
CITY OF KELOWNA
MEMORANDUM

DATE: June 05, 2007

TO: City Manager

FROM: Planning & Development Services Department

APPLICATION NO: Z07-0042

APPLICANT: Okanagan Sunrise Const. Ltd.

LOCATION: 345 Hardie Rd.

OWNERS: Roland & Audrey Wheeler

PURPOSE: TO REZONE FROM THE RU1 – LARGE LOT HOUSING ZONE TO THE RU1s – LARGE LOT HOUSING WITH SECONDARY SUITE ZONE, IN ORDER TO CONSTRUCT A SECONDARY SUITE IN AN ACCESSORY BUILDING.

EXISTING ZONE: RU1 – Large Lot Housing Zone

PROPOSED ZONE: RU1s – Large Lot Housing with Secondary Suite Zone

REPORT PREPARED BY: Alec Warrender

1.0 RECOMMENDATION

THAT Rezoning Application No. Z07-0042 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 9, Sec. 26, Twp. 26 ODYD, Plan 14462, located at 345 Hardie Road, Kelowna, B.C. from the RU1 – Large Lot Housing Zone to the RU1s – Large Lot Housing with Secondary Suite zone be considered by Council;

AND THAT the zone amending bylaw be forwarded to a Public Hearing for further consideration.

2.0 SUMMARY

The applicant is proposing to rezone the subject property from the RU1 – Large Lot Housing zone to the RU1s – Large Lot Housing with Secondary Suite zone in order to accommodate the construction of a secondary suite on the subject property.

3.0 BACKGROUND

3.1 The Proposal

The subject 802 m² property is currently zoned RU1 – Large Lot Housing. A single family dwelling approximately 199.1 m² in size is located on the property. The applicant seeks to rezone the subject property to construct a secondary suite within the principal building. The "s" zone classification will accomplish this. The proposed application meets all the requirements of the RU1s Zone.

3.2 Site Context

The adjacent land uses are as follows:

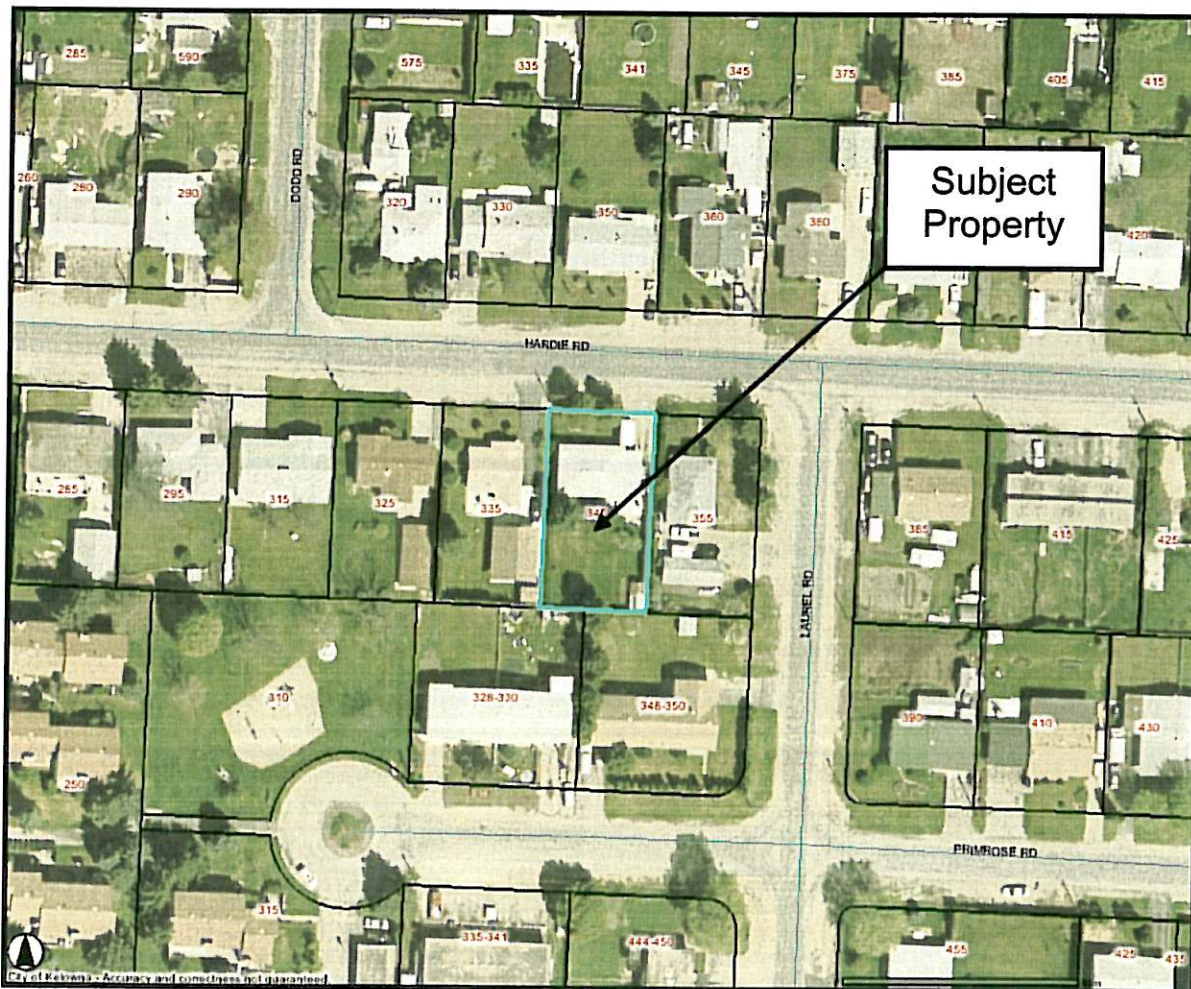
<i>Direction</i>	<i>Zoning Designation</i>	<i>Land Use</i>
North	RU1 – Large Lot Housing	Residential
East	RU1 – Large Lot Housing	Residential
South	RM3 – Low Density Multiple Housing	Residential
West	RU1s – Large Lot Housing with Secondary Suite Zone	Residential

3.3 Existing Development Potential

Provision of a secondary suite on the subject property maximizes the development potential under the proposed zoning designation.

3.4 Site Location Map

Subject property: 345 Hardie Rd.



4.0 TECHNICAL COMMENTS

4.1 Fire Department

Fire fighter access from the front or street side of the property to the back building(s) is not to be impeded at anytime. The address for both residences are to be visible from the street. If a fence is ever constructed between the dwellings a six foot wide gate is required. Any gate is to open with out special knowledge.

4.2 Works & Utilities Department

- a) The plan for the proposed rezoning application for a suite does not compromise Works and Utilities as far as servicing is concerned.
- b) The parcel is fully serviced in accordance with the current requirements for the requested zone.
- c) It is suggested that the parking driveway be extended south to a point adjacent to the proposed building in order to provide better access and improve some turn around ability from the proposed parking stall.

5.0 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT COMMENTS

The Planning and Development Services Department is supportive of the proposed rezoning of the property from RU1 Large Lot Housing Zone to RU1s Large Lot Housing with Secondary Suite Zone to allow the construction of a secondary suite in accessory building. The proposed development conforms to the City's Zoning Bylaw No. 8000 and the Official Community Plan supports the creation of secondary suites.

Shelley Gambacort
Current Planning Supervisor

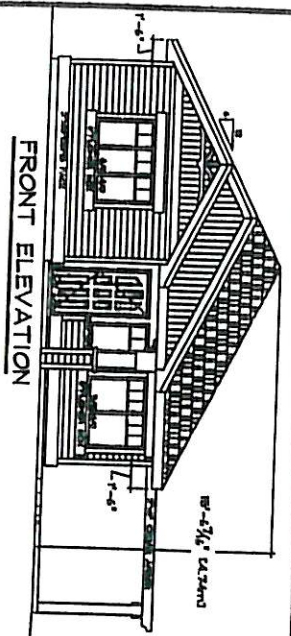
Approved for Inclusion

Mary Pynenburg
Director of Planning & Development Services

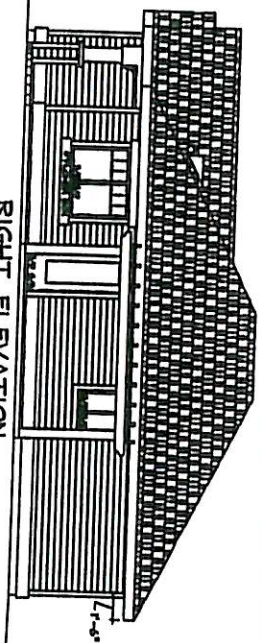
MP/SG/aw

Attach.

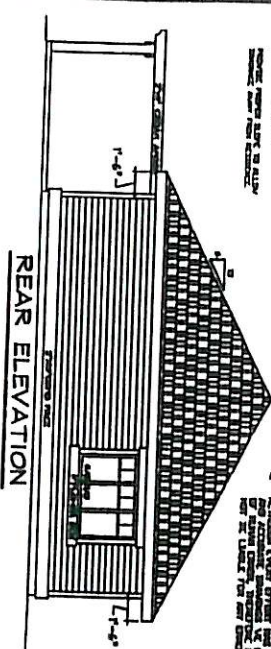
- Location Map
- Generalized Zoning Map
- Elevations
- Site Plan
- Photographs (2)
- Land Title



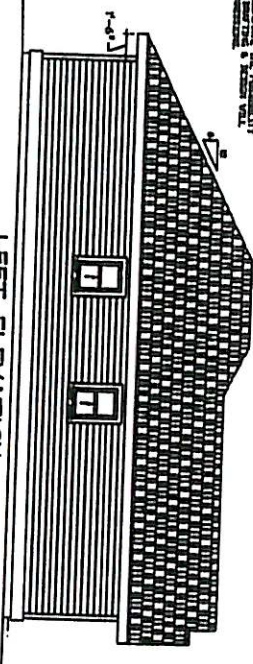
FRONT ELEVATION



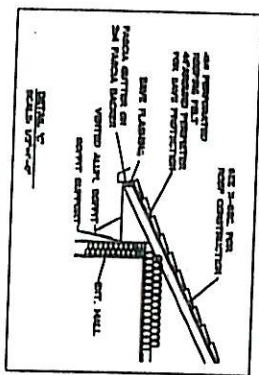
RIGHT ELEVATION



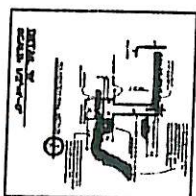
REAR ELEVATION



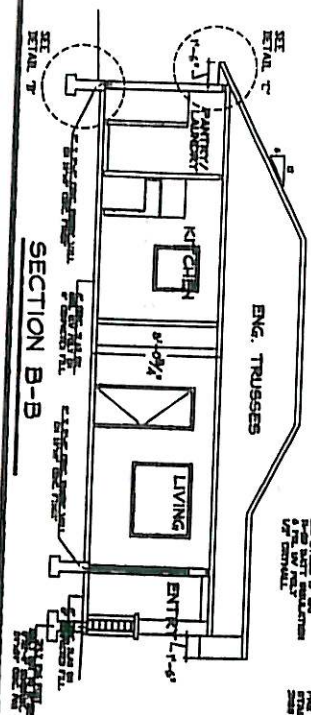
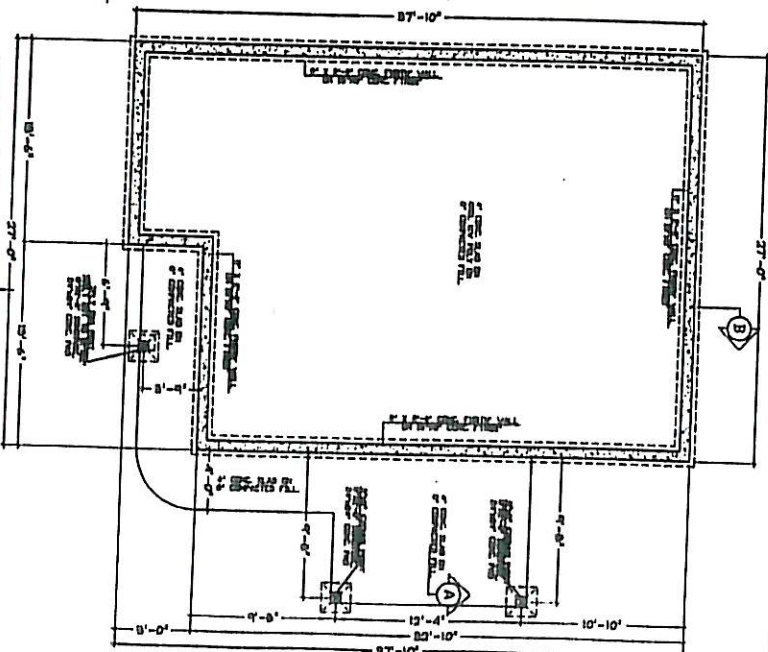
LEFT ELEVATION



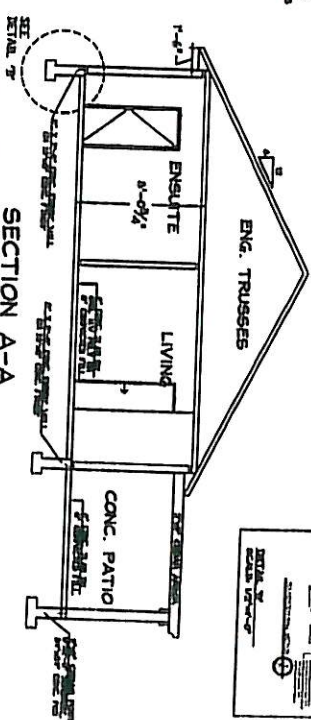
SPECIFICATIONS



FOUNDATION PLANS

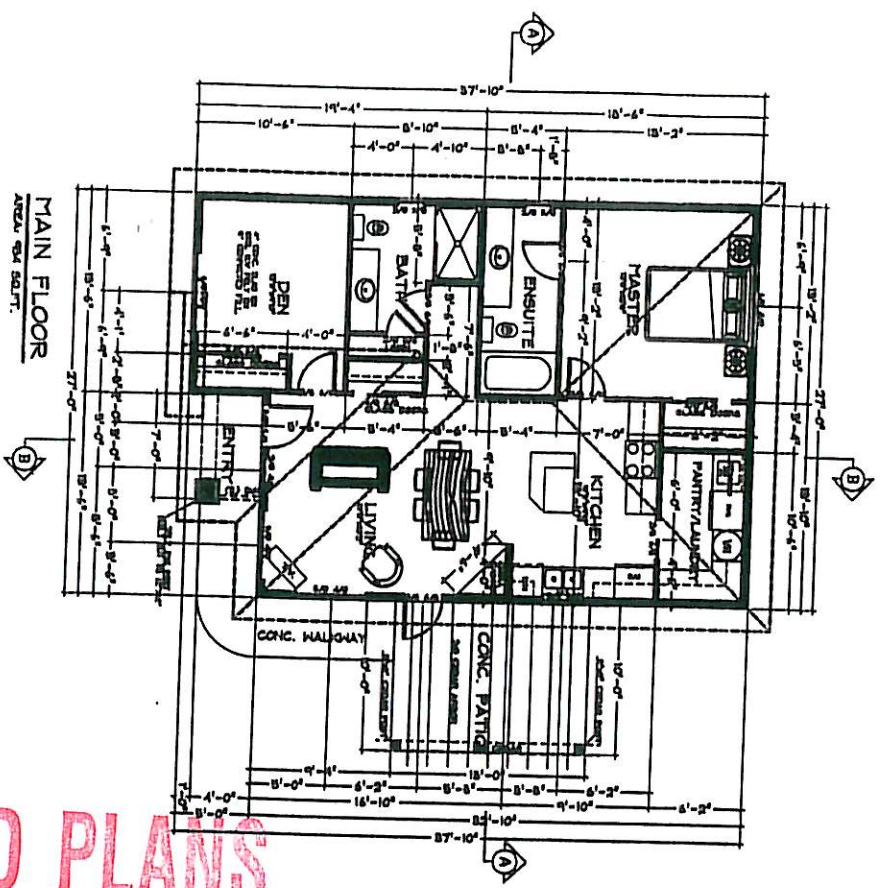


SECTION B-B

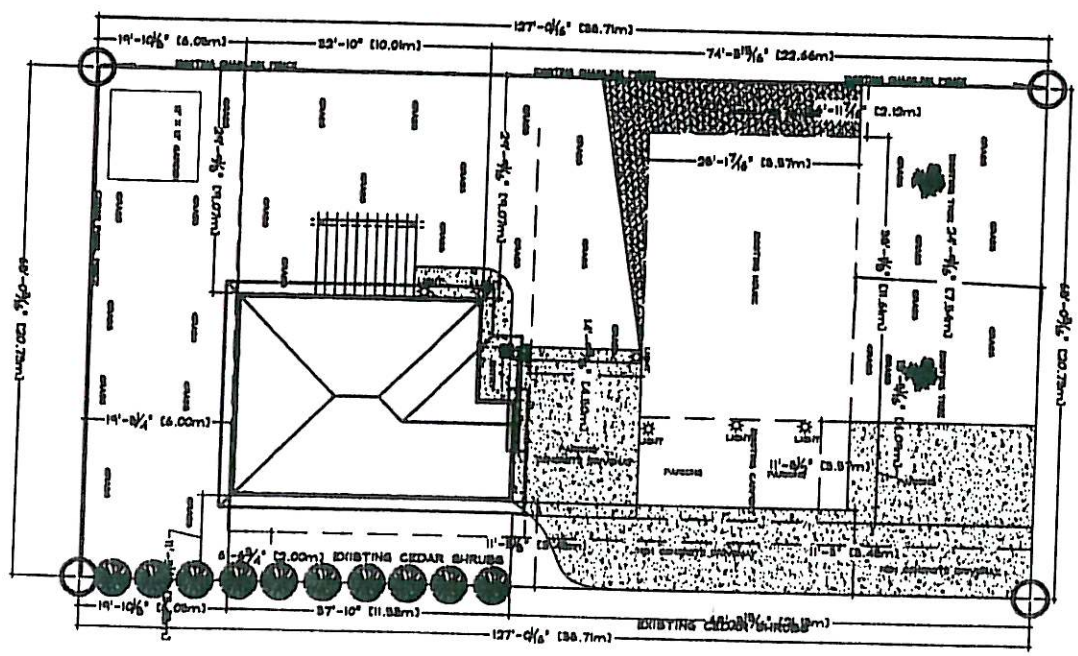


SECTION A-A

EXISTING HOUSE: 1071 SQ. FT.
 EXISTING CARPORT: 377 SQ. FT.
 EXISTING DRIVEWAY: 332 SQ. FT.
 NEW HOUSE: 54 SQ. FT.
 NEW DRIVEWAY: 540 SQ. FT.
 NEW COVERED ENTRY: 30 SQ. FT.
 CONC. PATIO/DRIVEWAY: 208 SQ. FT.
 TOTAL AREA: 862 SQ. FT. 354.3M²
 LOT COVERAGE: 862 SQ. FT. 79M²
 TOTAL PERCENTAGE OF LOT COVERAGE 44%



REVISED PLANS



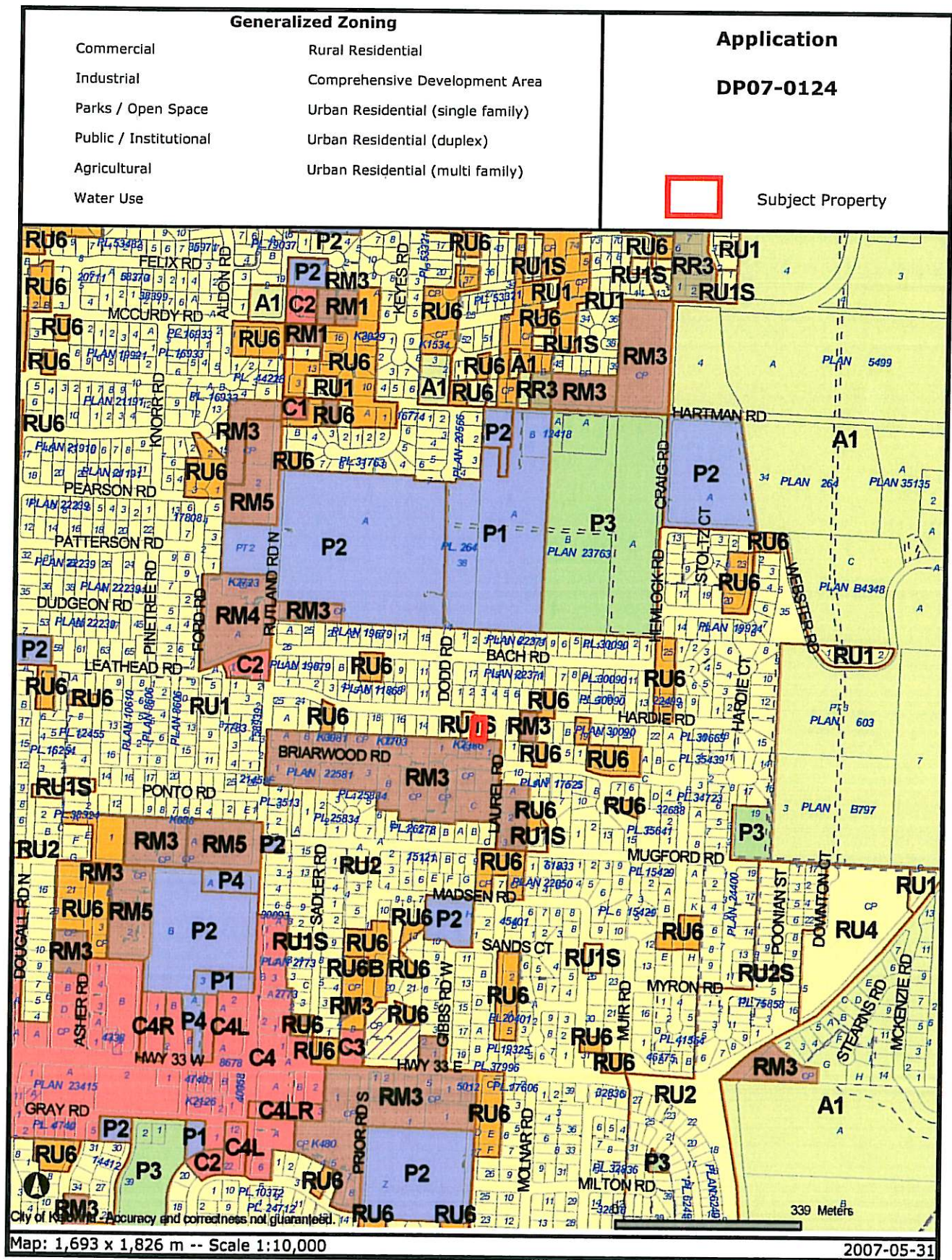
LOT #9
HARDI ROAD

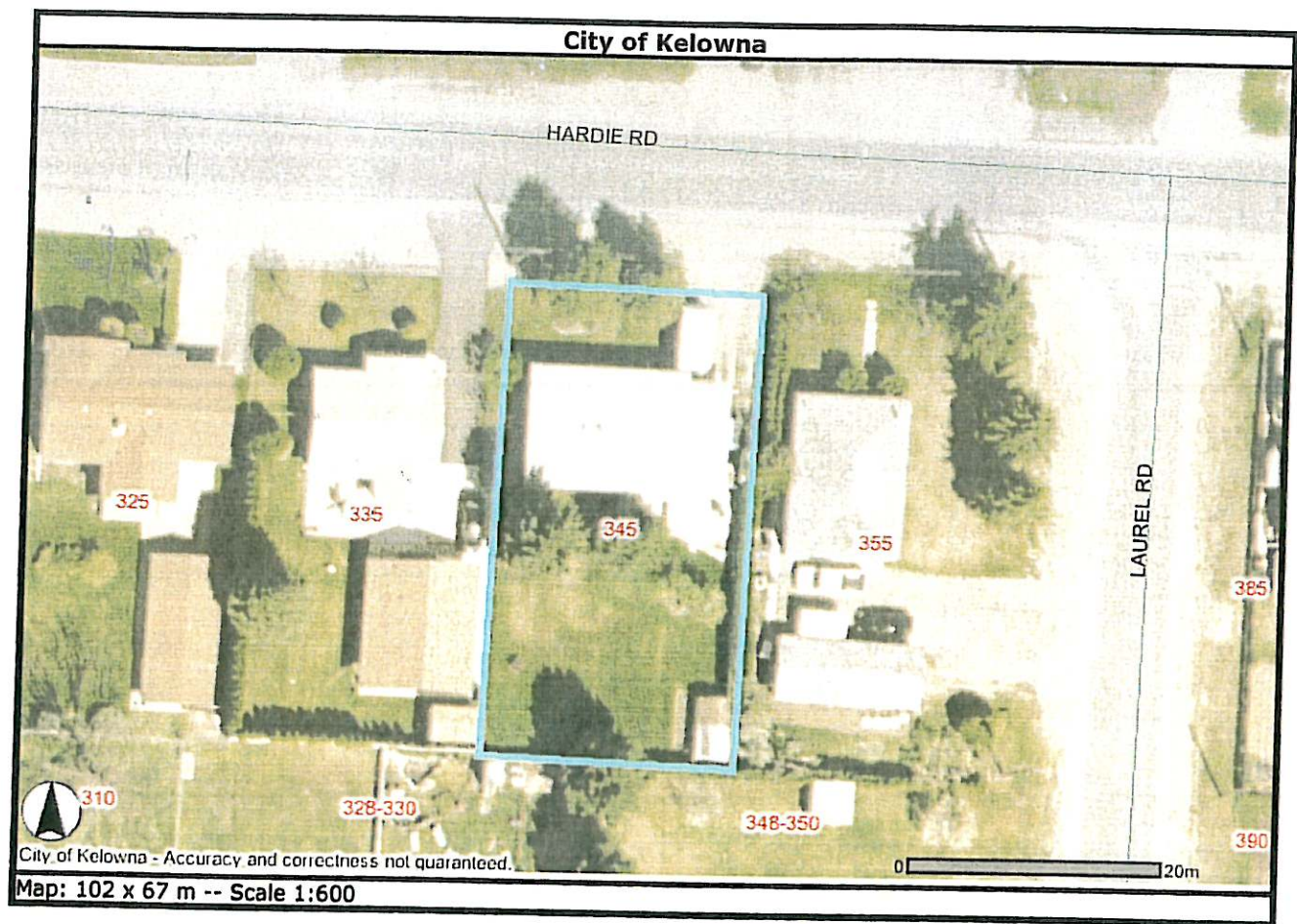
Summit Construction Ltd.
MULLINS
 DRAWING & DESIGN
 1000 BAYVIEW AVE. #100
 SCARBOROUGH, ONT. M1B 2Y1
 TEL: (416) 291-1111
 FAX: (416) 291-1112
 E-MAIL: info@summitconstruction.com
 WWW.SUMMITCONSTRUCTION.COM

DATE: 10/1/2011
 DRAWN BY: J. MULLINS
 CHECKED BY: J. MULLINS
 PROJECT: 1000 BAYVIEW AVE. #100

PAGE: 2 OF 2







This map is for general information only. The City of Kelowna does not guarantee its accuracy. All information should be verified.

Application for Development Variance Permit For:

Roland and Audrey Wheeler

#6. Colour Photographs of Existing Landscaping on the Property.



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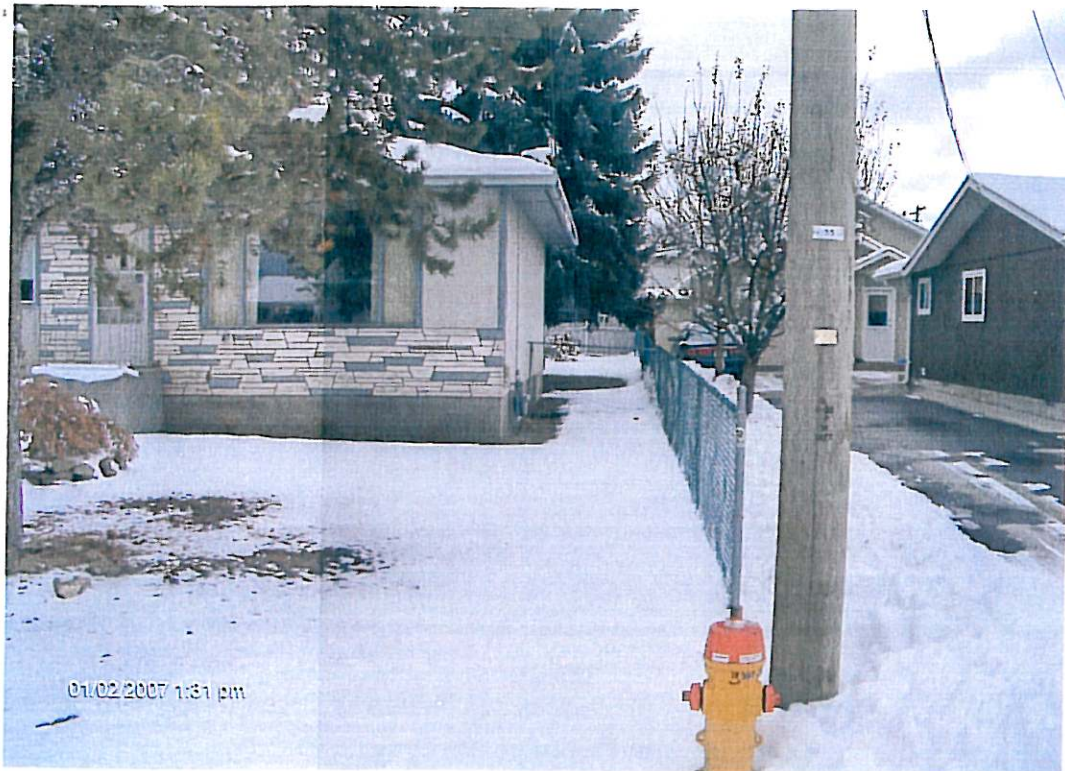
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