

Memo



Date: February 24, 2010

To: City Manager

From: Community Sustainability Division

File No: DVP10-0015

Applicant: Axel Hilmer

At: 4454 Lakeland Road

Owner: Joseph R. Heathcote

Purpose: TO VARY THE REQUIRED REAR YARD SETBACK FROM 7.5M TO 6.0M PROPOSED TO ALLOW AN ADDITION TO AN EXISTING 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. DVP10-0015 for Lot 5, District Lot 167, Osoyoos Division Yale District Plan 35646 located at Lakeland Road, Kelowna, B.C.

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

Section 13.6.6(e) - rear yard set back

To vary the rear yard set back from 7.5m required to 6.0m proposed to allow an addition to an existing dwelling as per schedule 'A'.

2.0 SUMMARY:

The applicant is seeking to vary the required rear yard set back in order to construct an addition to an existing single family dwelling.

3.0 BACKGROUND:

The subject property is located in an established area of large homes on large lots. The owner is proposing to construct a new addition to the north east rear portion of the home to allow for an exercise room. In order to move forward with this addition a variance is being sought to relax the rear yard set back by 1.5m.

3.1 Site Context

The subject property is located on the north side of Lakeland Road in the Mission area of Kelowna. Adjacent zones and uses in all directions are RU1 - Large Lot Housing residential use.

3.2 Site Location Map

Subject Property: 4454 Lakeland Raod



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 Services

This development variance permit application to vary the rear yard setback from 7.5 to 6.0m does not compromise any municipal services.

4.2 Building and Permitting

Building permit required.

4.3 Fire Department

No concerns

5.0 LAND USE MANAGEMENT DEPARTMENT

The applicant is seeking a variance to relax the required rear yard set back by 1.5m. The subject property backs onto the private open space of an adjoining neighbour. Mature vegetation exists that will function as a buffer to the addition. Given the size of the dwelling, the addition to the home is minor and does not appear to reduce the liveability of the neighbouring large homes on large lots.

The applicant has submitted letters of support from the adjacent neighbours, indicating that they do not object to the proposed variance. It is anticipated that granting the requested variance will have little, if any impact on the surrounding properties.



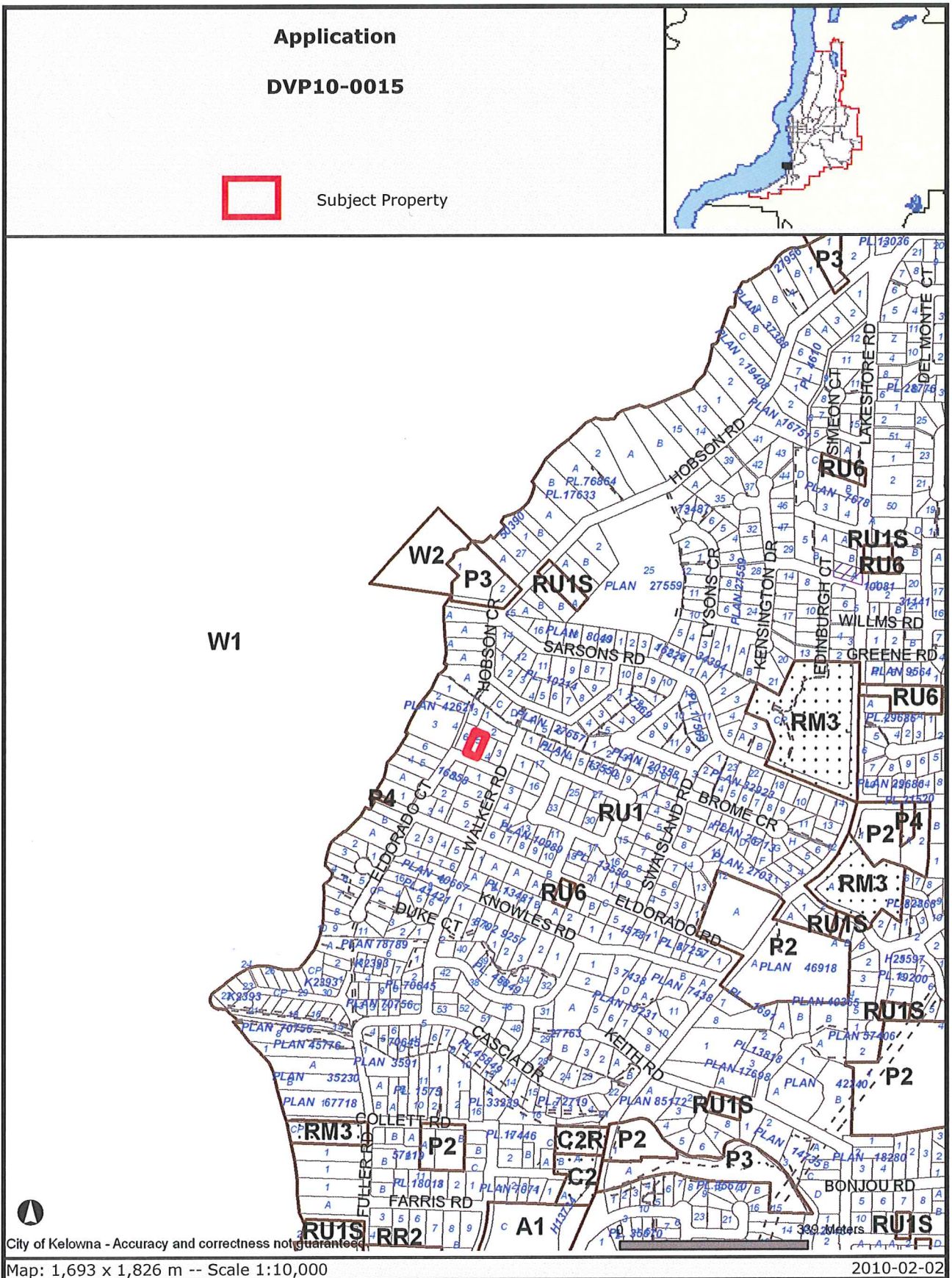
Danielle Noble
Manager, Urban Land Use

Approved for inclusion:



Shelley Gambacort
Director, Land Use Management

Attachments:
Subject Property Map
Site Plan



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.

SCHEDULE A

This forms part of development

Permit # 01P10-0015

