



Nick and Patty Balfour  
2126 Long Avenue  
Kelowna, BC  
V1Y 0C6

May 15, 2017

City of Kelowna  
Urban Planning Department  
1435 Water Street  
Kelowna, BC

RE: Development Variance Permit at 2126 Long Avenue  
Zone: RU6– Two Dwelling Housing

Dear Planning Staff:



We are seeking to relax the rear yard setback from 6.0m required to 2.1m to allow the construction of an attached garage. To proceed a Heritage Alteration Permit with a Development Variance is being triggered. When the original dwellings were constructed in 2013, only one garage was provided per unit. The new owners at 2126 Long Avenue need additional storage space for their sports equipment and motorhome.

There are several factors that make the attached garage a possibility. Currently there is a Fortis service right of way (SRW) along the north property line which contain the power services for 377 Cadder Avenue. This property was recently sold, will be redeveloped and the power lines are being relocated off Cadder Avenue. The owner at 2126 Long has made application in March 2017 to dismiss the SRW, which should be complete by June 2017. We are making this City application now so that it may run concurrent with the Fortis application. Please note that an owner's authorization from both dwelling owners has been submitted.

The proposed garage will attach to the north side of the north home. The plan is to seamlessly incorporate the new portion into the existing buildings, therefore, it will be finished in the same colours and materials. The defining difference is that the garage door will have an opening glass door into the yard space. This will allow for access to the yard. The owners are planning to upgrade the yard space to make it more suitable for outdoor living.

We believe that the variance has merit given that there are some parking difficulties in the neighbourhood and by adding a garage we are taking vehicles off the street and out of the driveway. Further, the owners are water sport enthusiasts and own several small human /wind

propelled watercraft. The additional garage provides them with a safe place to store their equipment and easy access to cart it to the lake. Given the garage design, the availability of the SRW, and the parking challenges in the area, we ask that you please support this variance.

Regards,



N. and P. Balfour

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## CITY OF KELOWNA

# MEMORANDUM

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**Date:** June 14, 2017  
**File No.:** HAP17-0009

**To:** Community Planning (EW)

**From:** Development Engineering Manager (SM)

**Subject:** 384 Glenwood Ave & 2126 Long Street

|                                |    |   |
|--------------------------------|----|---|
| <b>ATTACHMENT</b>              |    | <b>B</b>  |
| This forms part of application |    |   |
| # HAP17-0009                   |    |   |
| Planner<br>Initials            | EW | <br>City of<br><b>Kelowna</b><br><small>COMMUNITY PLANNING</small> |

Development Engineering has the following comments and requirements associated with this Heritage application;

1. Domestic Water and Fire Protection

Our records indicate this property is currently serviced with two 19mm-diameter water services. The services are adequate for the proposed application.

2. Sanitary Sewer

Our records indicate that this property is serviced with a 100mm-diameter sanitary sewer service complete with inspection chamber. The service is adequate for the proposed application.

3. Development Permit and Site Related Issues

a) The development variance for the rear yard setback from 7.5m to 2.13m does compromise an existing SROW that is in the City of Kelowna's name. This SROW is understood to be an old electrical SROW that was given to FORTIS when the City electrical was taken over by FORTIS. Confirmation is needed from FORTIS to be released to the property owner.

b) Direct the roof drains into on-site rock pits.

c) Driveway access width should be a maximum of 6m.

4. Electric Power and Telecommunication Services

It is the applicant's responsibility to make a servicing application with the respective electric power, telephone and cable transmission companies to arrange for service upgrades to these services which would be at the applicant's cost.

  
\_\_\_\_\_  
Steve Muenz, P. Eng.  
Development Engineering Manager

JA

# HERITAGE ALTERATION PERMIT



## APPROVED ISSUANCE OF HERITAGE ALTERATION PERMIT NO. HAP17-0009

**Issued To:** Nicholas James Broadfoot Balfour & Patricia Marion Balfour

**Site Address:** 2126 Long St

**Legal Description:** Strata Lot 2 District Lot 14 ODYD Strata Plan EPS1754 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form V

**Zoning Classification:** RU6 – Two Dwelling Housing

### SCOPE OF APPROVAL

This Permit applies to and only to those lands within the Municipality as described above, and any and all buildings, structures and other development thereon.

This Permit is issued subject to compliance with all of the Bylaws of the Municipality applicable thereto, except as specifically varied or supplemented by this Permit, noted in the Terms and Conditions below.

The issuance of a Permit limits the Permit Holder to be in strict compliance with regulations of the Zoning Bylaw and all other Bylaws unless specific Variances have been authorized by the Permit. No implied Variances from bylaw provisions shall be granted by virtue of drawing notations that are inconsistent with bylaw provisions and that may not have been identified as required Variances by the applicant or Municipal staff.

### 1. TERMS AND CONDITIONS

THAT Council authorizes the issuance of Heritage Alteration Permit No. HAP17-0009 for Strata Lot 2 District Lot 14 ODYD Strata Plan EPS1754 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form V, located at 2126 Long St, Kelowna, BC subject to the following:

1. The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A,"
2. The exterior design and finish of the building to be constructed on the land, be in accordance with Schedule "B";

AND THAT a variance to the following section of Zoning Bylaw No. 8000 be granted as shown on Schedule "A":

**Section 13.6.6 (h): RU6 – Two Dwelling Housing Development Regulations**

To vary the required minimum rear yard from 7.5 m permitted to 2.1 m proposed.

AND FURTHER THAT this Heritage Alteration Permit is valid for two (2) years from the date of Council approval, with no opportunity to extend.

## 2. PERFORMANCE SECURITY

None required.

## 3. DEVELOPMENT

The land described herein shall be developed strictly in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit that shall form a part hereof.

If the Permit Holder does not commence the development permitted by this Permit within two years of the date of this Permit, this Permit shall lapse.

**This Permit IS NOT a Building Permit.**

## 4. INDEMNIFICATION

Upon commencement of the works authorized by this Permit the Developer covenants and agrees to save harmless and effectually indemnify the Municipality against:

- a) All actions and proceedings, costs, damages, expenses, claims, and demands whatsoever and by whomsoever brought, by reason of the Municipality said Permit.
- b) All costs, expenses, claims that may be incurred by the Municipality where the construction, engineering or other types of works as called for by the Permit results in damages to any property owned in whole or in part by the Municipality or which the Municipality by duty or custom is obliged, directly or indirectly in any way or to any degree, to construct, repair, or maintain.

## 5. APPROVALS

Issued and approved by Council on the \_\_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
 Ryan Smith, Community Planning Department Manager  
 Community Planning & Real Estate

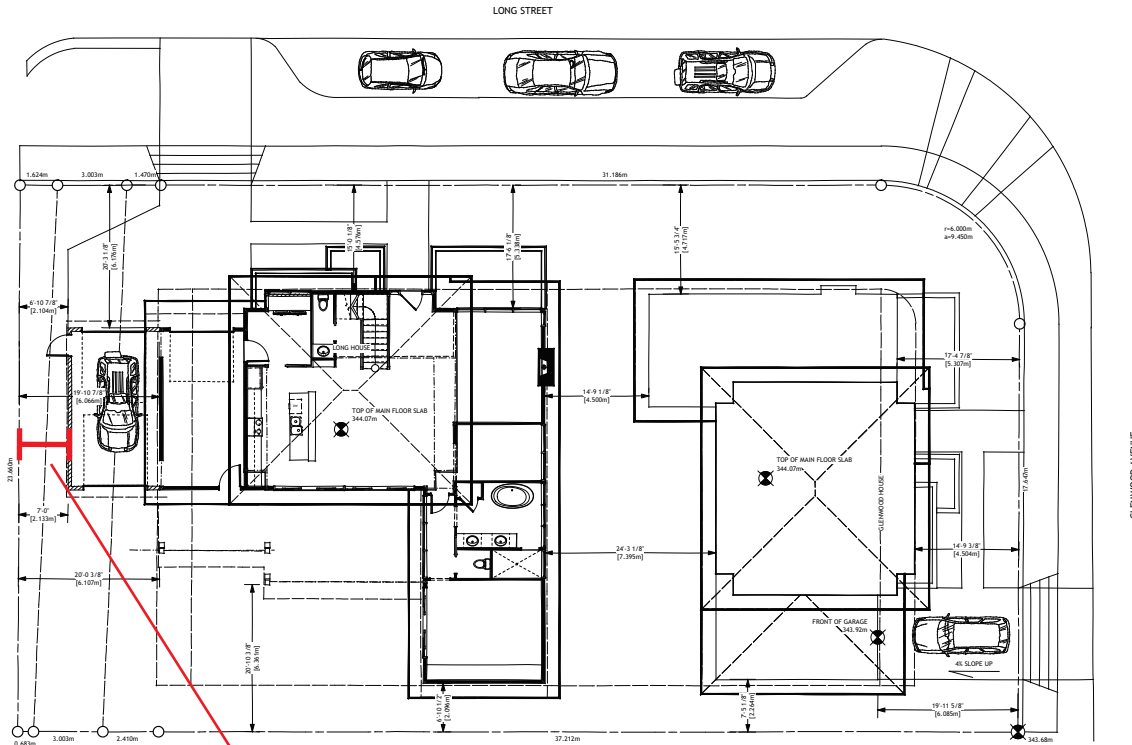
\_\_\_\_\_  
 Date

**The PERMIT HOLDER is the CURRENT LAND OWNER.**

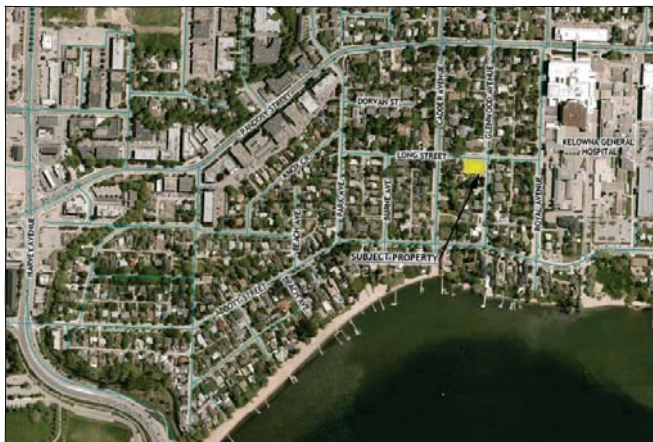


PROJECT DATA: CIVIC ADDRESS 384 GLENWOOD AVENUE  
 LEGAL ADDRESS KELOWNA, BC V1Y 5L8  
 CURRENT ZONING LOT A PLAN 3305 DDVD  
 PROPOSED ZONING RUK TWO DWELLING HOUSING

|   | PERMITTED            | PROPOSED              |
|---|----------------------|-----------------------|
| LOT WIDTH                                 | 20.00m               | 23.660m               |
| LOT DEPTH                                 | 30.00m               | 43.308m               |
| SITE AREA                                 | 600.00m <sup>2</sup> | 1017.13m <sup>2</sup> |
| PROPOSED LONG ST. FOOTPRINT AT GRADE      |                      | 178.20m <sup>2</sup>  |
| PROPOSED GLENWOOD AVE. FOOTPRINT AT GRADE |                      | 148.20m <sup>2</sup>  |
| PROPOSED LONG ST. DRIVEWAY AND WALK       |                      | 46.20m <sup>2</sup>   |
| PROPOSED GLENWOOD AVE. DRIVEWAY AND WALK  |                      | 39.60m <sup>2</sup>   |
| PROPOSED PATIOS (TWO PATIOS)              |                      | 48.72m <sup>2</sup>   |
| SITE COVERAGE                             | 40.0%                | 22.1%                 |
| SITE COVERAGE W/ DRIVEWAY                 | 50.0%                | 65.2%                 |
| BUILDING HEIGHT                           | 9.5m                 | 6.310m                |
| ROOF PEAK HEIGHT                          |                      | 6.925m                |
| FRONT (SOUTH) YARD SETBACK                | 4.500m               | 4.504m                |
| REAR (NORTH) YARD SETBACK                 | 6.000m               | 6.066m                |
| SIDE (EAST) YARD SETBACK (MAIN FLOOR)     | 4.500m               | 4.717m                |
| SIDE (WEST) YARD SETBACK (MAIN FLOOR)     | 2.000m               | 2.096m                |
| DISTANCE BETWEEN BUILDINGS                | 4.500m               | 4.500m                |
| PRIVATE OPEN SPACE LONG STREET            | 30.00m <sup>2</sup>  | 97.79m <sup>2</sup>   |
| PRIVATE OPEN SPACE GLENWOOD AVENUE        | 30.00m <sup>2</sup>  | 112.23m <sup>2</sup>  |
| PARKING STALLS                            | 4                    | 4                     |



1 SITE PLAN  
 Scale: 1:100

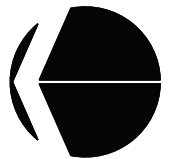


2 KEY PLAN



IHS DESIGN  
 644 ARROWLEAF LANE  
 KELOWNA, BC  
 V1W 4Y5

THESE DRAWINGS ARE THE EXCLUSIVE PROPERTY OF IHS DESIGN AND MAY NOT BE REPRODUCED OR USED WITHOUT EXPRESSED WRITTEN PERMISSION FROM THE SAME.



PROJECT NORTH

| REVISION | DATE    | DISCUSSION                 |
|----------|---------|----------------------------|
| A        | 2/25/13 | ISSUED FOR PRICING         |
| B        | 4/4/13  | ISSUED FOR BUILDING PERMIT |
| C        | 5/7/17  | ISSUED FOR DWP             |

PROJECT  
 STRATA DEVELOPMENT  
 2126 LONG AVENUE  
 KELOWNA, BC V1Y 5L8  
 LOT A PLAN 3305

DRAWING TITLE  
 SITE PLAN

DATE  
 FEBRUARY 12, 2013

DRAWING NUMBER  
 1  
 of  
 4

# SCHEDULE A

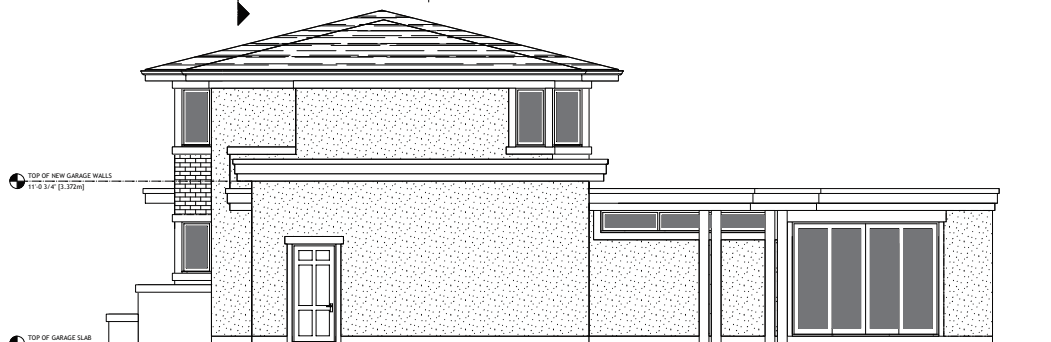
This forms part of application  
 # HAP17-0009

Planner Initials EW

City of Kelowna  
 COMMUNITY PLANNING



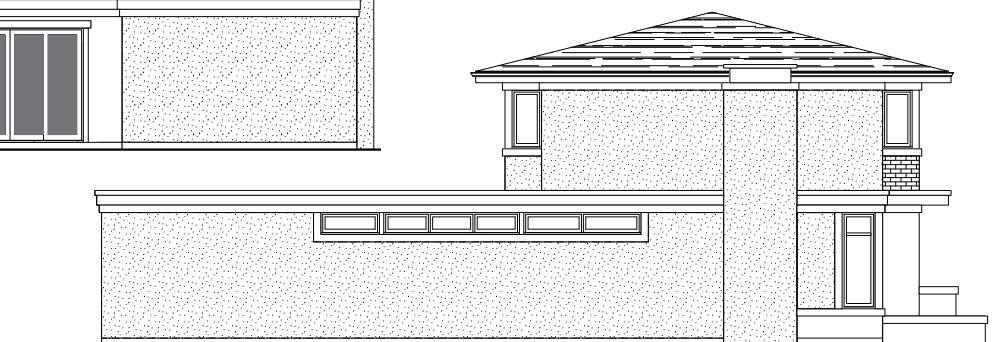
1 EAST ELEVATION (LONG AVE.)  
Scale: 1/4" = 1'-0"



2 NORTH ELEVATION  
Scale: 1/4" = 1'-0"



3 WEST ELEVATION  
Scale: 1/4" = 1'-0"



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



IHS DESIGN  
644 ARROWLEAF LANE  
KELOWNA, BC  
V1W 4Y5

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PROJECT NORTH

| REVISION | DATE    | DISCUSSION                 |
|----------|---------|----------------------------|
| A        | 2/25/13 | ISSUED FOR PRICING         |
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| C        | 5/17/17 | ISSUED FOR DWP             |

|                     |
|---------------------|
| PROJECT             |
| STRATA DEVELOPMENT  |
| 2126 LONG AVENUE    |
| KELOWNA, BC V1Y 5L8 |
| LOT A PLAN 3305     |

|               |
|---------------|
| DRAWING TITLE |
| ELEVATIONS    |

|                |
|----------------|
| DATE           |
| MARCH 18, 2017 |

|                  |
|------------------|
| DRAWING NUMBER   |
| 2<br>— of —<br>4 |

## SCHEDULE B

This forms part of application  
# HAP17-0009

Planner  
Initials

EW

City of  
**Kelowna**  
COMMUNITY PLANNING





PROJECT NORTH

| REVISION | DATE | DISCRPTION |
|----------|------|------------|
|          |      |            |

PROJECT

STRATA DEVELOPMENT  
2126 LONG AVENUE  
KELOWNA, BC V1Y 5L8  
LOT A PLAN 3305

DRAWING TITLE

REAR YARD DEVELOPMENT

DATE MAY 20, 2016

DRAWING NUMBER

2  
— of —  
2