
**CITY OF KELOWNA
MEMORANDUM**

DATE: February 28, 2008

TO: City Manager

FROM: Planning & Development Services Department

APPLICATION NO. Z07-0099

APPLICANT: Okanagan Valley Construction Ltd.

AT: 155 Holbrook Road

OWNERS: Pauline Coulic & Wanda Brian

PURPOSE: TO REZONE THE SUBJECT PROPERTY FROM RU1 – LARGE LOT HOUSING TO RU1S – LARGE LOT HOUSING WITH SECONDARY SUITE TO CONSTRUCT A SECONDARY SUITE LOCATED WITHIN THE SINGLE FAMILY DWELLING.

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. Z07-0099 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 11, Sec. 23, Twp. 26, ODYD, Plan 12830, located at 155 Holbrook 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

This rezoning application seeks to rezone the subject property from the RU1 – Large Lot Housing to the RU1s – Large Lot Housing with Secondary Suite. The applicant has also applied for a Development Permit to construct a secondary suite in the basement of the single family dwelling.

3.0 THE PROPOSAL

The applicant is in the process of constructing a single family dwelling. Plans provided by the applicant indicate that the proposed secondary suite is to have a floor area of 85.5m². The total floor area for the proposed single family dwelling is 287 m².

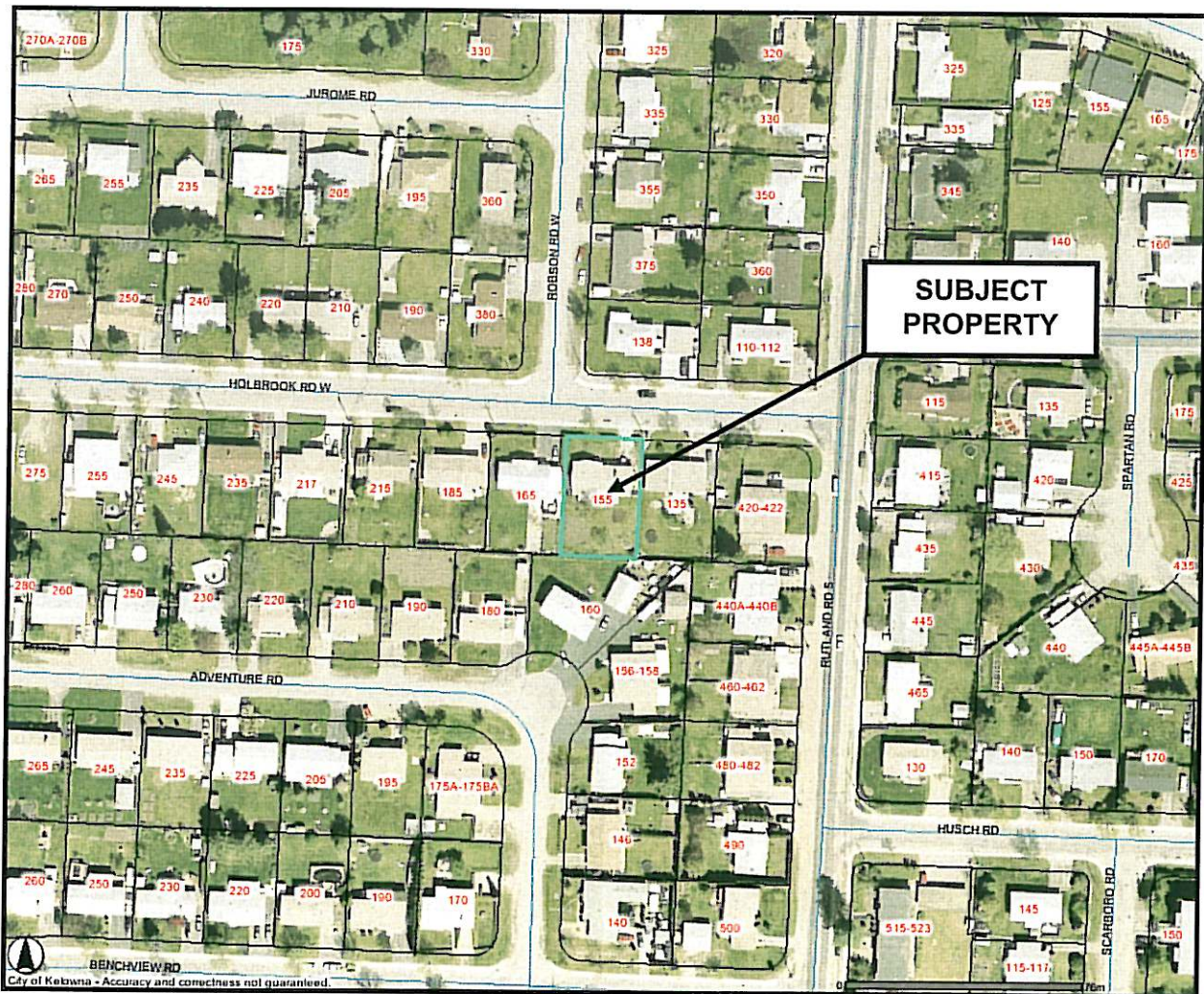
3.1 Site Context

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	RU1 – Large Lot Housing – Single family residence
West	RU1 – Large Lot Housing – Single family residence

3.2 Site Location Map:

155 Holbrook Road



3.3 Development Analysis

The proposed application meets the requirements of the RU1s Zone as follows:

CRITERIA	PROPOSAL	BYLAW REQUIREMENTS
Subdivision Regulations		
Lot Area	929 m ²	550 m ²
Lot Width	24.38 m	16.5 m
Lot Depth	38.10 m	30 m
Development Regulations		
Site Coverage	44%	50% Incl. driveways and parking
Height	2 storeys / 7.7 m	2 ½ storeys / 9.5 m
Front Yard	7.32 m	6.0 m
Side Yard (West)	2.44 m	2.3 m
Side Yard (East)	3.66 m	2.3 m
Rear Yard (North)	19.8 m	7.5 m

CRITERIA	PROPOSAL	BYLAW REQUIREMENTS
Size of Secondary Suite	85.5 m ² / 30%	90 m ² or 40% of the total floor area of the principal dwelling (~55 m ²)
Private Open Space	> 30 m ² Each	30 m ² per dwelling
Other Regulations		
Minimum Parking Requirements	5 spaces	2 spaces for the principal dwelling + 1 space for the suite

3.4 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

4.2 Inspections Department

No Concerns.

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.



Shelley Gambacort
Current Planning Supervisor
SG/aw

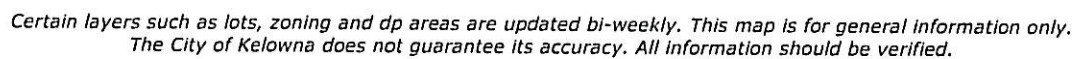
ATTACHMENTS

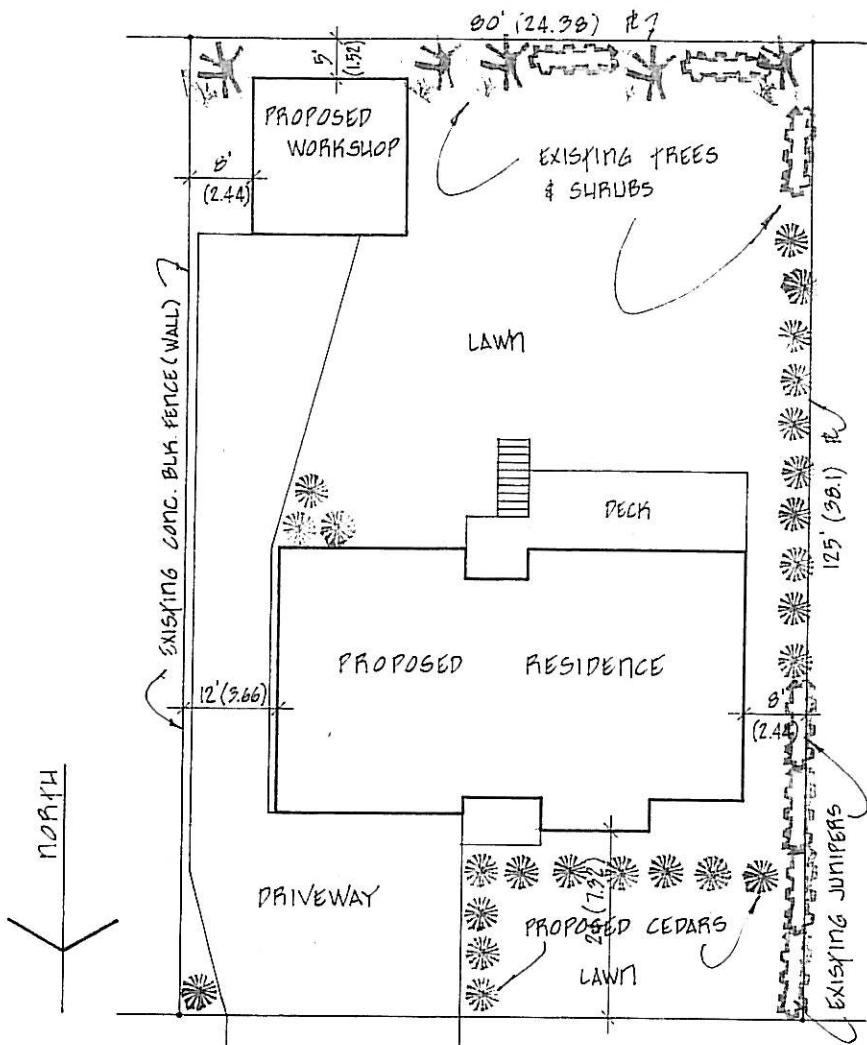
Location of subject property

Site Plan

Elevation

Works & Utilities – See Attached





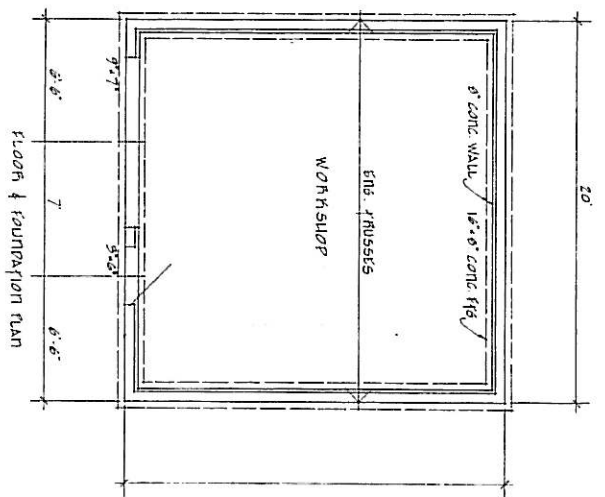
LOT -
PLAN -

LOT AREA - 10,200^{sq} ft (929 m²)
BLDG(S) AREA - 2,736^{sq} ft (254 m²)
SITE COVERAGE - 27%

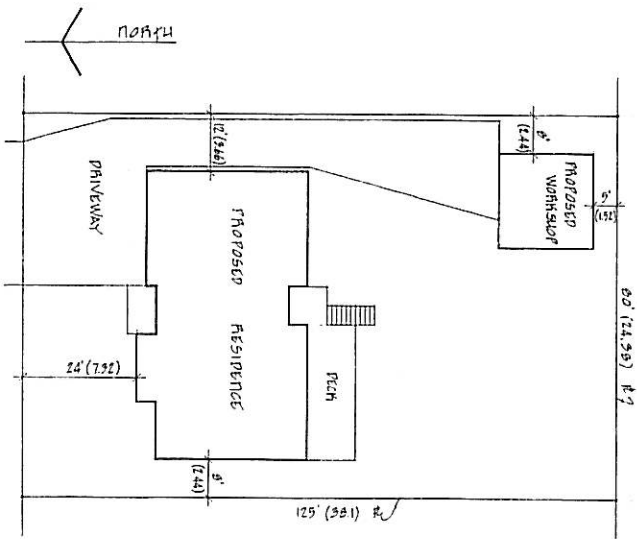
HOLBROOK RD

SITE PLAN: SCALE: $\frac{1}{16}$ " = 1'-0"

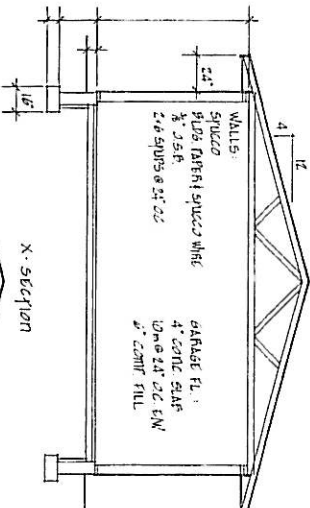
LANDSCAPE PLAN:



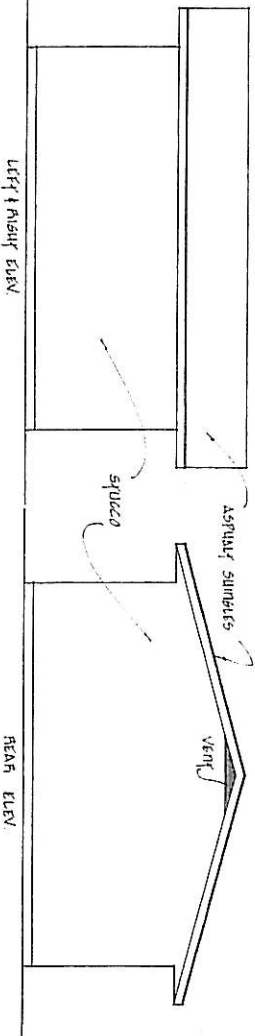
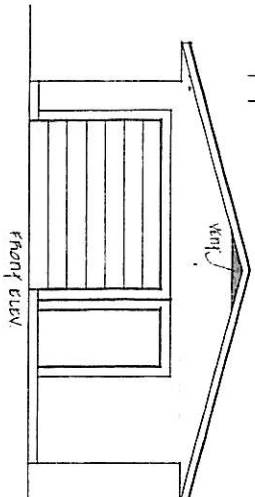
WORKSHOP
SCALE: 1/8" = 1'-0"



LOT AREA - 10,000[±] (959 m²)
BLDG(S) AREA - 2,736[±] (254 m²)
SITE COVERAGE - 27%



WORKSHOP
SCALE: 1/8" = 1'-0"



REAR ELEV

hilmer house plans PH 880-7256 204 - 1023 Hurry Ave Kelowna	Project:	Site Plan & Workshop Scale: AS SHOWN Date: JUNE 07 Drawn by: AU	NOTE: All dimensions to be checked on job by builder.	Sheet 1 of 7 Plan 14-07-15
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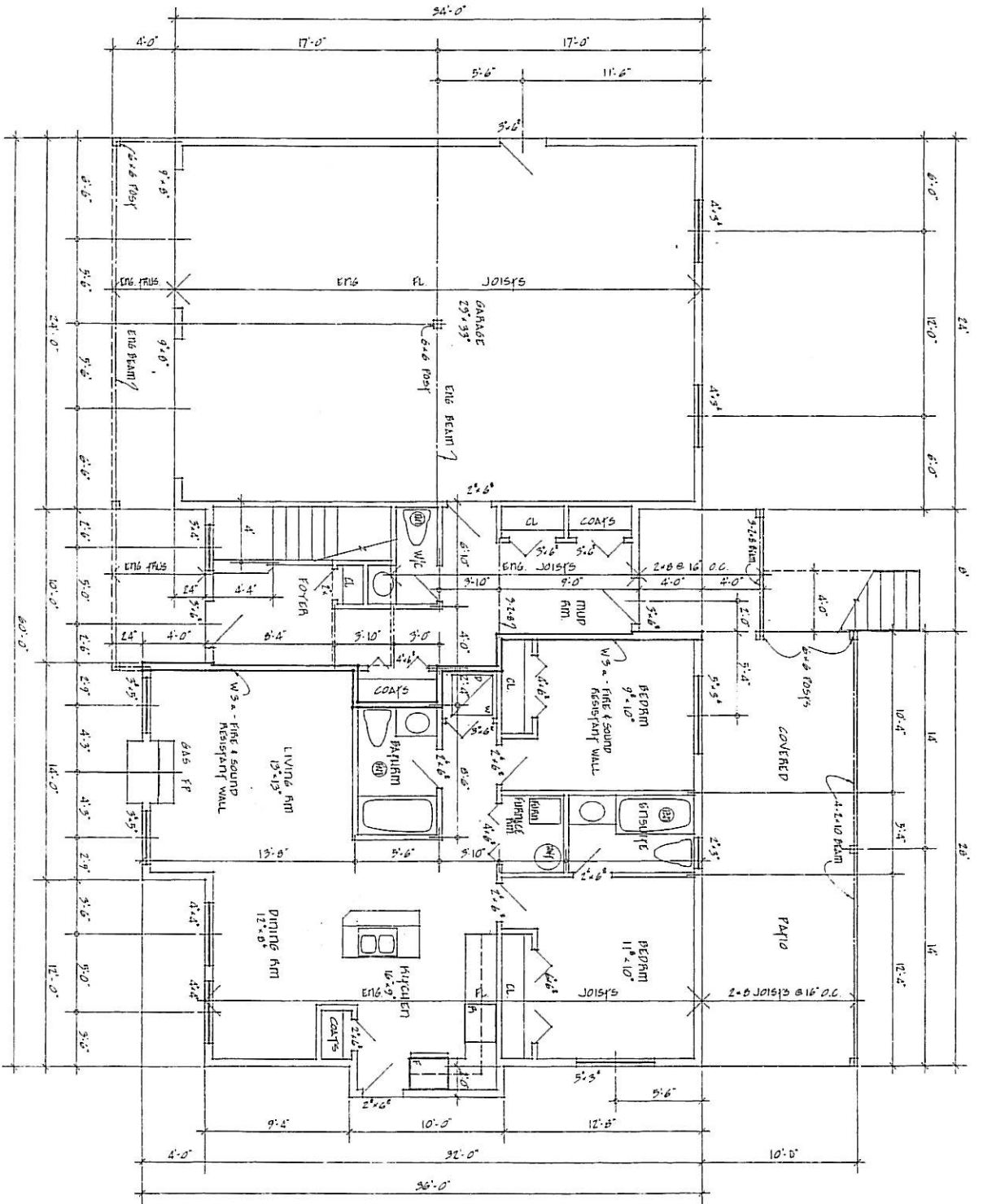
Project:

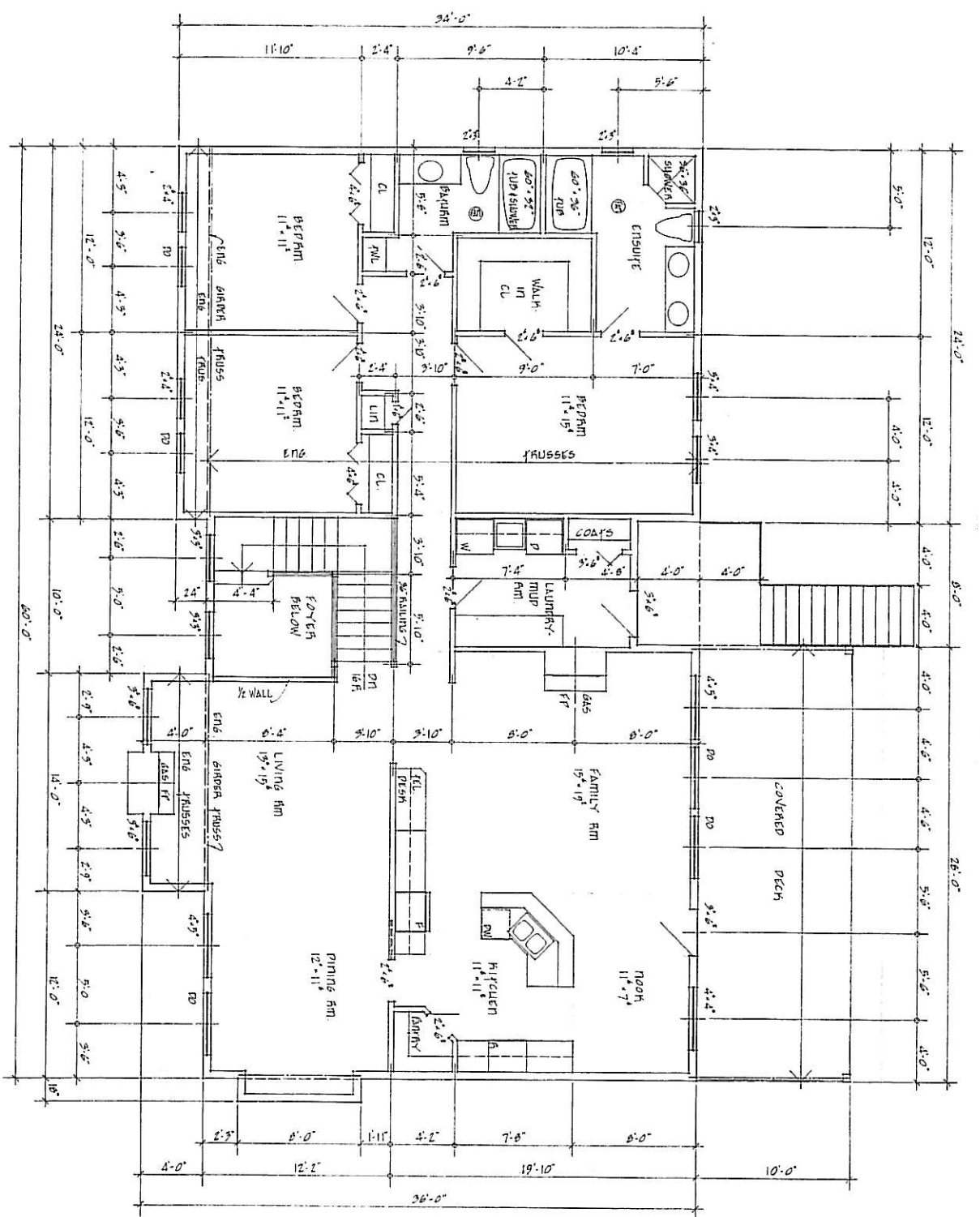
GROUND FL.

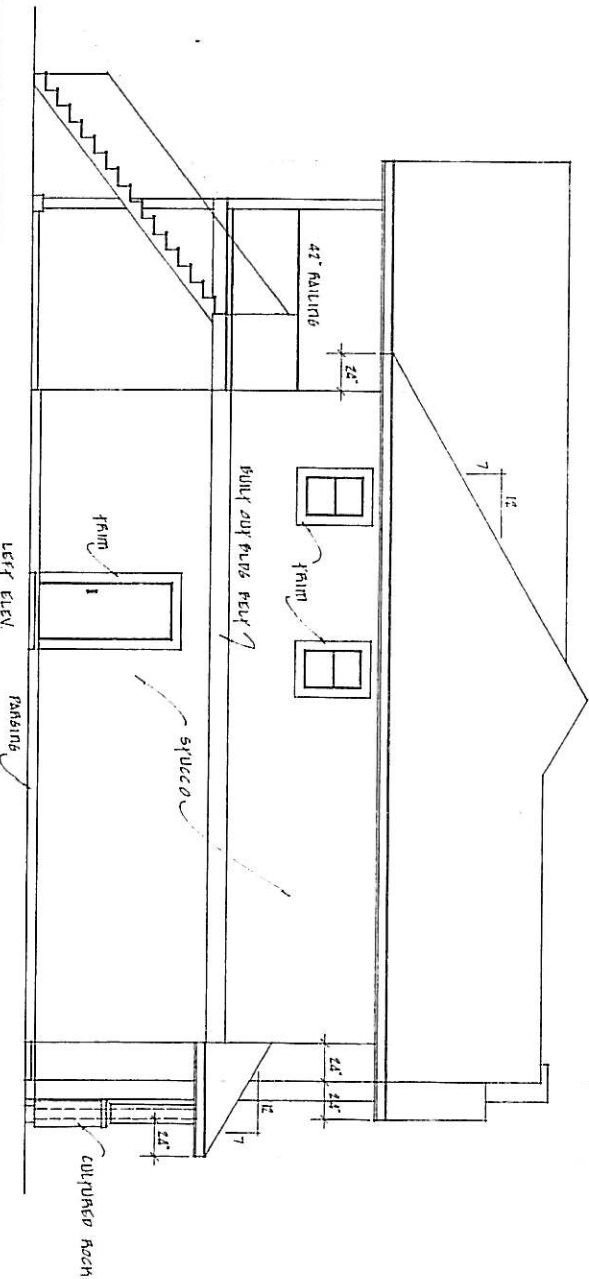
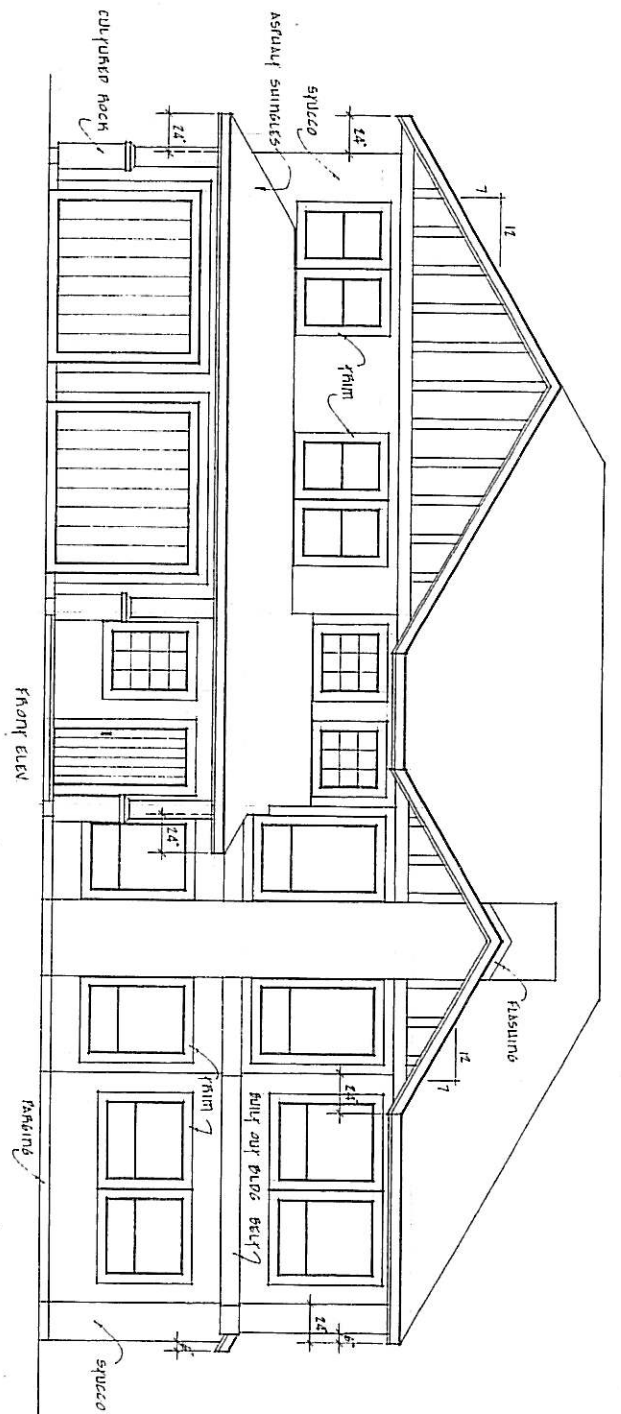
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 Date: June 07
 Drawn by: A.L.I.

NOTE: All dimensions to be checked on job by builder.

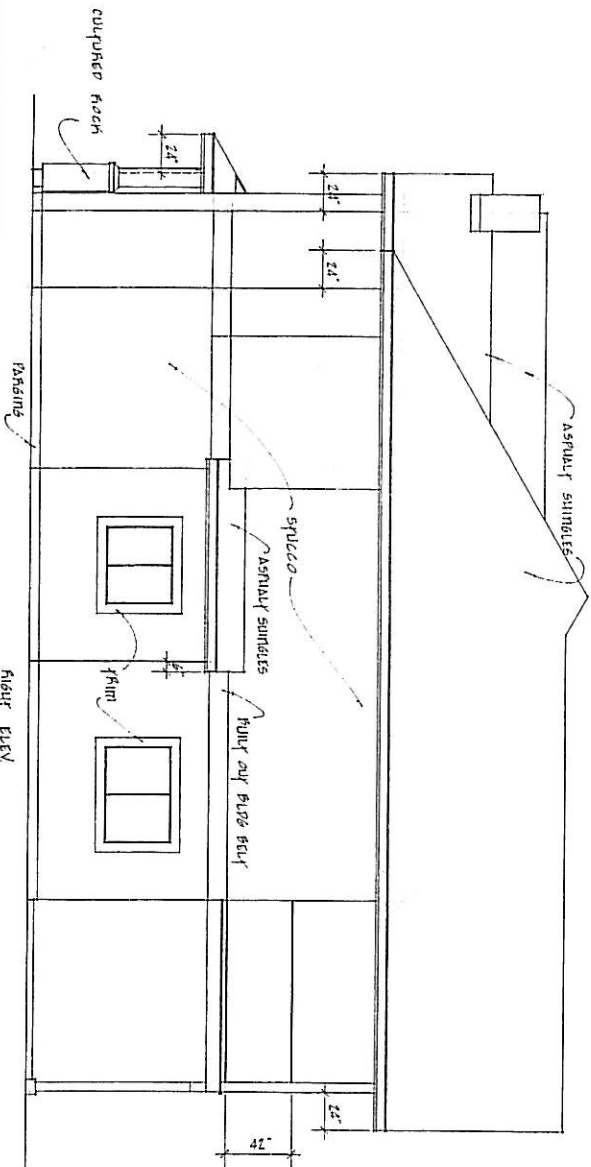
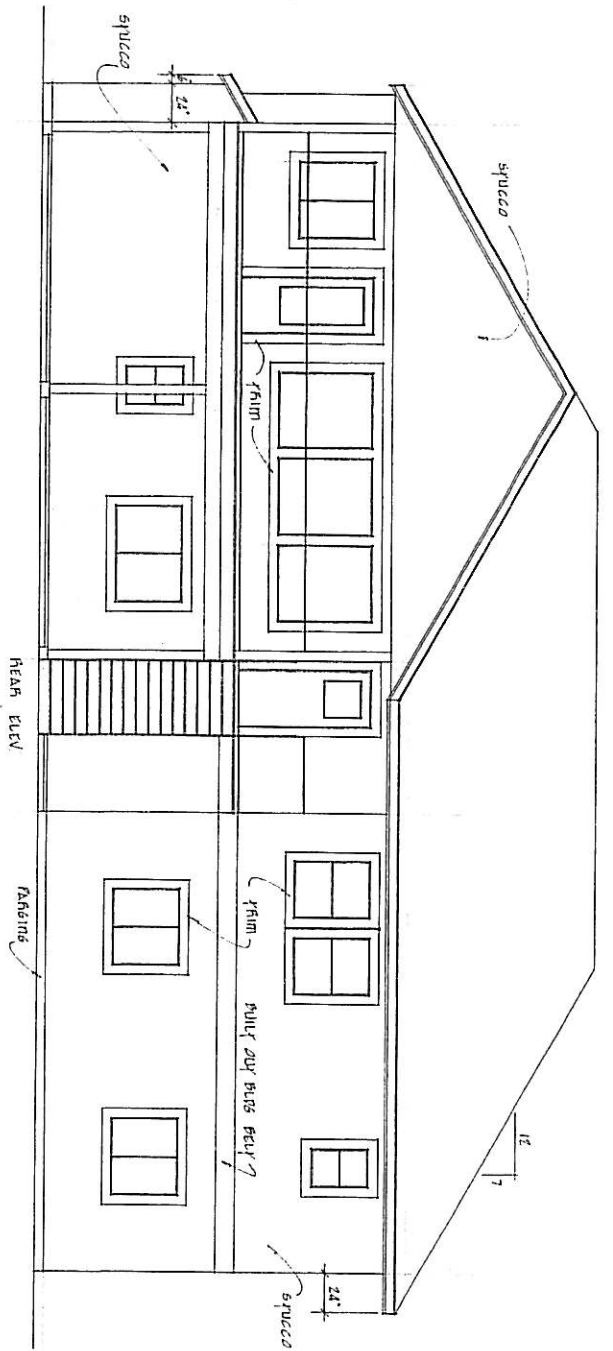
Sheet 3 of 7
 Plan 14-0715







hilmer house plans PH 0807/200 204-1823 Hilmer Plan Kalamita		Project :		ELEVATIONS		Scale : 1/4" = 1'-0" Date : June 07 Drawn by : All		NOTE: All dimensions to be checked on job by builder.		Sheet 5 of 7 Plan 14-07-15	
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hilmer house plans
PH 000 7528 204 - 1823 Harvey Ave Midway

Project:

ELEVATIONS

Scale : 1/2" = 1'-0"
Date : JUN 07
Dwn by : ALU

NOTE: All dimensions to be checked on job by builder.

Sheet 6 of 7
Plan 4-07-15

Project :

X-SECTION

Scale : 1/4" = 1'-0"
Date : JUNE 07
Dwn by : A.U.

NOTE: All dimensions
to be checked on job
by builder.

Sheet 7 of 7
Plan 14-07-15

