
**CITY OF KELOWNA
MEMORANDUM**

DATE: August 03, 2007

TO: City Manager

FROM: Planning & Development Services Department

APPLICATION NO. Z07-0058

APPLICANT:

Christine Reimann

AT: 4491 Nottingham Road

OWNERS:

Christine Reimann

PURPOSE: TO REZONE THE SUBJECT PROPERTY FROM RU1 – LARGE LOT HOUSING TO RU1s – LARGE LOT HOUSING WITH SECONDARY SUITE TO CONSTRUCT A SECONDARY SUITE ABOVE THE PROPOSED THREE CAR GARAGE.

EXISTING ZONE: RU1 – LARGE LOT HOUSING

PROPOSED ZONE RU1s – LARGE LOT HOUSING WITH SECONDARY SUITE

REPORT PREPARED BY: Alec Warrender

1.0 RECOMMENDATION

THAT Rezoning Application No. Z07-0058 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 6, District Lot 358, ODYD, Plan 19200, located at 4491 Nottingham 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.

AND FURTHER THAT final adoption of the zone amending bylaw be considered subsequent to the Inspections Services Department's verification that submitted plans comply with the existing single family dwelling's layout.

2.0 SUMMARY

This rezoning application seeks to rezone the subject property from RU1 – Large Lot Housing to RU1s – Large Lot Housing with Secondary Suite. It should be noted that the applicant has also applied for a Development Permit to tear down the existing garage and build a secondary suite located above the proposed three door garage.

3.0 THE PROPOSAL

There is an existing single-family dwelling on the subject property. The applicant is proposing to tear down the existing garage and build a two bedroom secondary suite above a three door garage. Plans provided by the applicant indicate that the proposed secondary suite is to have a floor area of 79 m² or 21.2% where the maximum allowed is 90 m² or 40% of the principal building. The total floor area for the existing single family dwelling is 372 m². The applicant has indicated that the colours and materials of the existing single family dwelling, the proposed secondary suite and the garage will be upgraded and coordinated.

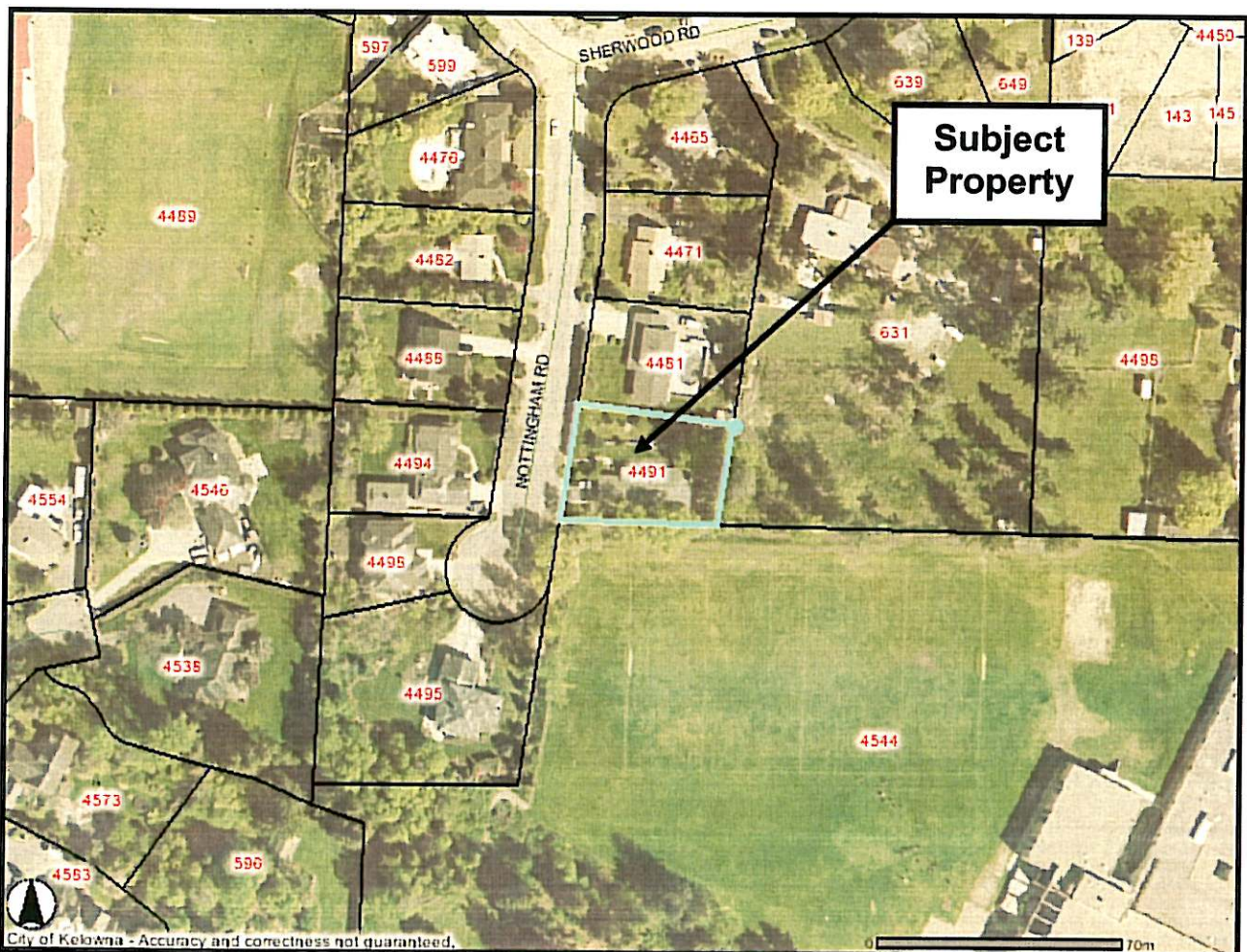
3.1 Site Context

The surrounding area has been developed primarily as a single family neighbourhood. More specifically, the adjacent land uses are as follows:

North	RU1 – Large Lot Housing – Single family residence
East	RU1 – Large Lot Housing – Single family residence
South	P2 – Education and Minor Institutional – O.K.M
West	RU1 – Large Lot Housing – Single family residence

3.2 Site Location Map:

4491 Nottingham Rd.



3.3 Current Development Policy

This proposal is supported by the policies of the City of Kelowna's Strategic plan and Kelowna 2020 - Official Community Plan.

4.0 TECHNICAL COMMENTS

4.1 Works & Utilities

See Attached

5.0 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT COMMENTS

The Planning and Development Services Department has no concerns with the proposed rezoning of the property from RU1 - Large Lot Housing to RU1s - Large Lot Housing with Secondary Suite. The Official Community Plan supports the creation of secondary suites and the proposed development is in line with Zoning Bylaw No. 8000. Staff supports this application subject to the building inspector's verification that the subject property does not have an existing secondary suite.


Shelley Gambacort
Current Planning Supervisor

Approved for Inclusion

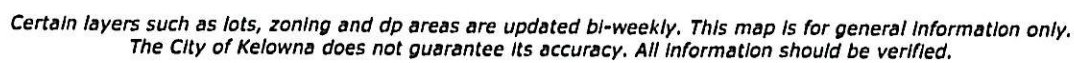


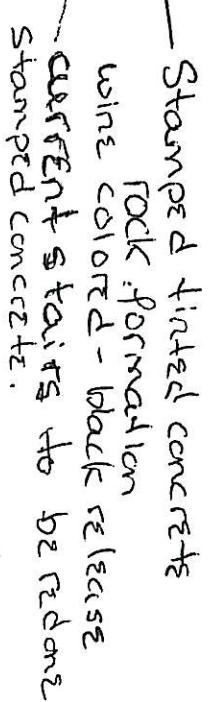

David L. Shipclark
Acting Director of Planning & Development Services

DS/SG/aw

ATTACHMENTS

Location of subject property
Site Plan & Landscape Plan
Elevations - Existing
Elevations - Proposed
Works & Utilities - Comments
Photographs (Existing Home)





The whole house is getting new
Aethurian windows and doors
with white frames on a wine
colored stucco. The entire house
will be stucco'd - end to end.

H₂O shut off in basement

52 W 9 f



KH
DESIGNS
CUSTOM
RESIDENTIAL
DESIGN

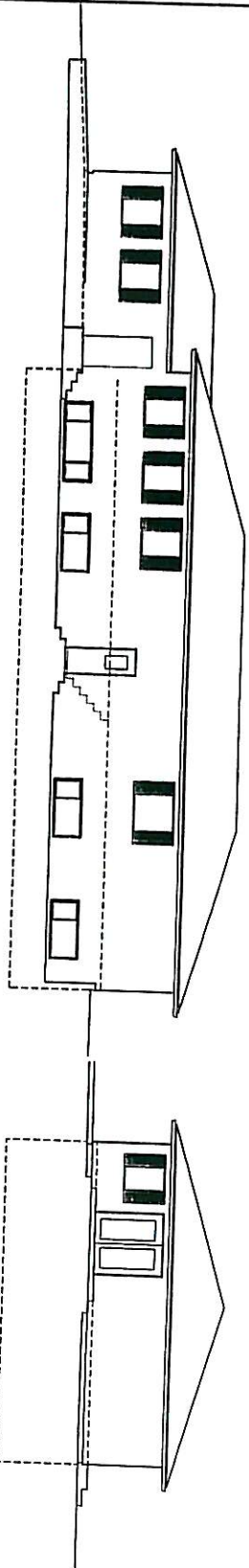
544 GORMAN
ELEVINA
E.C. V11W 384
280-448-1780

**REIMANN
RESIDENCE**

DRAWN BY: KKH
PROJECT: 077-25
FILE:
DATE: 5/20/04
Drawing listed: 5/20/04

**EXISTING
ELEVATIONS**

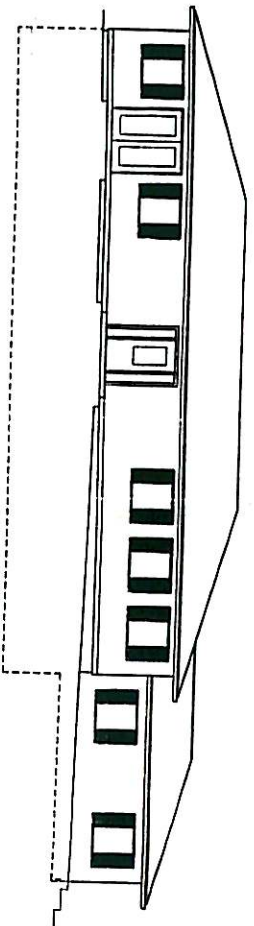
A-3



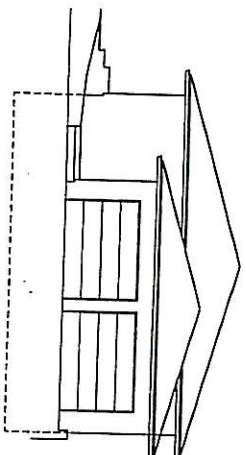
1 SOUTH
AS SHOWN

2 EAST
AS SHOWN

Existing



3 NORTH
AS SHOWN



4 WEST
AS SHOWN

Proposed

Existing

Existing

1 SOUTH
As Shown

2 EAST
As Shown

Existing

Proposed

Proposed

3 NORTH
As Shown

4 WEST
As Shown



KH
DESIGNS
CUSTOM
RESIDENTIAL
DESIGN
544 GORDON
KELLOWAY B.C.
V7W 3B4
250.431.1785

**REIMANN
RESIDENCE**

4491
Nottingham Rd.
Kelowna B.C.
V7W 1V1

Drawn By: EKH
Project: 07-25
File:
Date: DRT
Drawing Title: Section

**Proposed
Elevations**

A-4

CITY OF KELOWNA
MEMORANDUM

Date: July 13, 2007
File No.: Z07-0058 DP07-0159

To: Planning & Development Services Department (AW)
From: Development Engineering Manager
Subject: 4491 Nottingham Road Lot 6 Plan 19200 Suite

The Works & Utilities Department comments and requirements regarding this application to rezone from RU-1 to RU-1s are as follows:

1. Domestic Water and Fire Protection

The existing lot is adequately serviced with a 19mm diameter copper water service.

Metered water from the main residence must be extended to supply the suite.
The meter shall be within the building on the water service inlet as required by the City Plumbing Regulation and Water Regulation bylaws.

2. Sanitary Sewer

The existing house is provided with a single 100mm-diameter sanitary sewer service, complete with I.C. that will be used to service the main residence and the proposed suite

3. Development Permit and Site Related Issues

Adequate, hard surface on-site parking must be provided. The parking modules must meet by-law requirements.
Direct the roof drains into on-site rock pits. This will help dissipate the roof drain water and prevent additional concentrated flows onto the road right-of-way.

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
JF/

Front - Nottingham



6/22/2007

South Side of house to East



6/22/2007

North side of garage



6/22/2007

North side of house to East



6/22/2007