
**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.

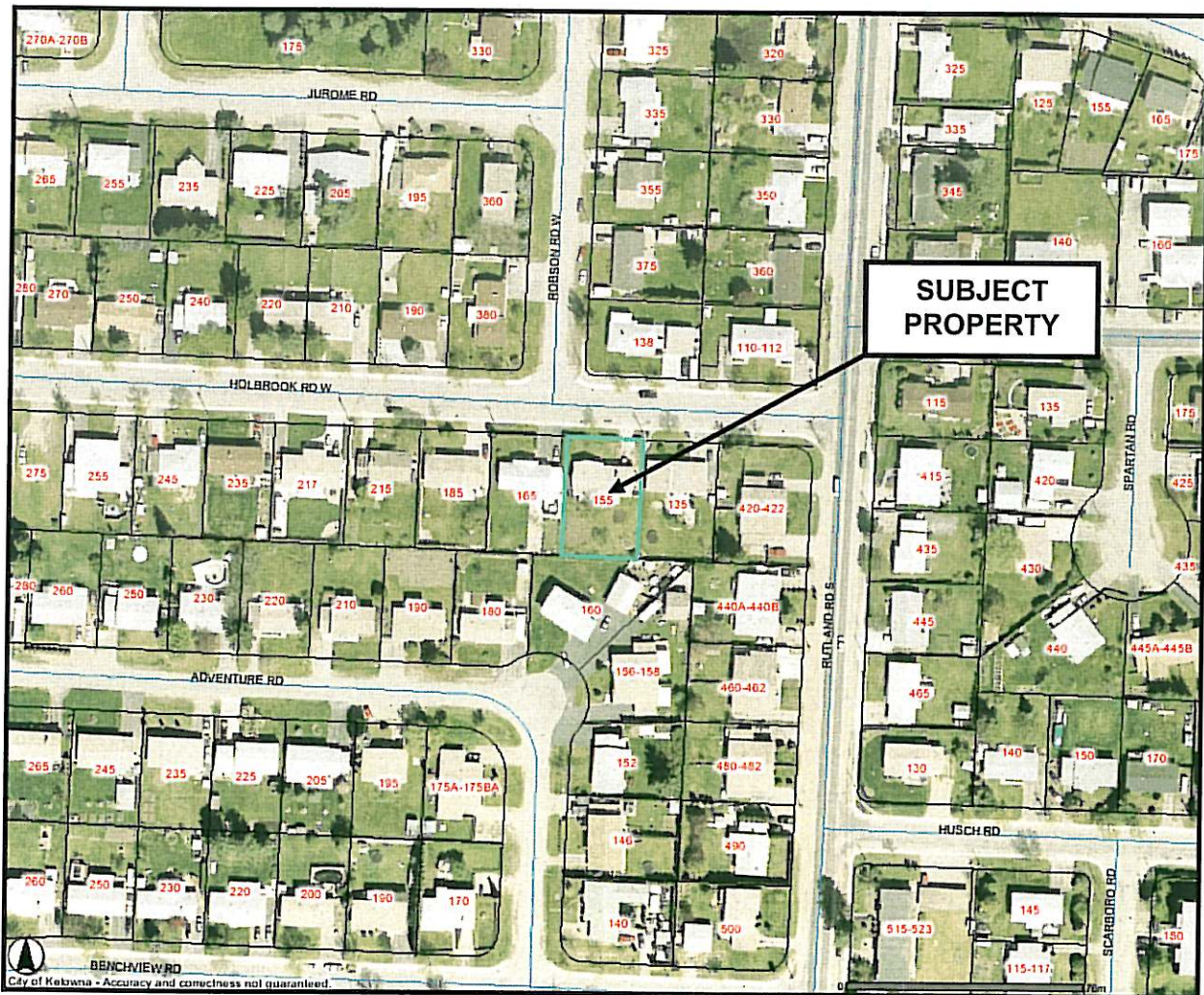
3.1 Site Context

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

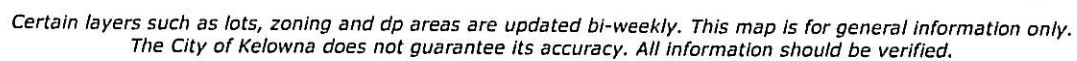
The Planning and Development Services Department has no concerns with the proposed rezoning of the property from RU1 - Large Lot Housing to RU1s - Large Lot Housing with Secondary Suite. The Official Community Plan supports the creation of secondary suites and the proposed development is in line with Zoning Bylaw No. 8000.

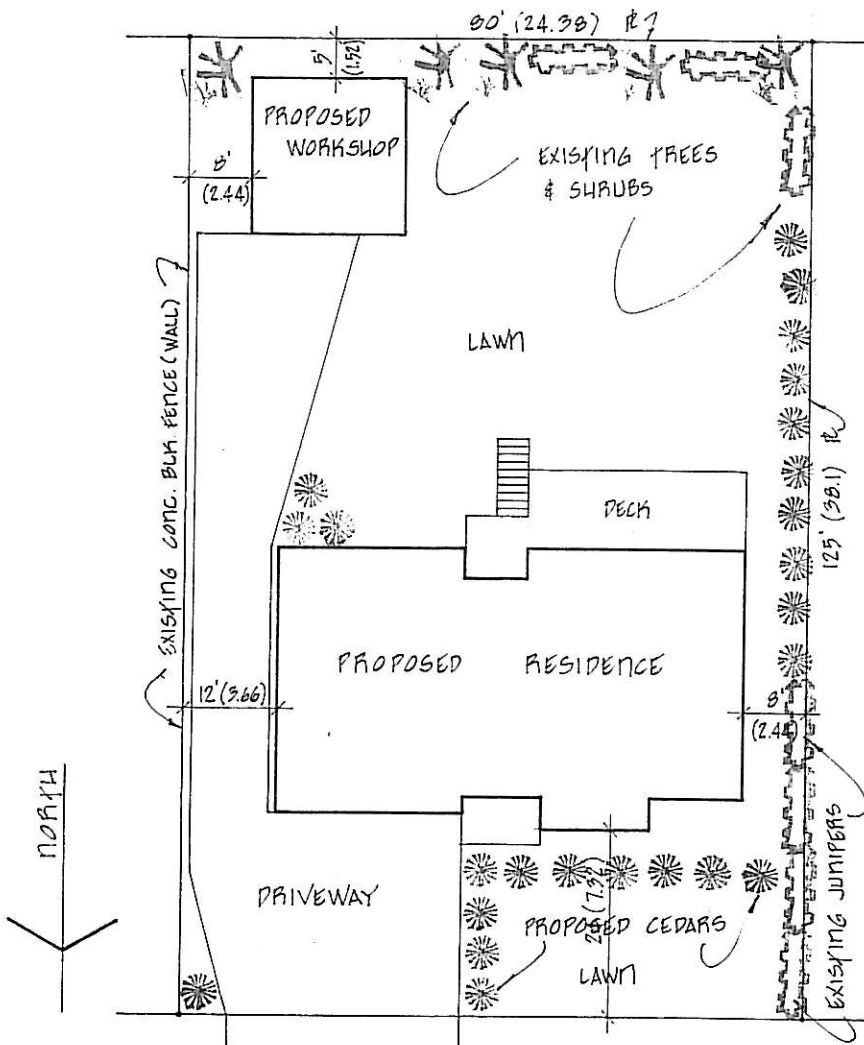


Shelley Gambacort
Current Planning Supervisor
SG/aw

ATTACHMENTS

Location of subject property
Site Plan
Elevation
Works & Utilities – See Attached

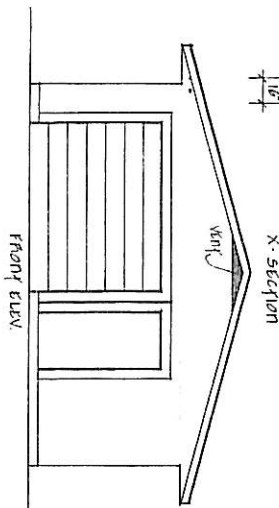
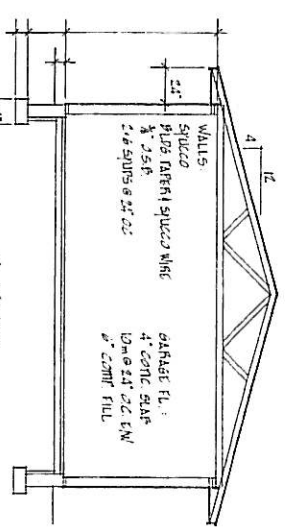
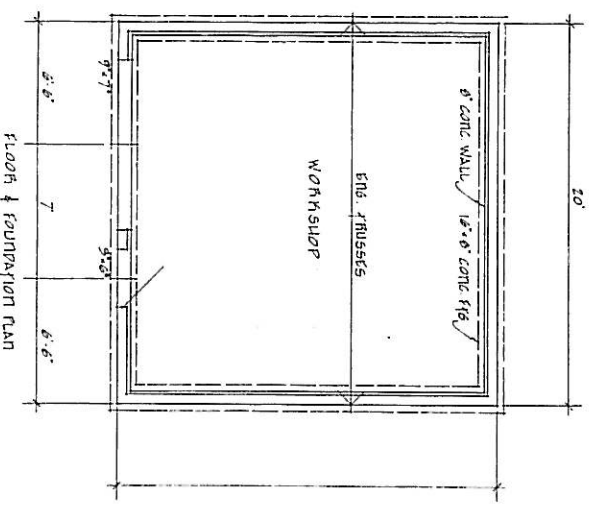




LOT -
PLAN -

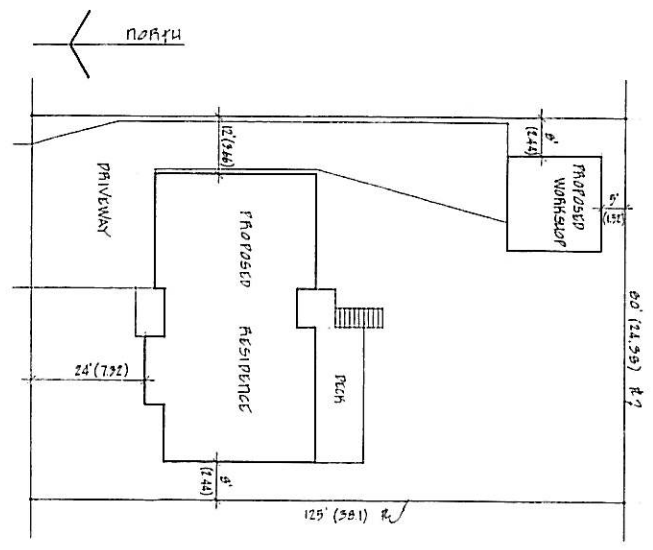
LOT AREA - 10,000^{sq} (929 m²)
BLDG(S) AREA - 2,736^{sq} (254 m²)
SITE COVERAGE - 27%

HOLEBROOK RD
SITE PLAN: SCALE: 1/16" = 1'-0"
LANDSCAPE PLAN:

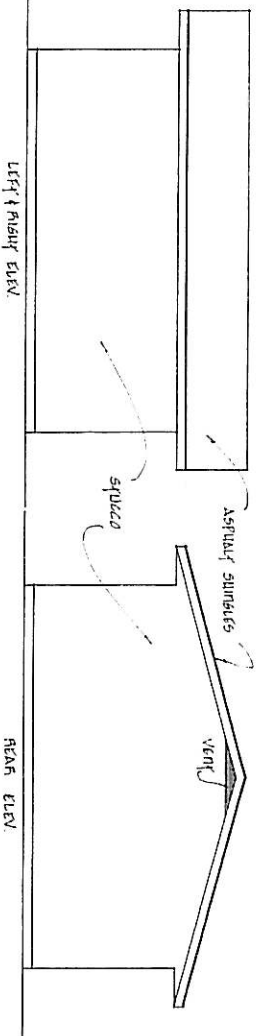


WORK SHOP:
SCALE: $\frac{1}{8}'' = 1'-0''$
ROOF:
ASPH/FLY SHINGLES
FLOOR PART: $\frac{1}{2}''$ OSB
END FRUITS

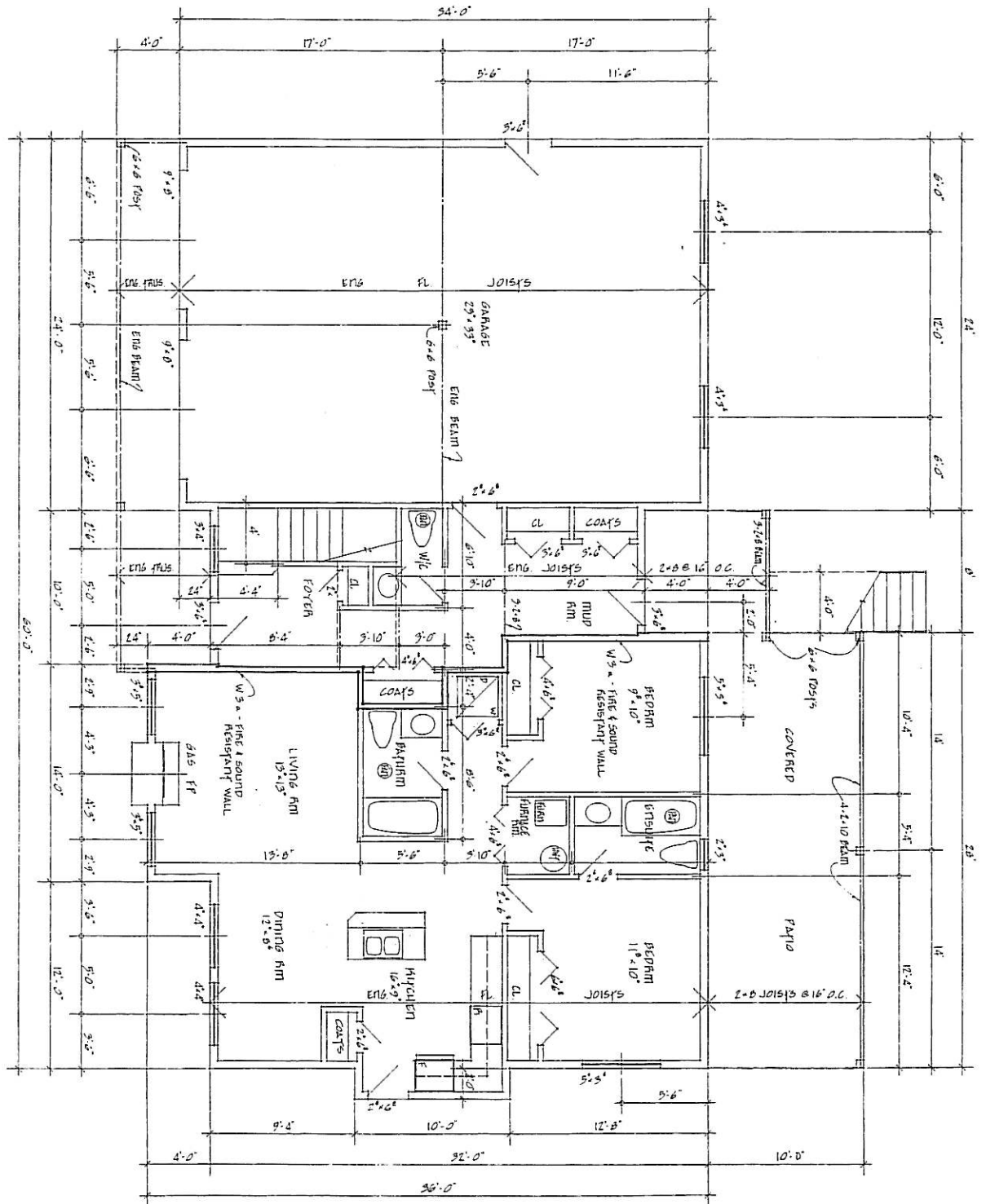
FOUNDATION:
8" CONC. WALL $\frac{1}{2}''$ H.S. $\frac{1}{2}''$ H.S. $\frac{1}{2}''$ H.S. OC
2" 14m FOR
15" 8" CONC FFG
2" 14m CONC

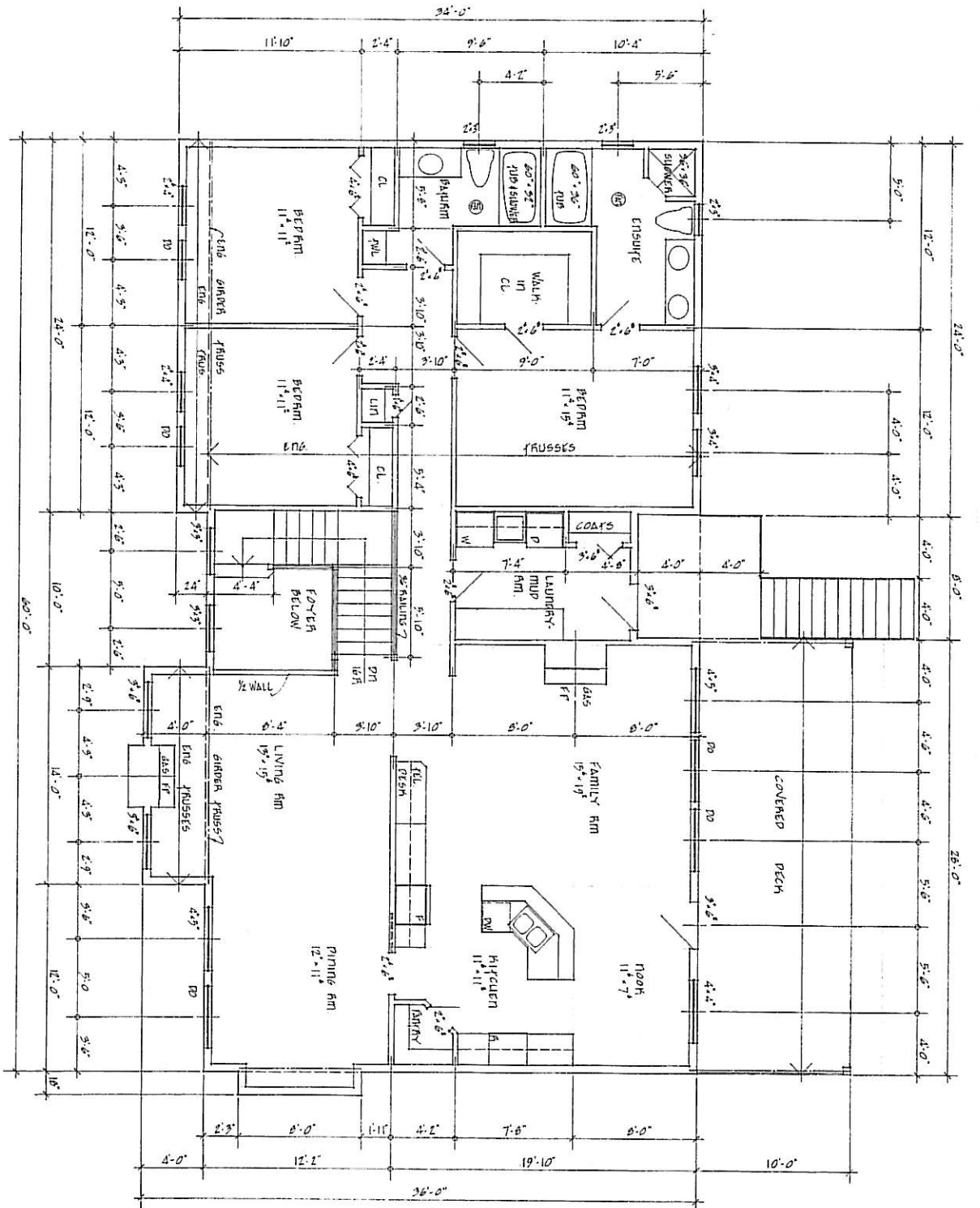


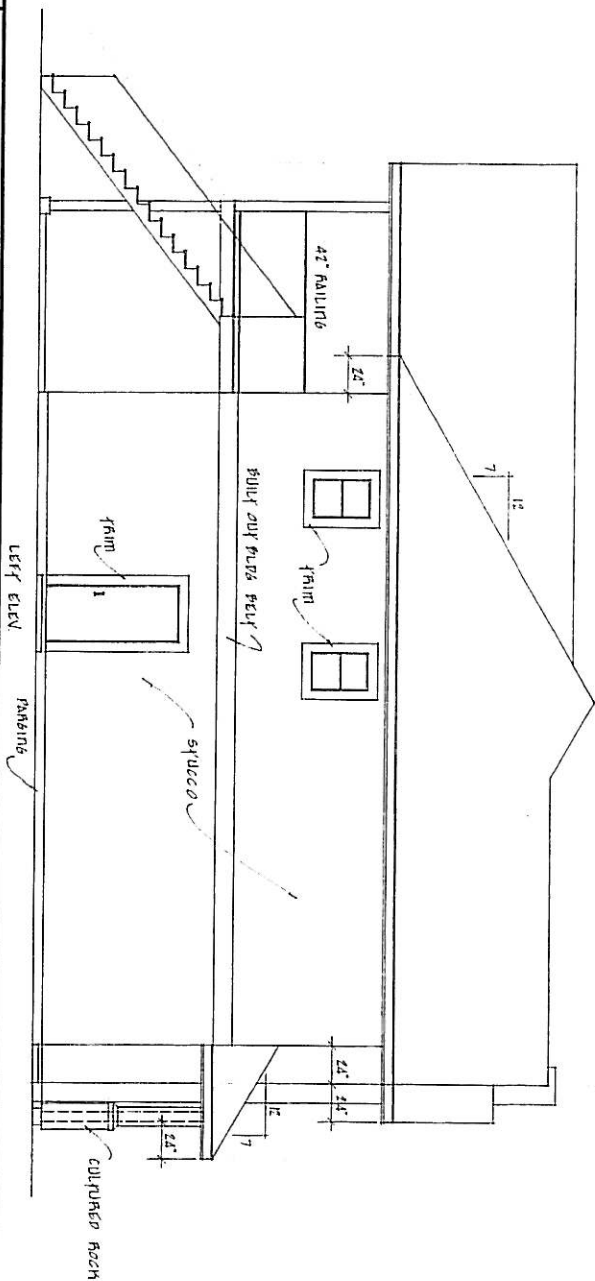
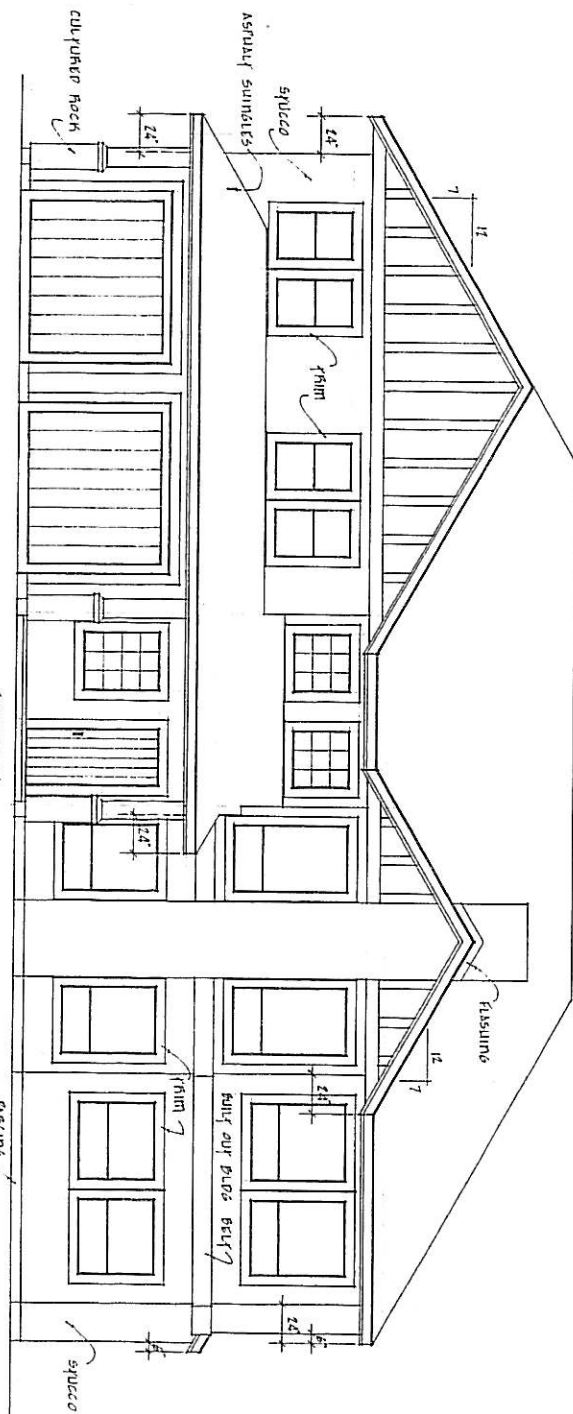
LOT AREA: 10,000[±] (929 m²)
BUILDING AREA: 2,736[±] (254 m²)
SITE COVERAGE: 27%



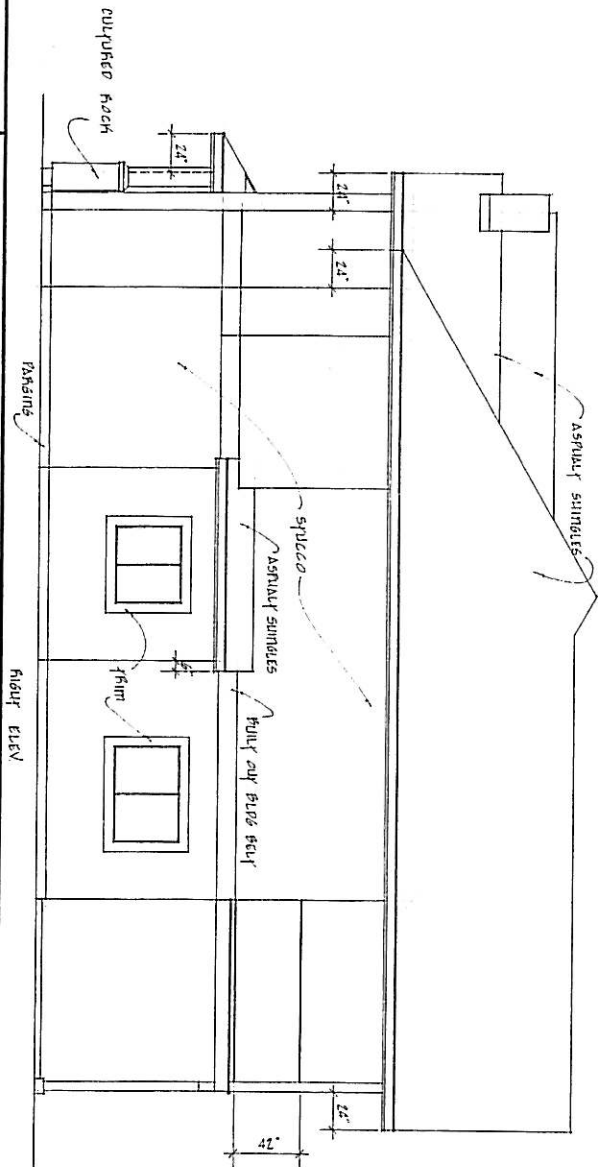
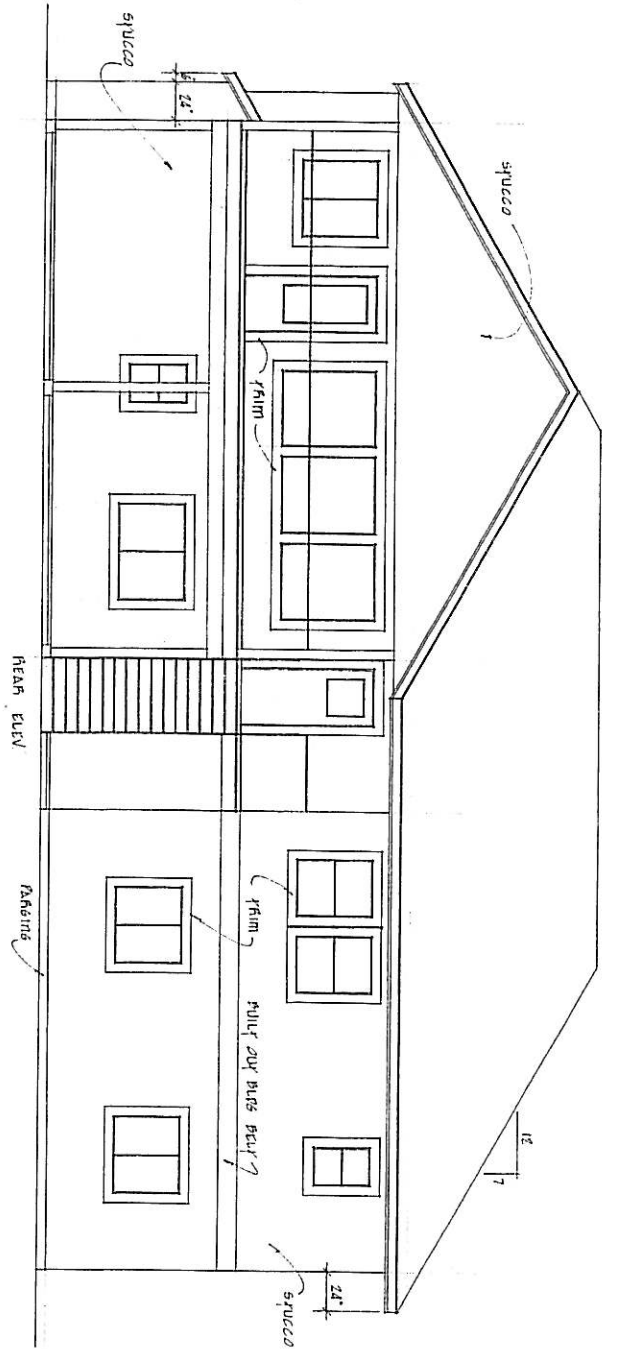
hilmer house plans Ph 800-7356 204 - 1023 Harvey Ave Kelowna		Project :	Site Plan & Workshop	Scale : AS SHOWN Date : JUNE 07 Draw by : AU	NOTE: All dimensions to be checked on job by builder.	Sheet 1 of 7 Plan U-07-15
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hilmer house plans		Project:		ELEVATIONS		Scale: 1/4" = 1'-0"		NOTE: All dimensions to be checked on job by builder.		Sheet 5 of 7	
PH 0007020 204-3823 Hilmer Ave Midway						Date: JUN 07				Plan 4-07-15	
						Dwn by: ALI					



hilmer house plans PH 800 7526 204 - 1023 Harvey Ave. Kelowna		Project:		ELEVATIONS		Scale: 1/2" = 1'-0" Date: JUNE 07 DWG BY: ALL	NOTE: All dimensions to be checked on job by builder.	Sheet Plan	6 of 7 110715
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Project :

X-SECTION

Scale : 3/4" = 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

