

Memo



Date: May 27, 2010

To: City Manager

From: Community Sustainability Division

File No: DVP10-0034

Applicant: D J S Contracting

At: 3462 Scott Road

Owner: Patricia M. Reimer

Purpose: TO VARY THE MAXIMUM SITE COVERAGE FROM 40% PERMITTED TO 47% PROPOSED TO ALLOW AN ADDITION TO ENLARGE THE MASTER BEDROOM

Existing Zone: RU1 - Large Lot Housing Zone

Report Prepared by: Paul McVey

1.0 RECOMMENDATION:

THAT Council authorize the issuance of Development Variance Permit No. DVP10-0034 for Lot 25, DL 134, O.D.Y.D., Plan 3886, located at Scott Road, Kelowna, B.C.

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

Section 13.1.6(a) Development Regulations

To vary the maximum site coverage from 40% permitted to 47% proposed, as shown on Schedule "A".

2.0 SUMMARY:

The applicant is seeking to vary the maximum site coverage from 40% permitted to 47% proposed to facilitate an addition to the master bedroom.

3.0 BACKGROUND:

The existing single family dwelling was constructed on the subject property in the 1960's. The applicant is proposing to construct an addition to the front of the dwelling to facilitate a larger master bedroom. Currently the existing site development is at the maximum site coverage permitted in the RU1 - Large Lot Housing zone. The proposed addition will increase the site coverage from the current 40%, the maximum permitted in the RU1 zone, to 47%. The total site coverage for buildings, driveways, and parking areas will increase to 50%, the maximum permitted in the zone.

There is no development permit required, as the site is developed with a single unit dwelling.

The proposed application meets the requirements of RU1- Large Lot Housing as follows:

Zoning Bylaw No. 8000		
CRITERIA	PROPOSAL	RU1 ZONE REQUIREMENTS
Development Regulations		
Site Coverage (buildings)	47 % ❶	40% max
Site Coverage (buildings/parking)	50 %	50% max
Height (existing house)	1 storeys	2 ½ storeys/9.5 m max
Front Yard	4.7 m	4.5 m
Side Yard (south east)	2.2 m	2.0 m (1 - 1 ½ storey)
Side Yard (north west)	2.4 m	2.0 m (1 - 1 ½ storey)
Rear Yard	7.5m to dwelling 1.5m to carport	7.5 m / 1.5 m for accessory buildings
Other Requirements		
Parking Stalls (#)	2 spaces provided	2 spaces required

Variations Requested;

❶ Section 13.1.6 (a) Development Regulations - vary maximum site coverage from 40% permitted to 47% proposed

3.1 Site Context

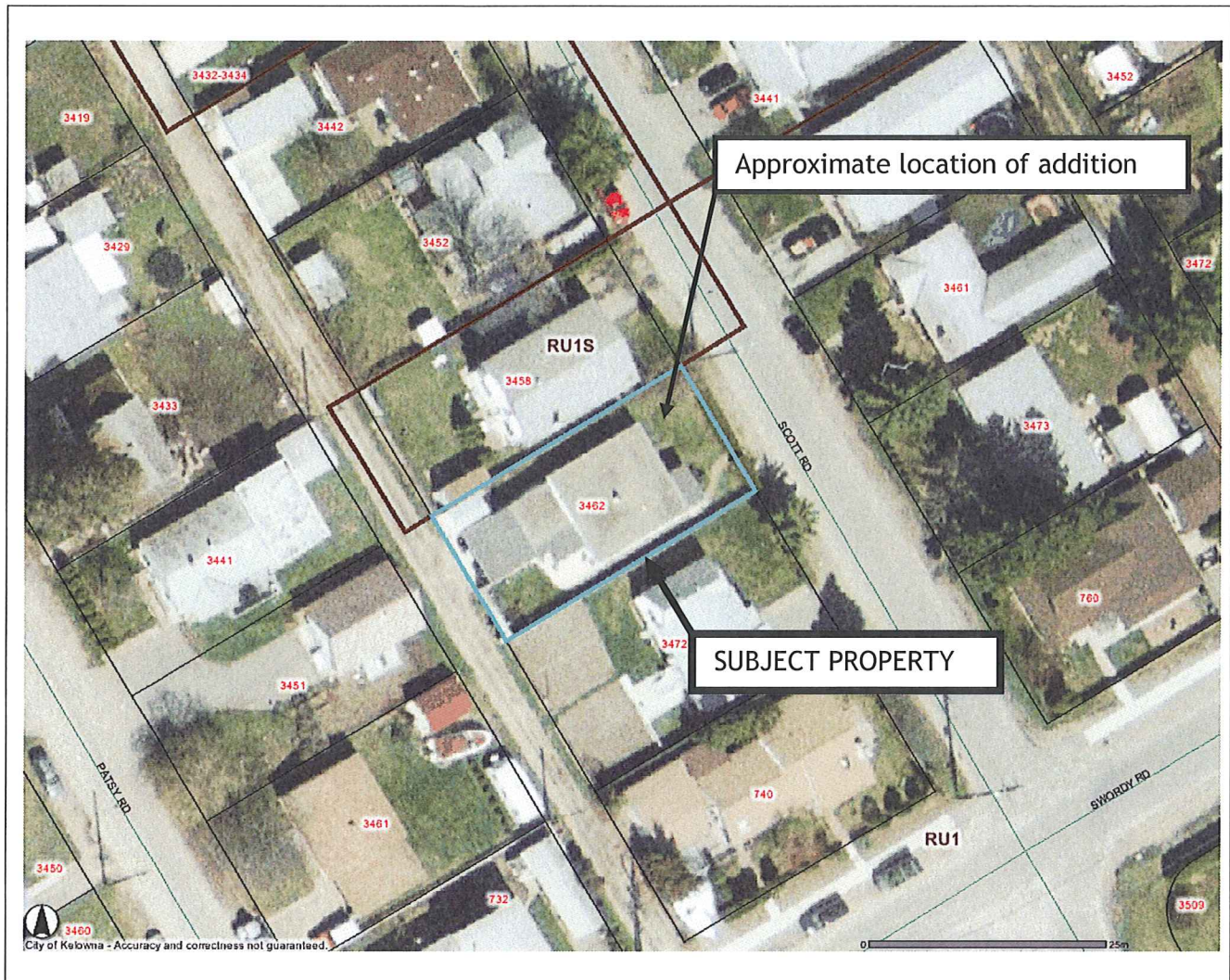
The subject property is located on the south west side of Scott Road in the South Pandosy of Kelowna. Adjacent zones and uses in all directions are:

South West	RU1 - Large Lot Housing
North West	RU1s - Large Lot Housing with secondary suite
South East	RU1 - Large Lot Housing
North East	RU1 - Large Lot Housing

3.2 Site Location Map

Subject Property:

3462 Scott 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

The development variance permit application to vary the site coverage to 47% does not compromise any municipal services.

4.2 Building and Permitting

Building permit required prior to any construction commencing.

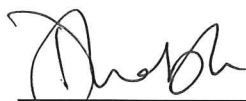
4.3 Fire Department

No concerns

5.0 LAND USE MANAGEMENT DEPARTMENT

The existing dwelling located on the subject property is a flat roofed, single storey building. The proposed addition to the master bedroom located at the front of the existing dwelling will not increase the height of the dwelling, and the addition will be finished with the same materials and colour as the remainder of the dwelling. As the applicant does not wish to alter the height of the single family dwelling, this would be the only alternative to avoid additional site coverage. Favorably, there is an existing hedge along the front of the lot that will help to reduce the visual impact of the proposed addition to the road frontage.

The increase in site coverage from 40% permitted to 47% proposed will have minimal impact on the overall site development and neighbourhood as the total site coverage (including driveways and parking areas) still meets the 50% maximum. The applicant has submitted signatures of neighbours indicating they do not object to the proposed variance. Given the neighbourhood support, this variance request is considered modest.



Danielle Noble
Manager, Urban Land Use

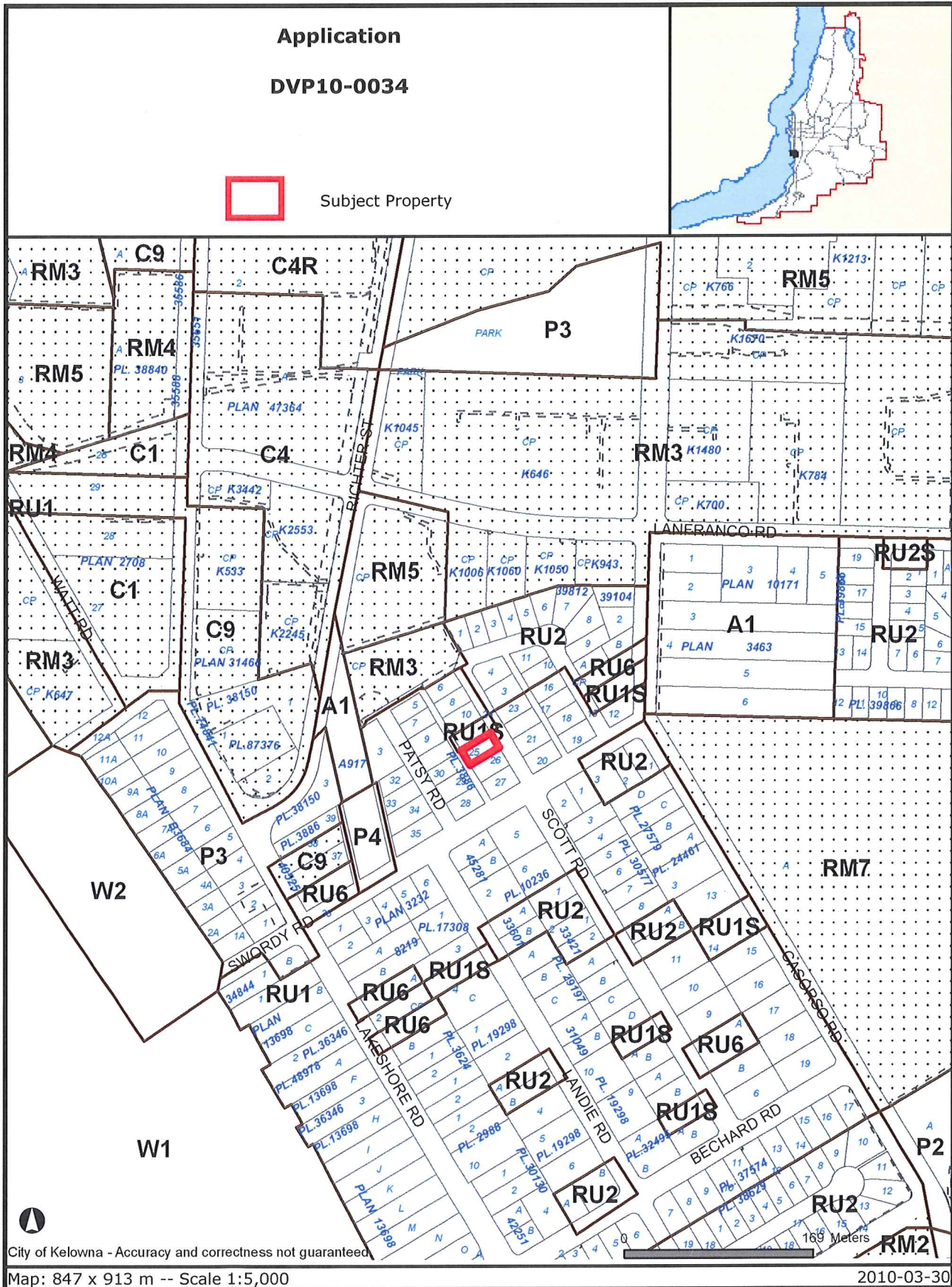
Approved for inclusion: 

 Shelley Gambacort
Director, Land Use Management

Attachments:

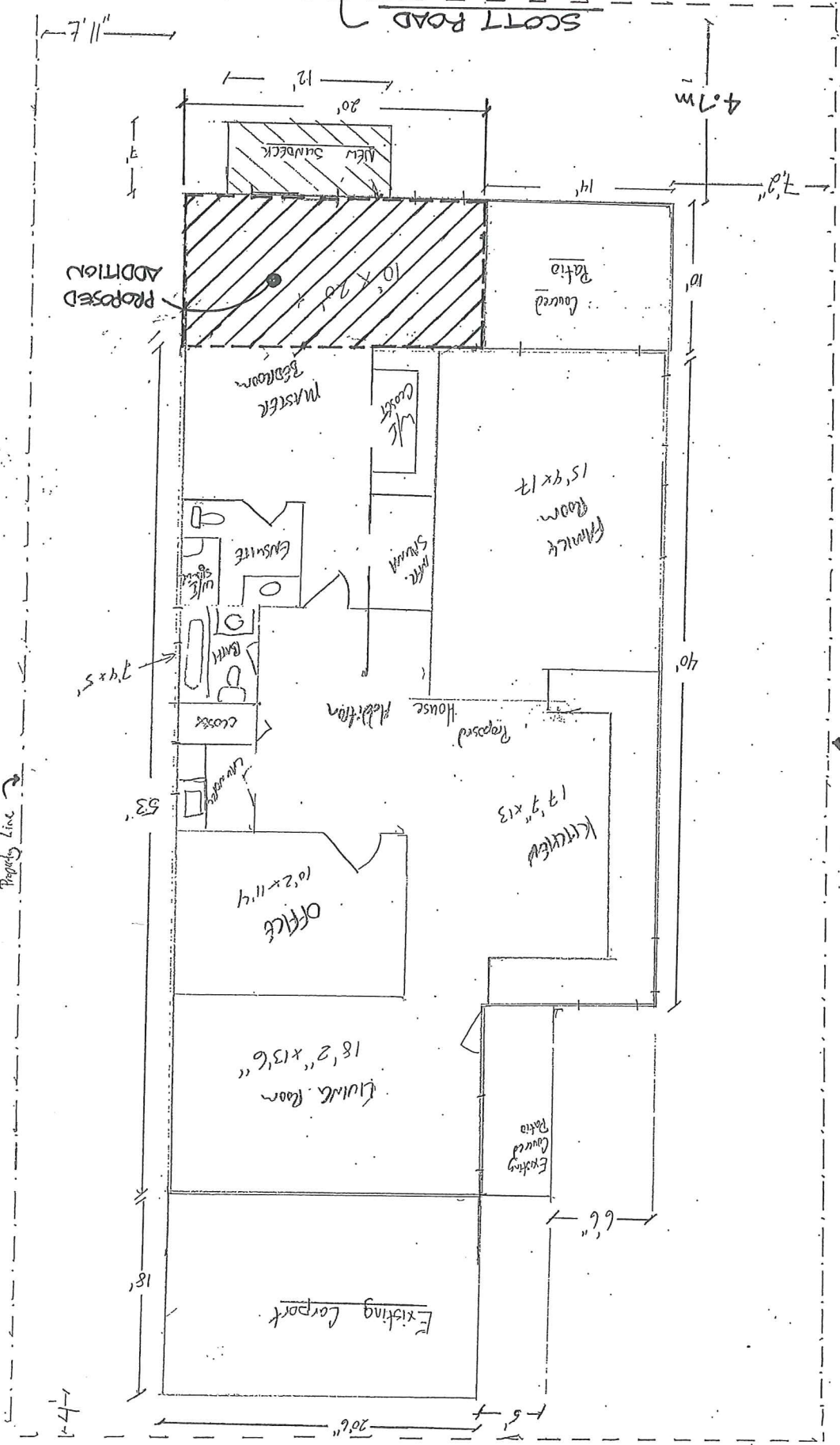
Subject Property Map
Proposed Site Plan & Floor Plan

Date Application Accepted: March 29, 2010



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.

KELLOWA, BC
 3462 SCOTT RD
 OWNER - PRR REIMER
 ZONING - R2B
 LOT COVERAGE - 2136 sq. ft.



PROPOSED

LANE

PROPOSED ADDITION

KITCHEN
17'9" x 13'

FAMILY ROOM
15'4" x 17'

LIVING ROOM
18'2" x 13'6"

OFFICE
10'2" x 11'4"

MASTER BEDROOM

SUITE

BATH

HALLWAY

CLOSET

CLOSET

CLOSET

CLOSET

CLOSET

CLOSET

CLOSET

CLOSET

CLOSET

CLOSET

CLOSET

CLOSET

CLOSET

EXISTING COVERED PATIO

COVERED PATIO

NEW SUNDECK

10' x 20'

12'

20'

14'