
CITY OF KELOWNA

MEMORANDUM

DATE: January 17, 2008

TO: City Manager

FROM: Planning & Development Services Department

APPLICATION NO: Z07-0094

APPLICANT: Jerry Troitter
R446 Enterprises Ltd

LOCATION: 530 Hardie Rd.

OWNER: Mark Mudry

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 EXISTING DWELLING.

EXISTING ZONE: RU1 – Large Lot Housing Zone

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

REPORT PREPARED BY: Birte Decloux

1.0 RECOMMENDATION

THAT Rezoning Application No. Z07-0094 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 14, Sec. 26, Twp. 26 ODYD, Plan 22499, located at 530 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 legalize accommodate the construction of a secondary suite within the subject dwelling.



3.0 BACKGROUND

3.1 The Proposal

The subject 857 m² property is currently zoned RU1 – Large Lot Housing. A single family dwelling approximately 209 m² in size is located on the property. The applicant seeks to rezone the subject property to legalize and finish construction of a secondary suite within the principal building. The “s” zone classification will accomplish this. This application was submitted subsequent to a bylaw complaint.

The proposed application meets all the requirements of the RU1s Zone.

Zoning Bylaw No. 8000		
CRITERIA	PROPOSAL	RU1(s) ZONE REQUIREMENTS
Subdivision Regulations		
Lot Area	857 m ²	550 m ²
Lot Width	21 m	16.5 m unless 15 m when access to rear lane; 17 m for corner lot
Lot Depth	45 m	30.0 m
Development Regulations		
Site Coverage (buildings)	14%	40%
Site Coverage (buildings/parking)	35%	50%
Size ratios	45m ² / 27%	Secondary Suite within Dwelling can not exceed lessor or 90 m ² or 40%
Height (existing house)	1 ½ storey	Max 2 ½ storeys / 9.5 m
Front Yard	12.0 m	4.5 m / 6.0 m to a garage
Side Yard (west)	4.5 m	2.0 m (1 - 1 ½ storey)
Side Yard (east)	2.07 M	2.0 m (1 - 1 ½ storey) 2.3 m (2- 2 ½ storey)
Rear Yard	23 m	7.5 m / 1.5 m for accessory buildings
Separation Distance Between Houses	NA	Min 5.0 m
Other Requirements		
Parking Stalls (#)	3 spaces	3 spaces
Private Open Space	meets requirements	No requirement

3.2 Site Context

The adjacent land uses are as follows:

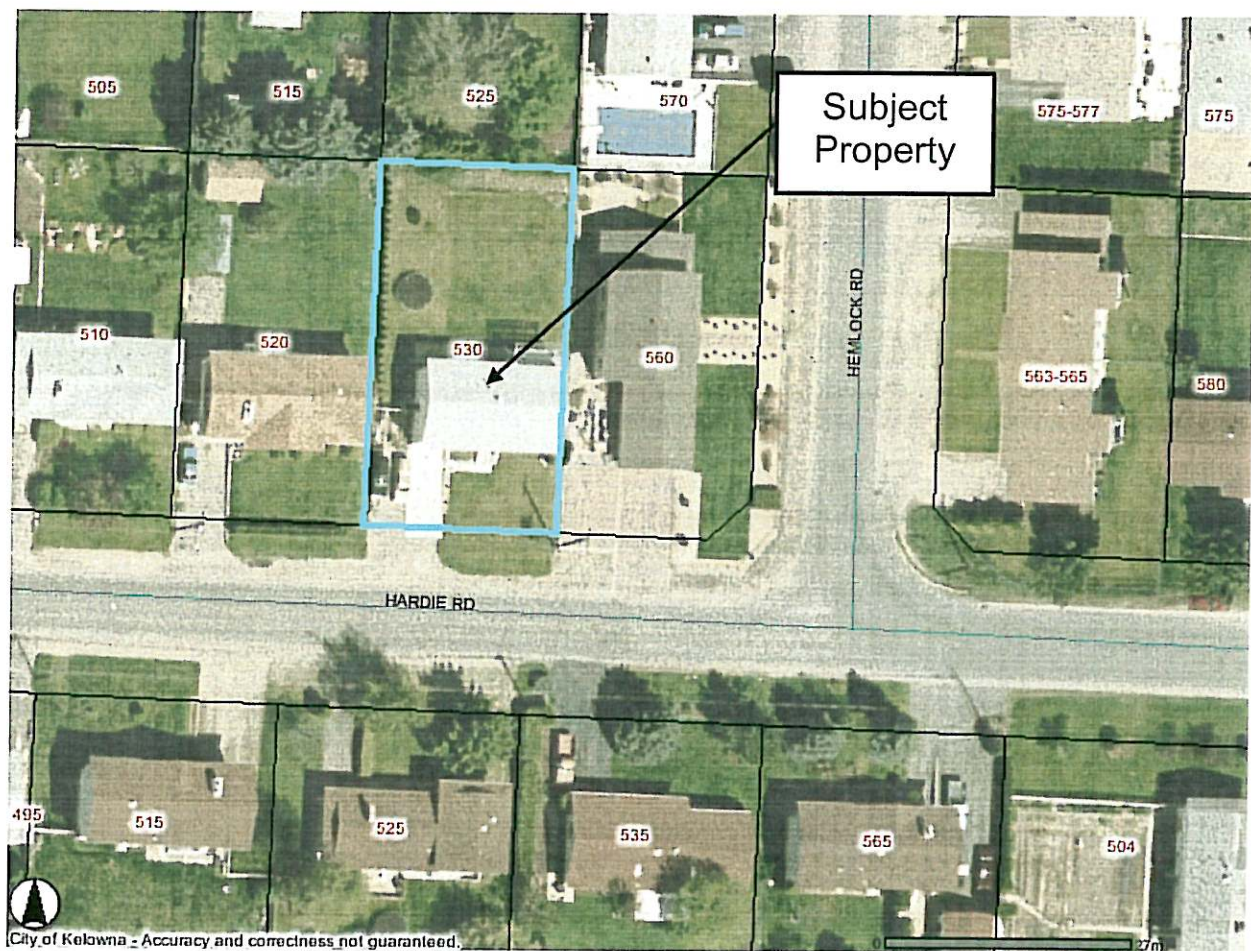
<i>Direction</i>	<i>Zoning Designation</i>	<i>Land Use</i>
North	RU1 – Large Lot Housing	Residential
East	RU1 – Large Lot Housing	Residential
South	RU1 – Large Lot Housing	Residential
West	RU1 – Large Lot Housing	Residential

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: 530 Hardie Rd.

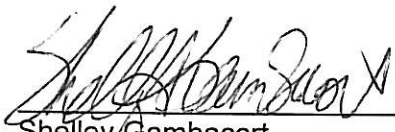


4.0 TECHNICAL COMMENTS

4.1. As attached

5.0 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT COMMENTS

A letter of opposition is on file, pertaining to parking and suite size. The applicant has revised initial plans to conform to the City's Zoning Bylaw No. 8000. The Official Community Plan supports the creation of secondary suites. Staff is supportive of the proposed rezoning of the property from RU1 Large Lot Housing Zone to RU1s Large Lot Housing with Secondary Suite Zone. Should this rezoning application be successful, the applicant will be required to secure the necessary permits for the suite. (i.e. Building, plumbing, etc.)

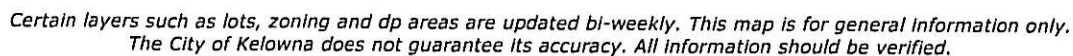

Shelley Gambacort
Current Planning Supervisor

SG/bcd

Attach.

- Location Map
- Photographs
- Floor Plan
- Site Plan
- Technical comments

Application received: November 6, 2007

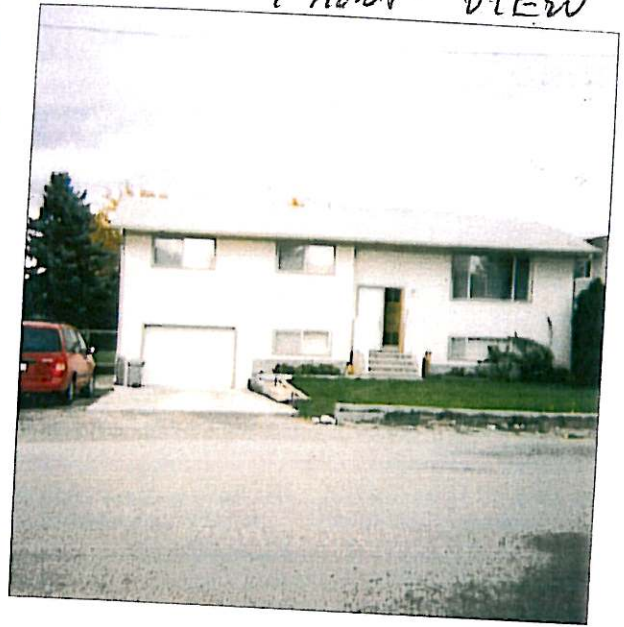


LEFT VIEW



530 HARDIE

FRONT VIEW



SUBJECT 530
PROPERTY HARDIE

BACK VIEW



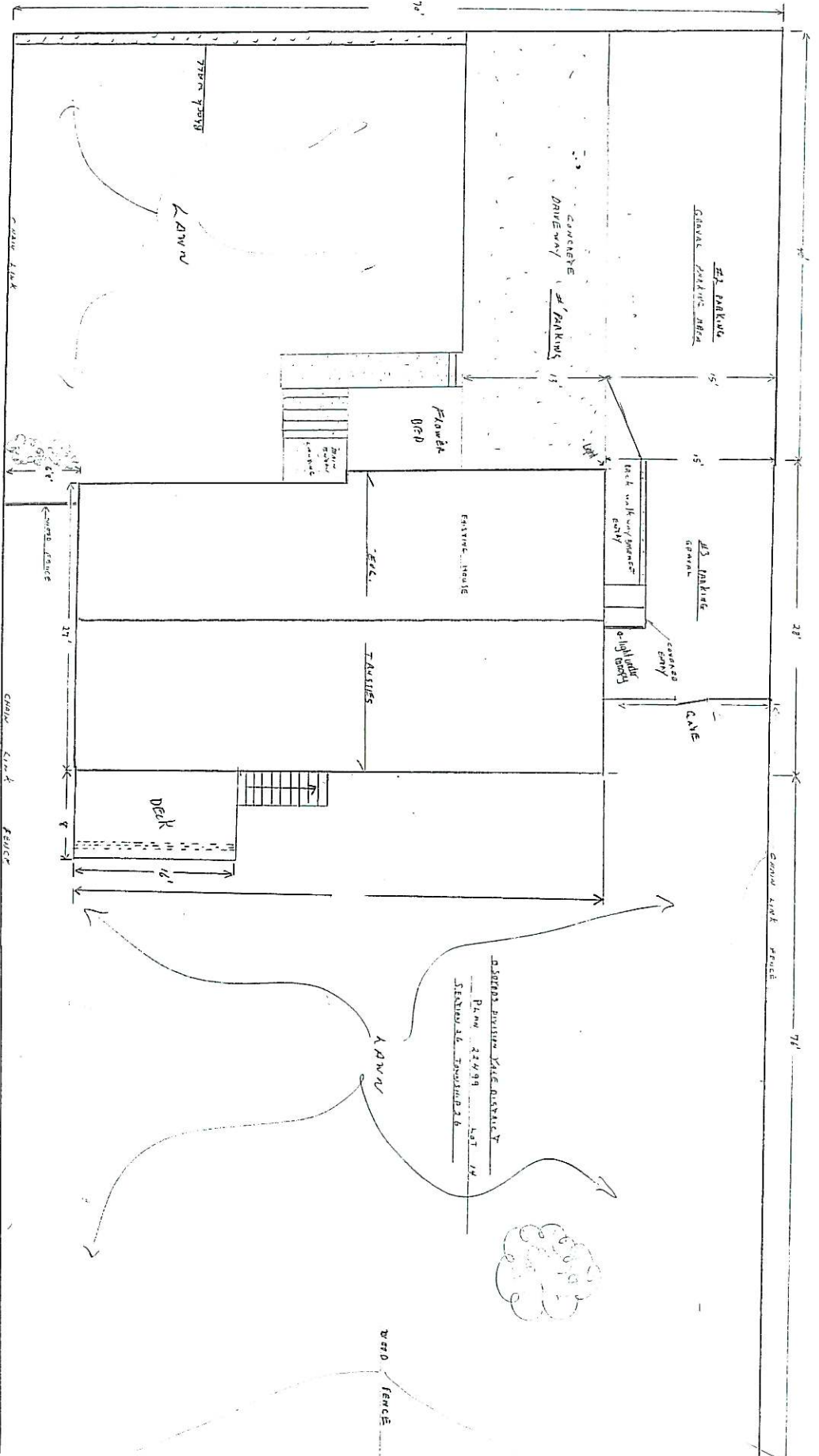
530 HARDIE

BACK VIEW



530 HARDIE

REVISED PLANS



DESIGNED BY: J. B. BRY-
 FOR: M. J. BRY-
 510 PARKER RD.
 SCALE: 1/4" = 1'-0"
 DATE: OCT. 19, 1974
 REVISIONS:
 SITE PLAN: 4
 SHEET: 1 OF 4



DESIGN BY EQUITY
FOR MARK, CASE M1
530 HANCOCK RD
SCALE 1/8" = 1'
DATE OCT 14 30
RENOVATED
EARTH PLANS
PAGE 2 OF 4

Hand-drawn floor plan of a house with dimensions and room labels. The plan is oriented with the front entrance at the top. The overall dimensions are 28' wide by 25' deep. The layout includes:

- Front Entrance:** A small porch area leading into a large living room (14' x 18').
- Living Room:** Features a fireplace on the left wall, a large window, and a seating area with a sofa and chairs.
- Dining Room:** Adjacent to the living room, containing a dining table and chairs.
- Kitchen:** Located at the back, featuring a sink, stove, and refrigerator area.
- Bathrooms:** Two bathrooms are shown, one near the kitchen and another near the back entrance.
- Bedrooms:** Two bedrooms are located at the rear of the house, one of which is labeled "Bedroom 10' x 11' x 12'".
- Back Entrance:** A small porch area leading into a bedroom.
- Other Features:** A central hallway connects the rooms, and there are several closets and storage areas throughout the plan.

Dimensions and labels are provided for various rooms and sections:

- Overall dimensions: 28' (width) x 25' (depth).
- Living Room: 14' x 18'.
- Dining Room: 10' x 13'.
- Kitchen: 10' x 11'.
- Bedroom 1: 10' x 11' x 12'.
- Bedroom 2: 10' x 11'.
- Bathrooms: 5' x 7' and 6' x 8'.
- Hallway: 4' x 10'.
- Front Porch: 10' x 12'.
- Back Porch: 10' x 11'.

Hand-drawn floor plan of a building. The plan includes the following rooms and dimensions:

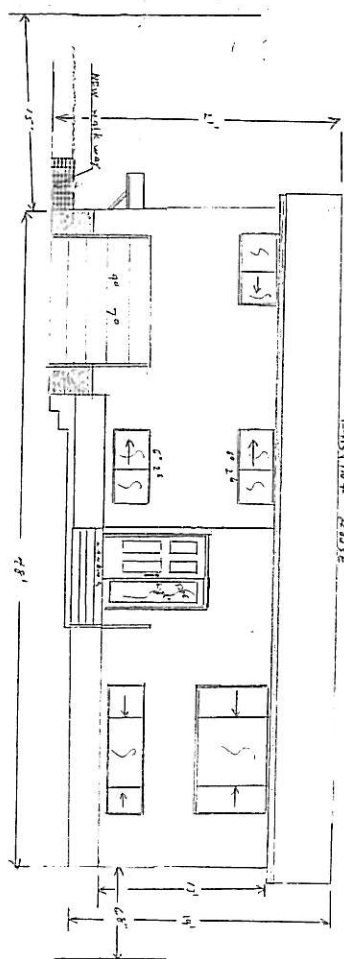
- Top Right Room:** 12' x 11'6"
- Top Middle Room:** 11' x 10'
- Top Left Room:** 9' x 10'6"
- Bottom Right Room:** 12' x 12'
- Bottom Middle Room:** 10' x 13'
- Bottom Left Room:** 10' x 13'
- Central Hall:** 10' x 13'
- Kitchen:** 10' x 13'
- Bathroom:** 5' x 7'
- Living Area:** 10' x 13'
- Overall Dimensions:**
 - Top: 28' (Total), 12' (Bedroom), 5' (Bathroom), 5' (Living Area), 5' (Kitchen), 5' (Hallway)
 - Bottom: 25' (Total), 5' (Living Area), 5' (Kitchen), 5' (Hallway)

The plan also shows various fixtures such as beds, a desk, a sink, and a toilet.

DESIGN BY
FOR MARK - COPY/
STANDARD
SCALE 1" =
DATE OCT 19
REVISION
FROM PLANS AND
PAGE 3 OF 4

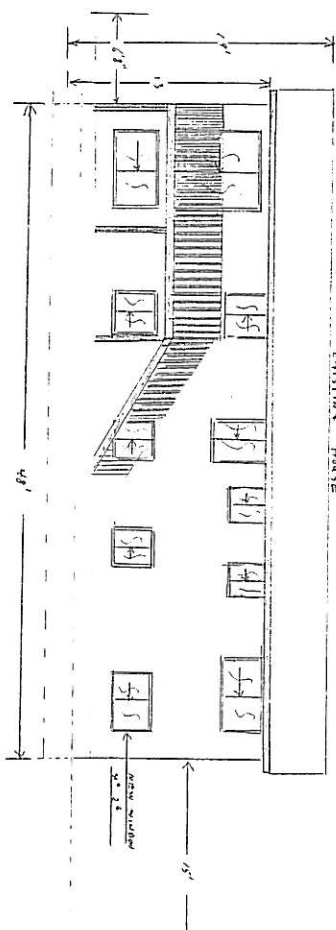
FRONT VIEW

HOUSE NO. 1005

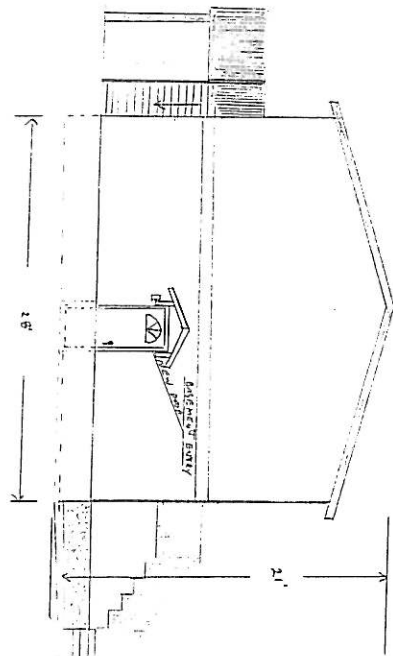


BACK VIEW

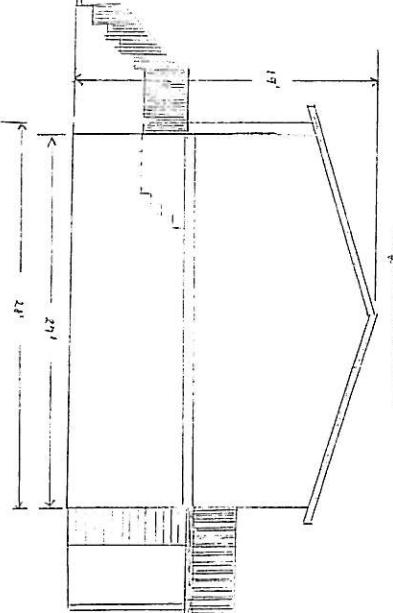
HOUSE NO. 1005



LEFT VIEW



RIGHT VIEW



DESIGNED BY: [Name]
 DRAWN BY: [Name]
 SCALE: 1/4" = 1'-0"
 DATE: OCT. 10, 1921
 PROJECT NO. 1005
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