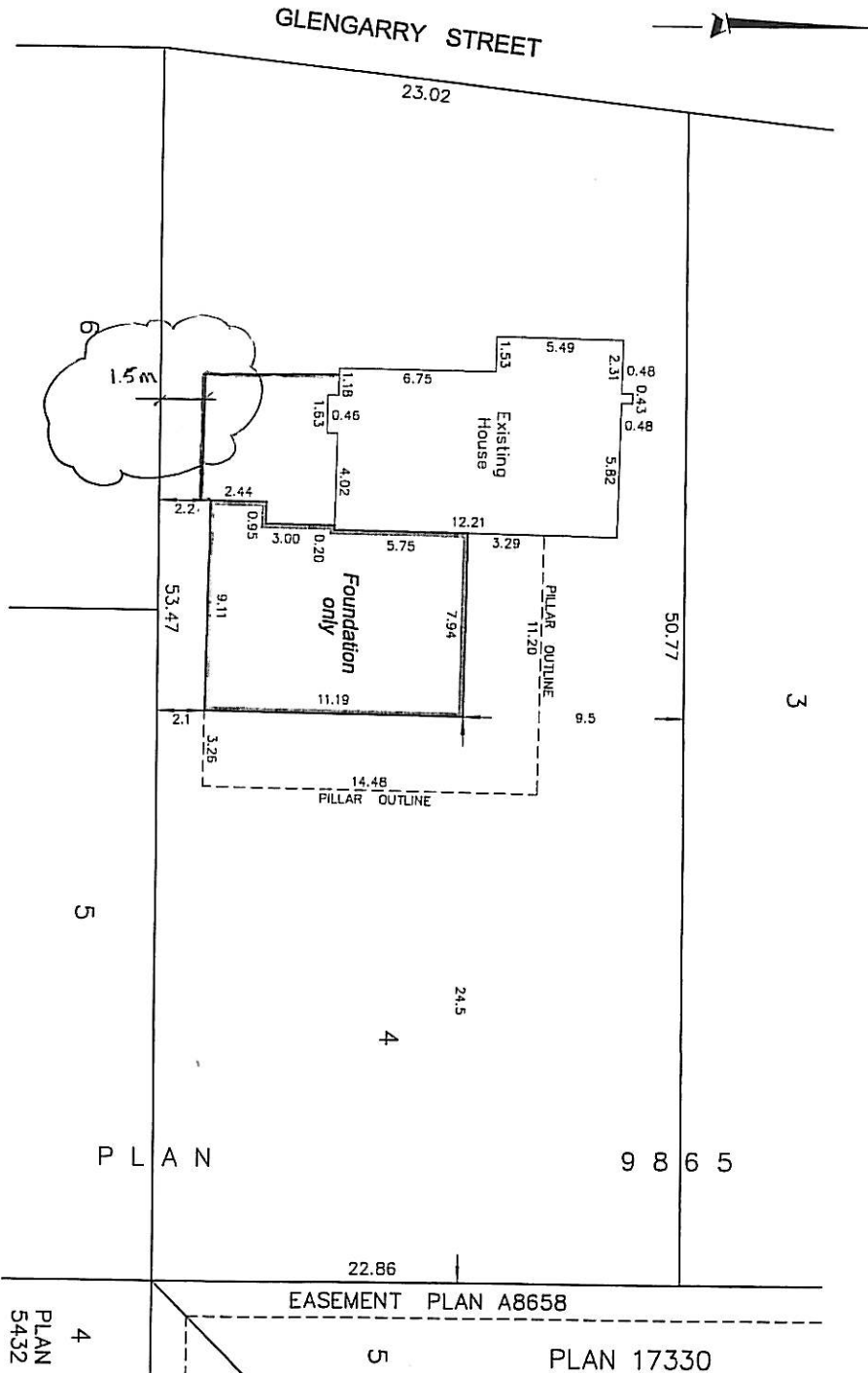
Certified correct this 25 day of August, 2009.

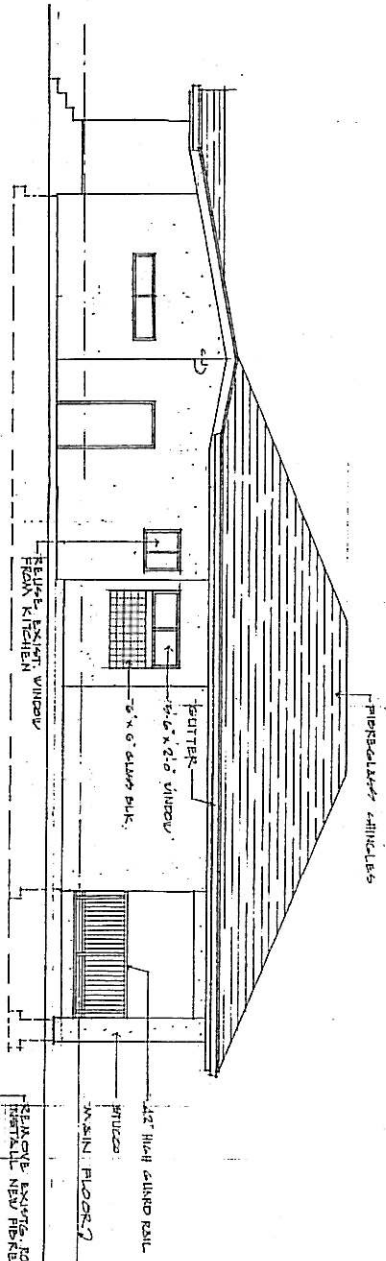
NEIL R. DENBY

B.C.L.S.

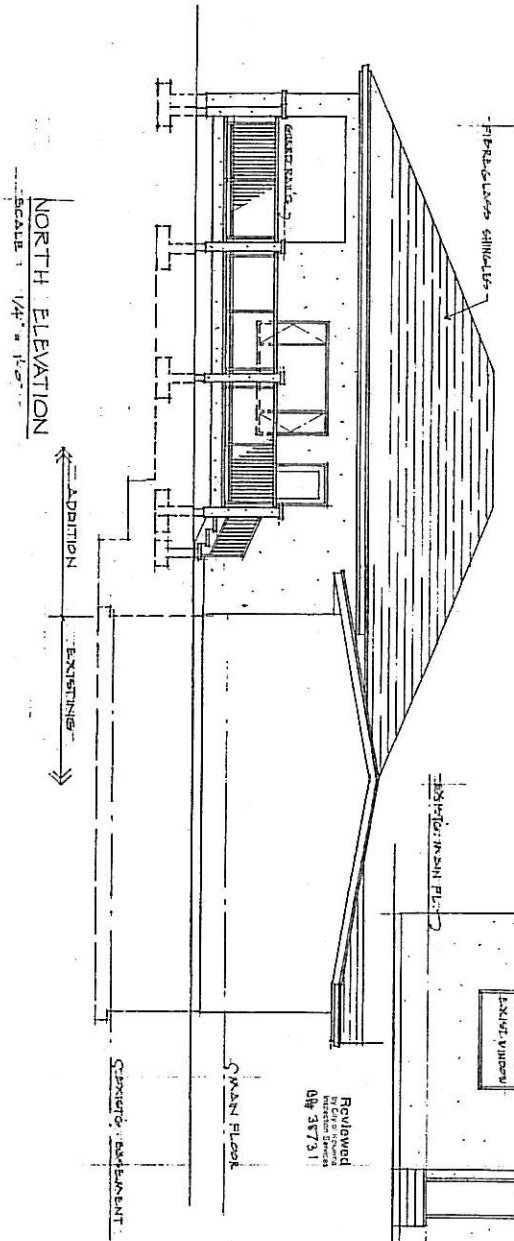
**RUNNALLS DENBY**  
*british columbia land surveyors*

259A Lawrence Avenue Kelowna, B.C. V1Y 6L2  
Phone: (250)763-7322  
Fax: (250)763-4413  
Email: neil@runnallsdenby.com

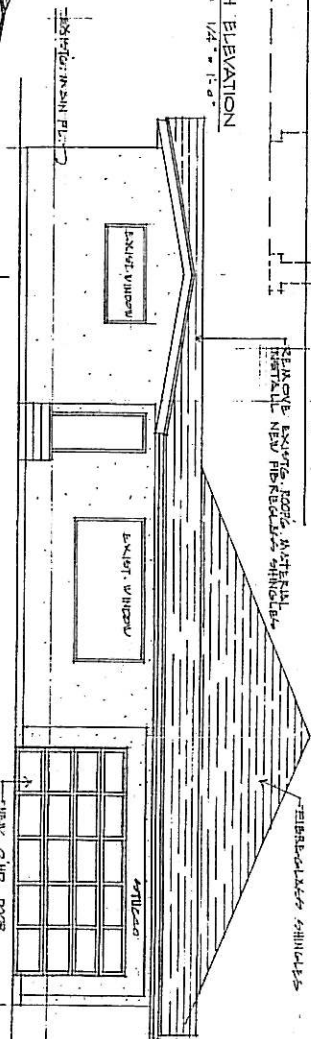




SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"



NORTH ELEVATION  
SCALE: 1/4" = 1'-0"



WEST ELEVATION  
SCALE: 1/4" = 1'-0"

ADDITION TO  
RESIDENCE @ 877 GLENGARRY STREET  
BIRMINGHAM, AL 35217  
CARRY & JEAN KINASH

**CD** Elite Design & Drafting  
3111 10th Avenue SE  
BIRMINGHAM, AL 35217

DESIGN BY  
T. ADAM  
PHONE:  
205-870-1437

DWG. NO.  
**4**  
of 4

REVISED: JULY 23, 2009