Memo

City of Kelowna

Date: August 18, 2010

To: City Manager

From: Community Sustainability Division

File No: DVP10-0086 **Applicant:** Ronald Jesse & Karen Bamford

At: 1344 Mountainview St. **Owner:** Ronald Jesse & Karen Bamford

Purpose: To vary the minimum flanking southern side yard setback to an accessory building from 4.5m required to 1.0m proposed.

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. DVP10-0086 for Lot 21, Sec. 29, Twp. 26, O.D.Y.D., Plan 5070, located at 1344 Mountainview St., 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 minimum flanking southern sideyard setback from 4.5m required to 1.0m proposed, as shown on Schedule "A".

2.0 SUMMARY:

The applicant is seeking to vary the minimum flanking sideyard setback from 4.5m required to 1.0m proposed in order that the existing non-conforming garage located on the subject property can be demolished, and replaced with a larger accessory building.

3.0 BACKGROUND:

The existing single family dwelling was constructed on the subject property in the 1955. The carport structure was added in 1958 and converted into a garage in 1984. The non-conforming setback to Dilworth Avenue was addressed through a Board of Variance consideration.

At this time, the applicant is proposing to demolish the existing garage structure, and replace the building with a larger structure. Where the existing garage has access directly from Dilworth Avenue, the applicant is proposing to access the new garage from the adjacent lane located at the rear of the subject property. However, this application for a Development Variance Permit has been triggered as the applicant wishes to reduce the 1.8m setback previously approved by the Board of Variance down to the 1.0m setback proposed.

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)	22.5 %	40% max
Site Coverage (buildings/parking)	27 %	50% max
Height (existing house)	1 storeys	2 ½ storeys/9.5 m max
Principal Dwelling		
Front Yard	7.5 m	4.5 m
Flanking Side Yard (south)	5.5 m	4.5 m (1 - 1 ½ storey)
Side Yard (north)	1.5 m ❷	2.0 m (1 - 1 ½ storey)
Rear Yard	7.5m to dwelling 1.5m to carport	7.5 m /
Accessory Building		
Front Yard	22 m	9.0 m
Flanking Side Yard (south)	1.0 m ❶	4.5 m
Side Yard (north)	13.6 m	1.5 m
Rear Yard	1.5 m	1.5 m for accessory buildings
Other Requirements		
Parking Stalls (#)	2 spaces provided	2 spaces required

❶ To vary minimum flanking sideyard setback from 4.5m required to 1.0m proposed.

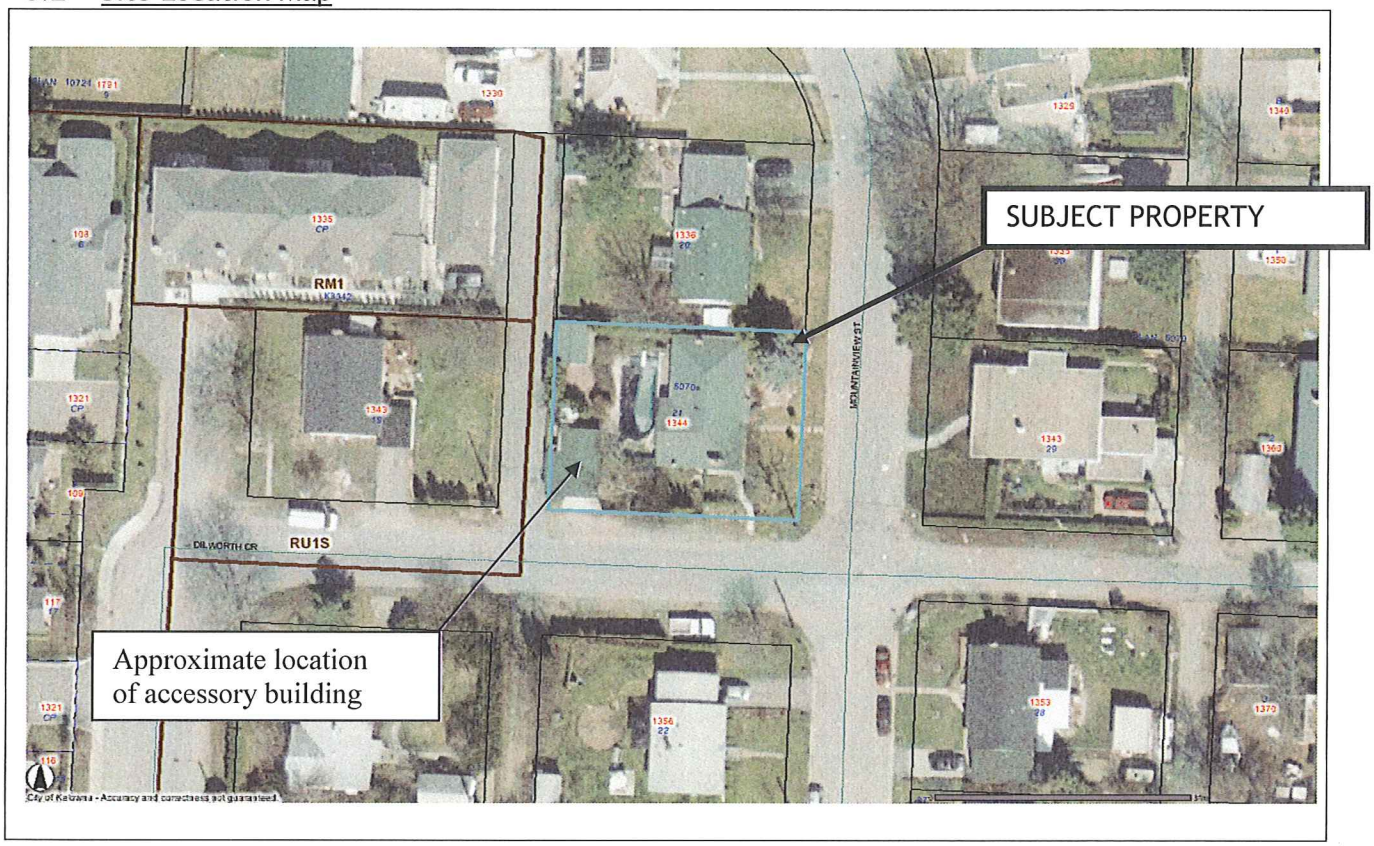
❷ North sideyard setback is legal non-conforming.

3.1 Site Context

The subject property is located on the west side of Mountainview Street north of Dilworth Crescent, in the Glenmore sector of Kelowna. Adjacent zones and uses in all directions are:

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

3.2 Site Location Map



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 setback from 4.5m to 1.0m does not compromise any municipal services.

4.2 Building and Permitting

1) This building structure appears to be over the 4.5 meter height allowance. The building code requires 150mm min from top of foundation to finished grade and a detail of the continuous perimeter parapet c/w flashing details are required on the drawings submitted to define height.

** The applicant has confirmed that the building will only be 4.0m high.*

2) This structure will require a full frost cover perimeter foundation wall or a structural engineer to design the foundation at time of building permit application.

3) How does the roof drainage work and to where? (Built-up and sloped roof c/w internal drainage or other.)

4) A garage floor is required to slope to overhead door as per the minimum building code requirements.

5) Full Plan check for Building Code related issues will be done at time of Building Permit applications

4.3 Fire Department

No concerns

5.0 LAND USE MANAGEMENT DEPARTMENT

The new proposed garage will replace the existing accessory building located on the subject property. The applicant proposes to reduce the setback to Dilworth Crescent from the previously approved setback of 1.8m down to 1.0m for this proposal. The proposed replacement garage will remove the current access from the Dilworth Crescent frontage, and locate it to the lane frontage.

The applicant has submitted signatures of neighbours indicating they do not object to the proposed variance. Given the neighbourhood support and improvement to the accessory building, this variance request is considered modest.

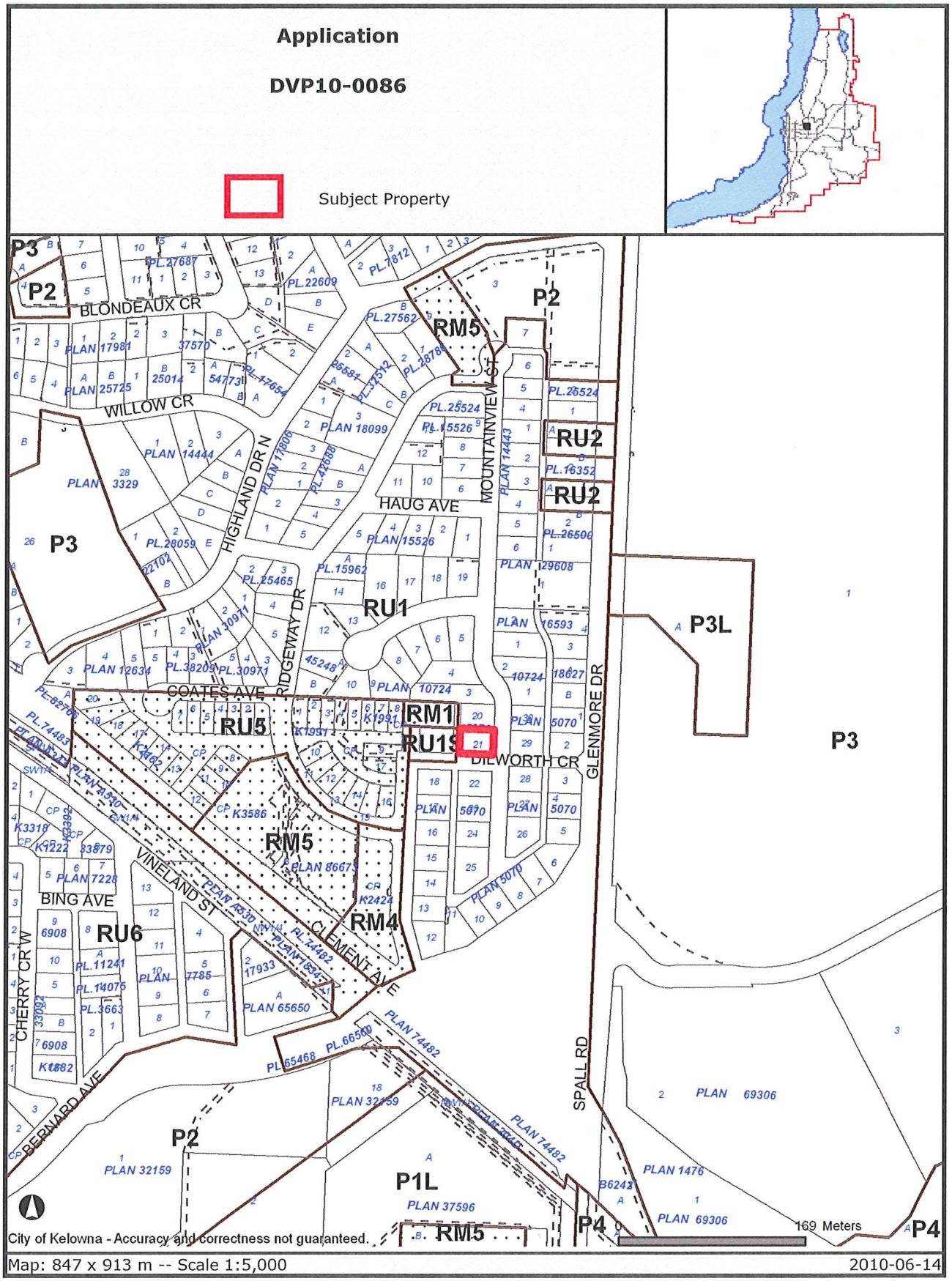
Danielle Noble
Manager, Urban Land Use

Approved for inclusion:

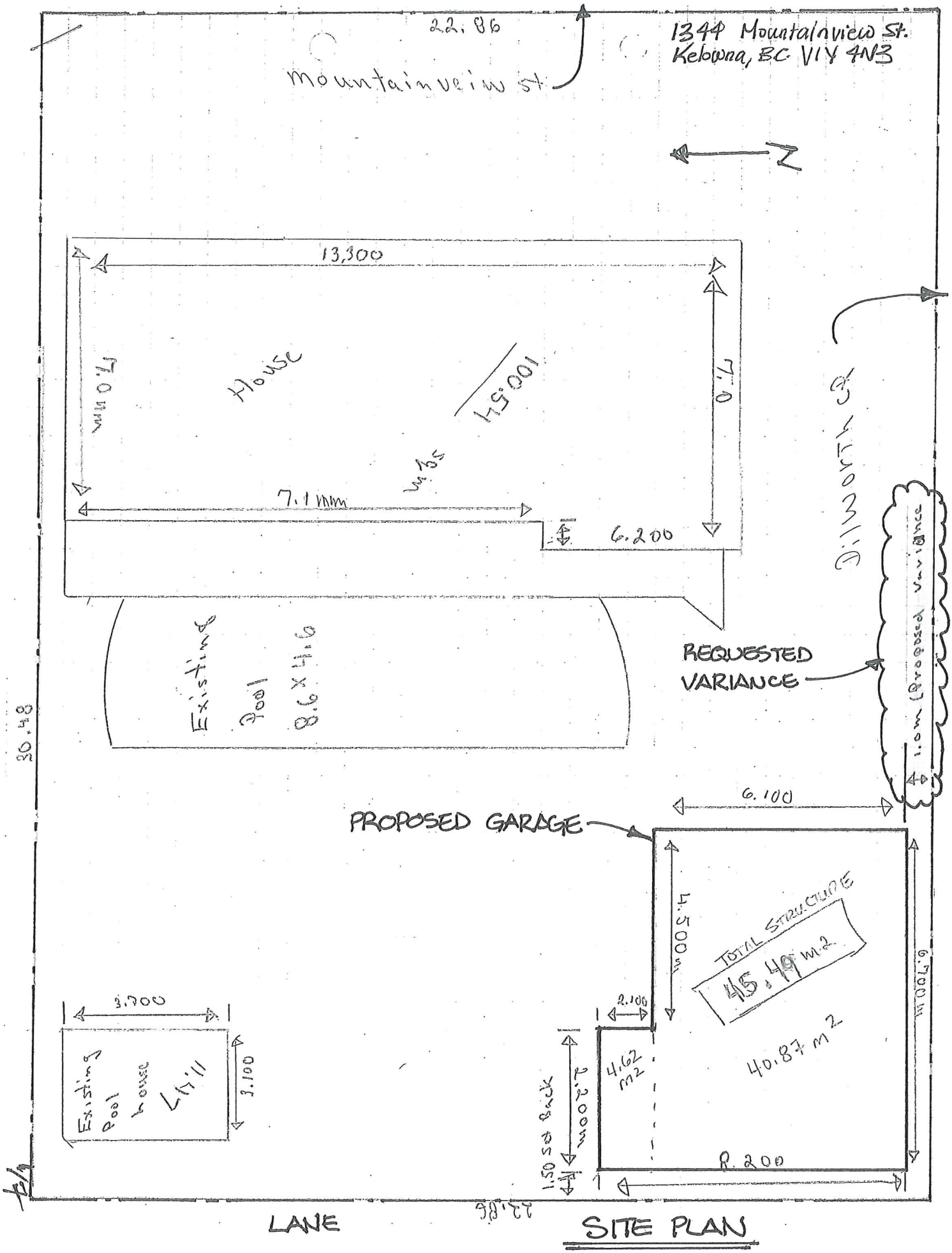
Shelley Gambacort
Director, Land Use Management

Attachments:
Subject Property Map
Proposed Site Plan
Floor Plan and Building Elevations
Rationale letter
Site photos

Date Application Accepted: June 14, 2010

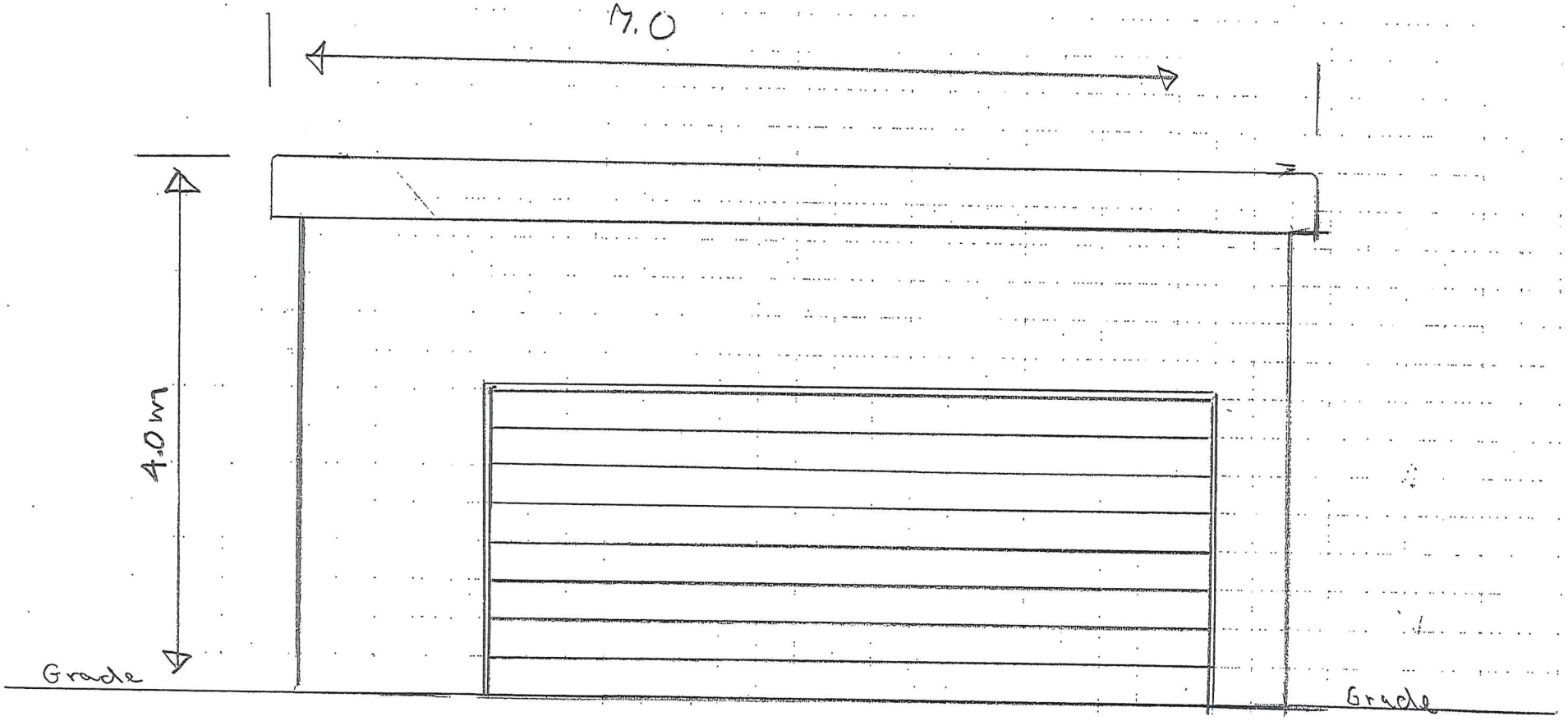


Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only. The City of Kelowna does not guarantee its accuracy. All information should be verified.


22.86
1344 Mountainview St.
Kelowna, BC V1Y 4N3
Mountainview St.
N
13.300
House
145.00m²
7.0
7.0
7.1
6.200
Existing Pool 8.6 x 4.6
REQUESTED VARIANCE
1.0m (Proposed Variance)
30.48
6.100
PROPOSED GARAGE
4.500
TOTAL STRUCTURE
45.49 m2
40.87 m2
2.100
4.62 m2
2.000
1.50 set back
8.200
3.700
Existing Pool House
3.100
LANE
22.86
SITE PLAN

1344 Mountainview Street
Kelowna, B.C. V1Y 4N3

N



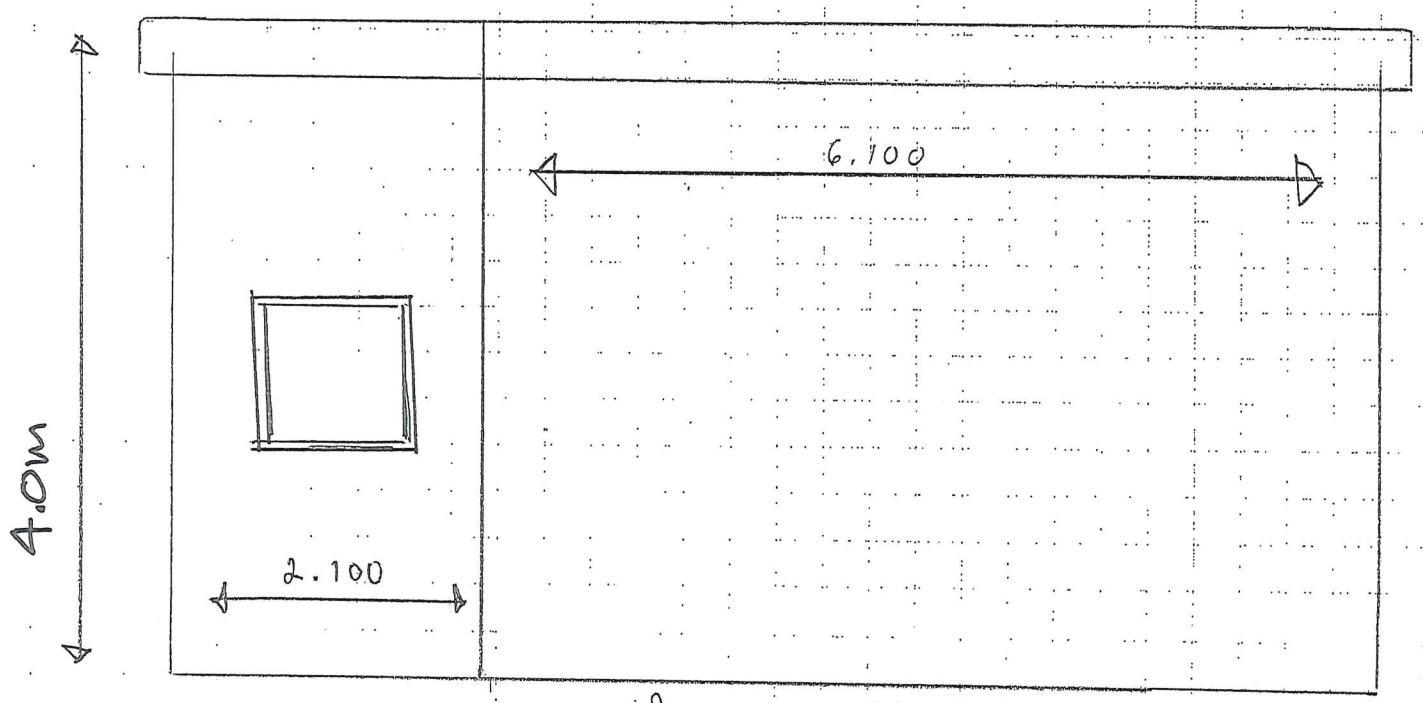
Elevation Plan Front

Alley Veiw WEST FLEV.

2/2

1344 Mountainview St
Kelowna, BC V1Y 4N3

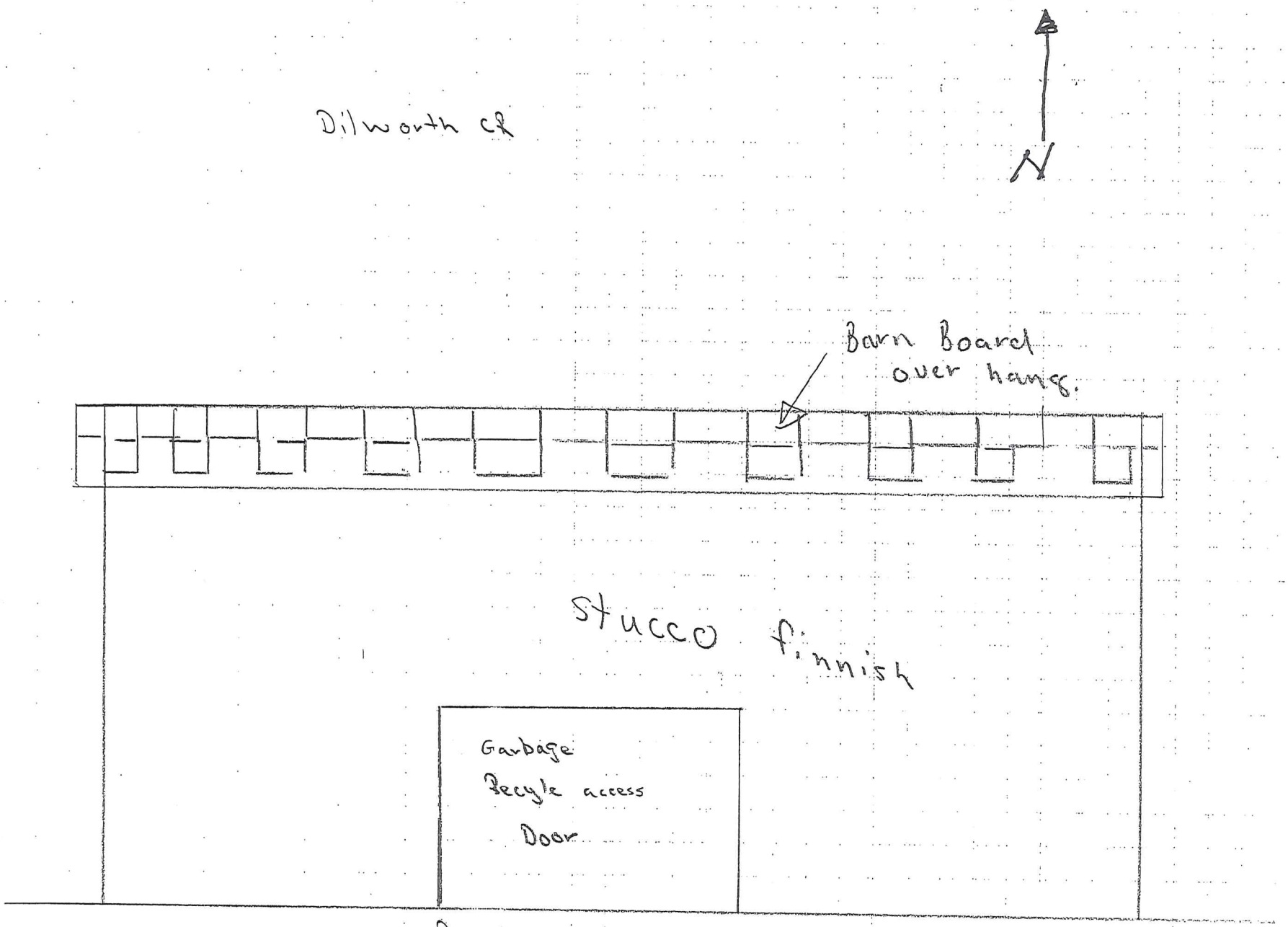
N



EAST ELEV
(MIRROR IMAGE)

Rear Elevation

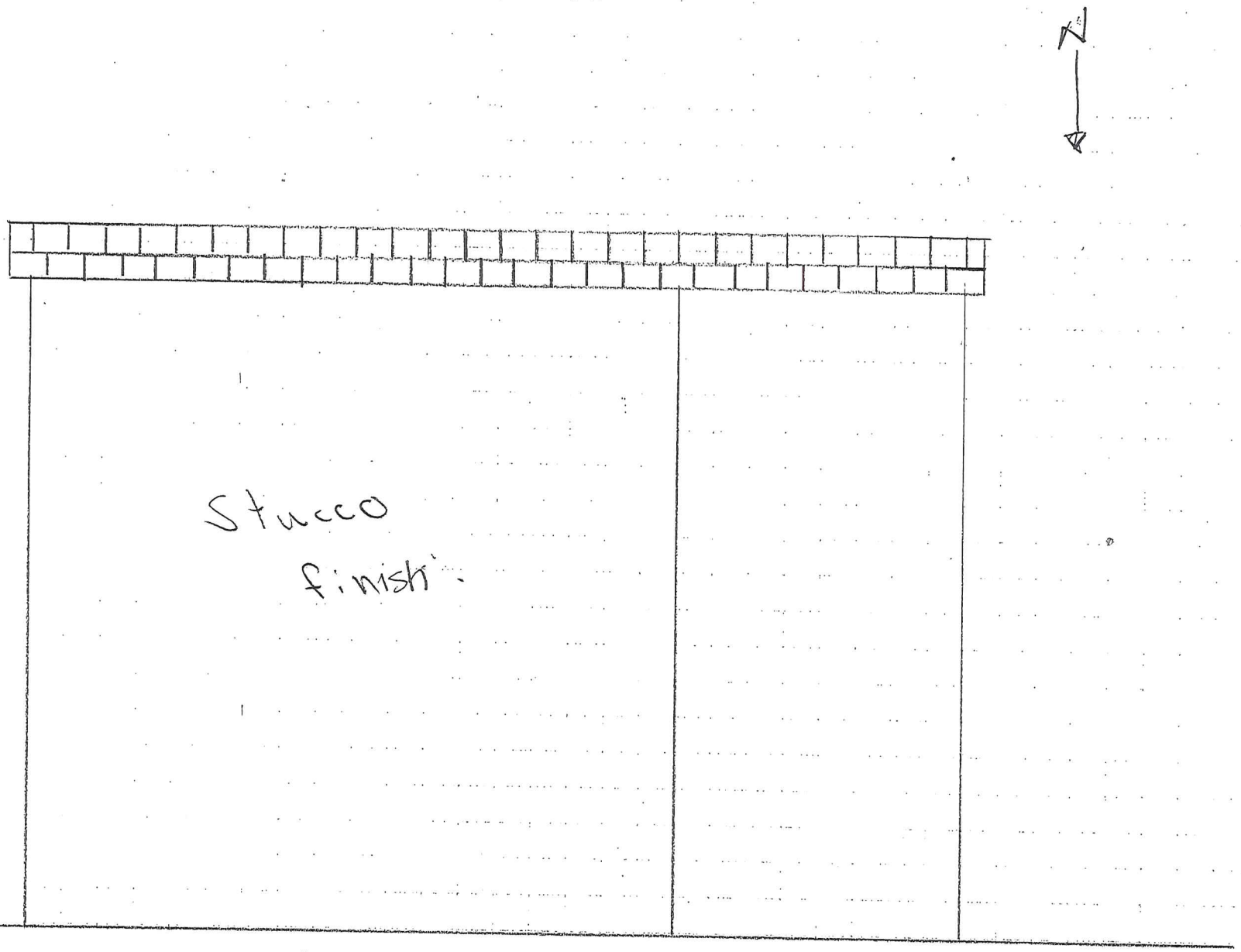
1344 Mountainview Street
Kelowna, B.C. V1Y 4N3



Right side veiw

SOUTH ELEV (DILWORTH) 4/7

1544 Mountainview Street
Kelowna, B.C. V1Y 4N3



Left Side Elevation

NORTH ELEV.

Garage Development Proposal

1344 Mountainview Street, Kelowna, BC. V1Y 4N3

As per requested, we are planning to knock down the existing single car garage on site and replace with a double garage.

We originally wanted to keep the single garage at back and add an additional single garage at the side of the house. However this was turned down since the city required lane access only in an effort to preserve residential street parking.

So the proposed new garage will have lane access as per zoning requirements. However, in order to meet those requirements we are applying for a variance to reduce the side yard setback from 4.5 m to 1 m. This variance has been requested so that we can accommodate the in ground pool as well as several mature trees in the back yard.

The new garage will be built with stucco with barn board trim around the top. We will be maintaining the existing material as well as colour scheme (please see photos) of dark trim with lighter stucco. This will ensure that the new garage has the same materials and colour scheme of the house. This will also help to maintain the aesthetics of the property within the neighbourhood.

We want to preserve the existing plants, shrubs and trees and may add more once the new garage is in place so that it is not visibly intrusive and integrates into our current private back yard setting.

We estimate 4 to 6 weeks for completion of this project and a total building cost of $15,000.

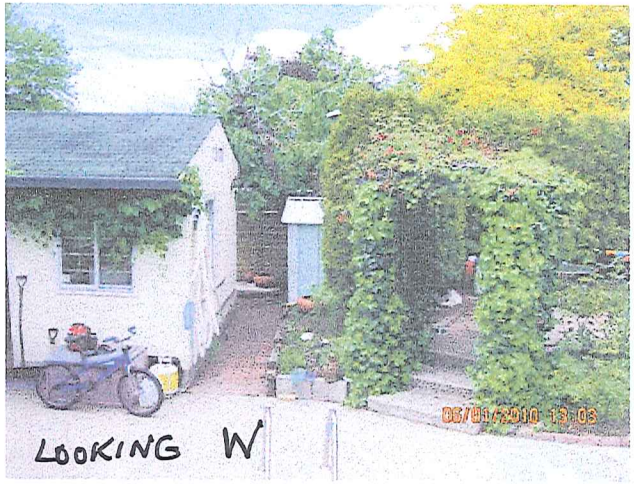
Thank you for taking the time to review our development proposal.

Regards,

Karen S. Bamford & Ron Jesse


LOOKING N
06/01/2010 13:01


LOOKING W
06/01/2010 13:02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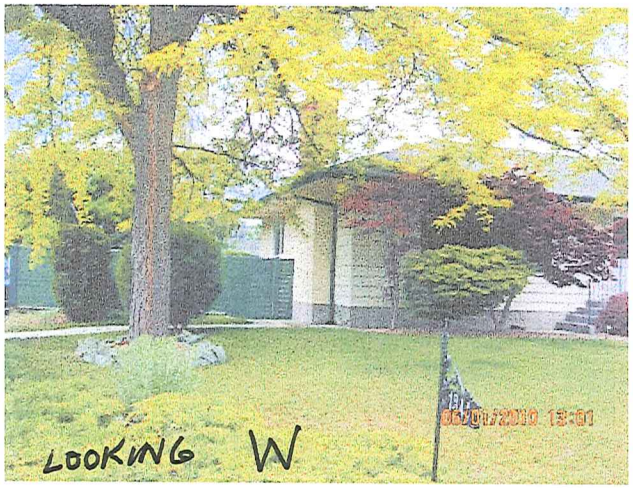
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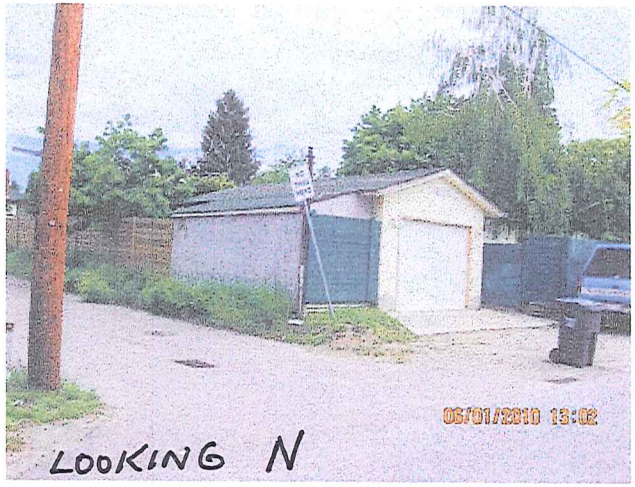
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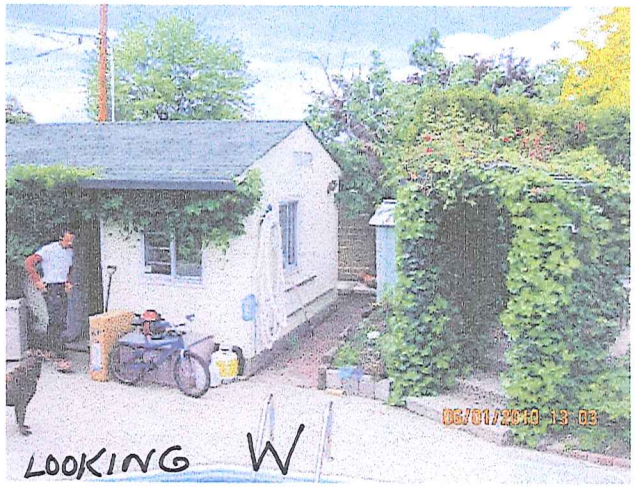
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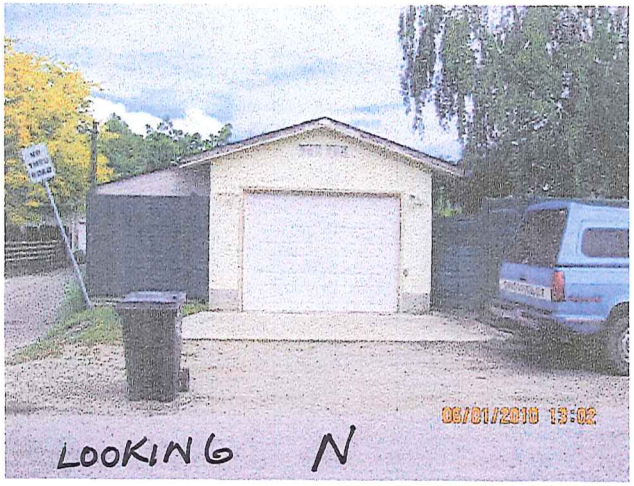
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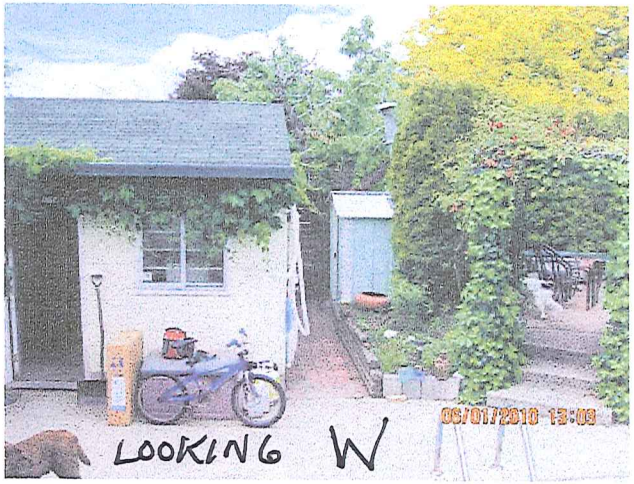
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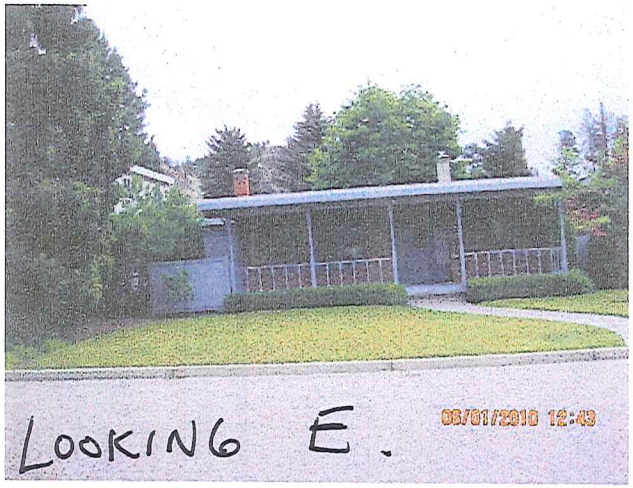
Surrounding Neighbourhood

LETTER #3 LOOKING S

LOOKING NW (CONDO COMPLEX).

LOOKING SE

Letter # 1 LOOKING W



LOOKING E.

Letter #3 LOOKING S