

Memo



Date: April 8, 2010

To: City Manager

From: Community Sustainability Division

File No: DVP10-0032

Applicant: Wladimir and Helene Gering

At: 1207 Morrison Road

Owner: Wladimir and Helene Gering

Purpose: TO VARY THE MAXIMUM SITE COVERAGE FROM 10% PERMITTED TO 15.5% REQUESTED TO ACCOMMODATE THE EXPANSION OF A SINGLE FAMILY DWELLING.

Existing Zone: A1 - Agriculture 1

Report Prepared by: Birte Decloux

1.0 RECOMMENDATION:

THAT Council authorize the issuance of Development Variance Permit No. DVP10-0032 for Lot C, Section 36, Township 26, Osoyoos Division Yale District Plan 17689 located at Morrison Road, Kelowna, B.C.

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

Section 11.1.6(a) Development Regulations

To vary the maximum site coverage from 10% permitted to 15.5% requested.

2.0 SUMMARY:

The applicant is seeking to vary the maximum permitted site coverage to accommodate the expansion of a single family dwelling.

3.0 BACKGROUND:

A modest single family home exists on the subject property. The owners are proposing an addition which would double the size of the home to accommodate their family. The existing home is located on the south east corner of the property. The applicant is seeking to expand the home to the north, thereby meeting the required setbacks of the zone.

The property is non-conforming in both lot area and width. The zoning bylaw has provisions to regulate A1- Agriculture 1 lots created prior to 1976 (and under 0.2ha in size) as RU1-Large Lot Housing sites. However, this lot is greater than 0.2 ha in size, and therefore does not qualify for this provision. As the property is 0.29 ha size and is connected to sewer, it more closely resembles a rural residential lot than a typical A1 - Agricultural 1 parcel.

3.1 Site Context

The subject property is located on the north side of Morrison Road in the Rutland sector of Kelowna. Adjacent zones and uses in all directions are A1 - Agriculture 1 use. Only the properties to the east are in the Agriculture Land Reserve.

The proposed application meets the requirements of the A1 Agriculture 1 zone as follows:

Zoning Bylaw No. 8000		
CRITERIA	PROPOSAL	A1 ZONE REQUIREMENTS
Subdivision Regulations		
Lot Area	2,901 m ² ①	4.0 ha
Lot Width	38.91 m ①	40.0 m
Lot Depth	65.32 m	Na
Development Regulations		
Site Coverage (buildings)	15.5 % ②	10%

① Existing non-conforming lot.

② A variance is being sought to relax the permitted site coverage for residential development.

3.2 Site Location Map

Subject Property: 1207 Morrison Road



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 does not trigger any offsite upgrades.
This application does not compromise any Municipal services.

4.2 Building and Permitting

Existing open building permit BP32457 should be addressed. A building permit is required for any construction.

4.3 Fire Department

No concerns.

5.0 LAND USE MANAGEMENT DEPARTMENT

The existing home is relatively modest in size, and the proposed expansion of the dwelling to 394.9m² (including the garage) is not considered excessive in relation to the abutting properties. The applicant has submitted letters of support from the adjacent neighbours, indicating that they do not object to the proposed variance. It is anticipated to have little, if any impact, therefore, the Land Use Management Department is supportive of the proposed site coverage of 15.5% for the principal dwelling and accessory structures on this non-conforming lot.



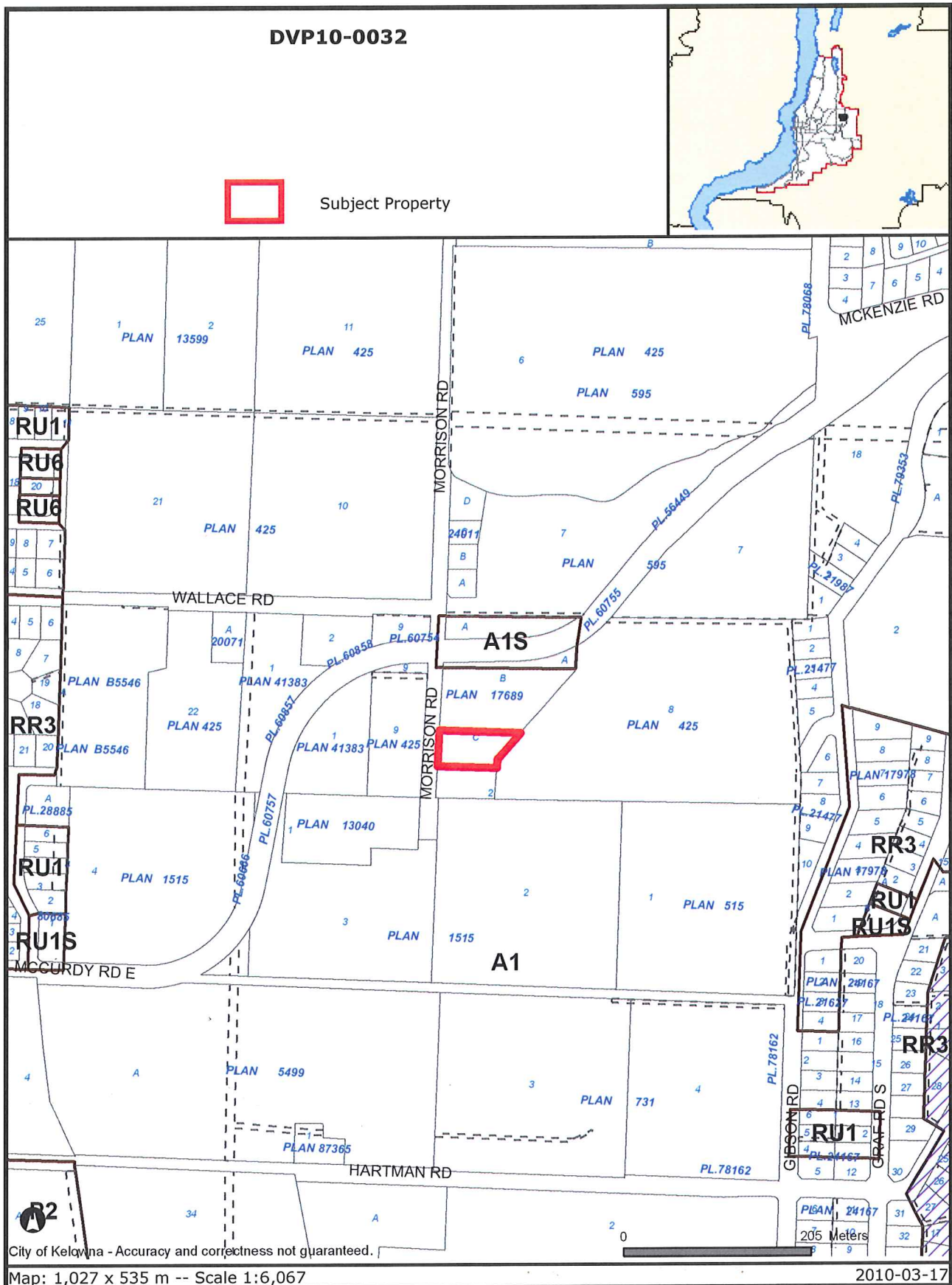
Danielle Noble
Manager, Urban Land Use

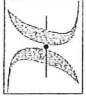
Approved for inclusion:



F/ Shelley Gambacort
Director, Land Use Management

Attachments:
Subject Property Map
Site Plan





KH
DESIGNS
CUSTOM
RESIDENTIAL
DESIGN
5235 Buchanan Road
PEACHLAND
B.C. V8H1X1
250-866-039

Gering
Residence

1207
Morrison Rd.

DRAWN BY: KH
PROJECT: 021.10
FILE:
ISSUE DATE: 2/05/10

Proposed
Site

A-2

