
**CITY OF KELOWNA
MEMORANDUM**

DATE: May 2, 2008

TO: City Manager

FROM: Planning & Development Services Department

APPLICATION NO. Z08-0033 **APPLICANT:** Myrna White
AT: 4304 Lakeshore Road **OWNERS:** Myrna White

PURPOSE: TO REZONE THE SUBJECT PROPERTY FROM RU1 – LARGE LOT HOUSING TO RU6 – TWO DWELLING HOUSING IN ORDER TO ACCOMMODATE A SECOND SINGLE FAMILY DWELLING ON THE SUBJECT PROPERTY

EXISTING ZONE: RU1 – LARGE LOT HOUSING

PROPOSED ZONE RU6 – TWO DWELLING HOUSING ZONE

REPORT PREPARED BY: Damien Burggraeve

1.0 RECOMMENDATION

THAT Rezoning Application No. Z08-0033 to amend City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot A, District Lot 167 ODYD, Plan 13205 except Plan KAP78978, located on Lakeshore Road, Kelowna, B.C. from the RU1 – Large Lot Housing zone to the RU6 – Two Dwelling Housing zone be considered by Council;

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

AND THAT final adoption of the zone amending bylaw be considered subsequent to the requirements of the Works & Utilities Department being completed to their satisfaction;

2.0 SUMMARY

This rezoning application seeks to rezone the subject property from the RU1 – Large Lot Housing zone to the RU6 – Two Dwelling Housing zone to allow for the addition of a second single family dwelling, resulting in detached housing.

3.0 ADVISORY PLANNING COMMISSION

At a meeting held on April 22, 2008, the Advisory Planning Commission passed the following motion:

THAT the Advisory Planning Commission supports Rezoning Application No. Z08-0033 by M. White to rezone from the RU1-Large Lot Housing zone to the RU6-Two Dwelling Housing zone to allow a second residential dwelling.

4.0 **BACKGROUND**

There is an existing single-family dwelling on the subject property. The applicant is proposing to construct a second single-family dwelling on the property. This development will result in two separate detached dwellings. Vehicle access to the existing house is from Lakeshore Road, and the proposed second dwelling would also gain access from this road.

The proposed development meets the requirements of the RU6 – Two Dwelling Housing zone, as follows.

CRITERIA	PROPOSAL	RU6 ZONE REQUIREMENTS
Subdivision Regulations		
Lot Area	2262 m ²	700 m ²
Lot Width	31.6 m	18.0m
Lot Depth	76.2 m	30.0 m

Development Regulations		
Site Coverage	28%	40%
Storeys	1.5 storey	2 1/2 storeys or 9.5 m
Separation between Accessory Building and Principle Building	29.2 m	4.5 m
Side Yard (North)	4.8 m	2.0 m (1 or 1 ½ storey portion)
Side Yard (South)	2.6 m	2.0 m (1 or 1 ½ storey portion)
Rear Yard	3.51m (existing)	6.0 m
Other requirements		
Parking Stalls (#)	3 spaces	3 spaces
Private Open Space	504 m ²	30 m ² of private open space per dwelling

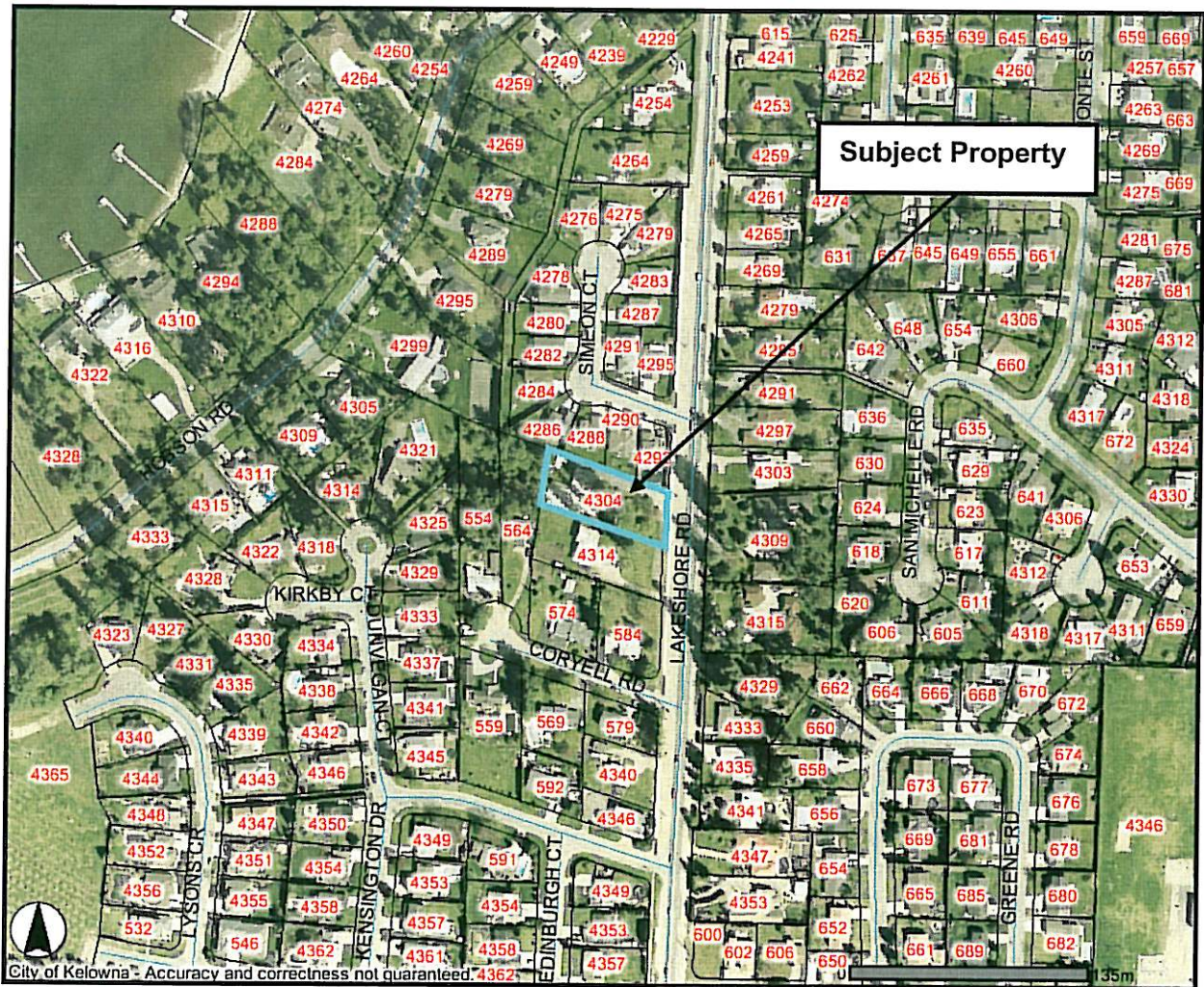
4.1 **Site Context**

The surrounding area has been developed primarily as a single/two-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

4.2 Site Location Map:

Subject Property: 4304 lakeshore Road.



5.0 POLICY

Kelowna 2020 Official Community Plan (OCP)

Future Land Use Designation - The property is designated Single/Two Unit Residential, pursuant to Map 19.1 of the OCP. The proposed RU6 zone is consistent with that future land use designation.

Development Permit Process - This development is subject to the Development Permit Guidelines for Form and Character of Secondary Suite and Two Dwelling Housing Development.

6.0 TECHNICAL COMMENTS

See Attachments

7.0 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT COMMENTS

The Official Community Plan designates the subject property as Single / Two Unit Residential. The proposed land use (two principal dwelling units) is consistent with the direction of this policy document. OCP Housing Policies state that the City will work towards achieving more efficient use of land within developed single-detached neighbourhoods by encouraging rezoning, subdivisions and building permit applications that would allow for smaller lot sizes, suites, duplexes etc that are sensitively integrated into a neighbourhood and that the City will encourage the development of a variety of housing forms to ensure that the housing supply meets the needs of Kelowna's diverse population and satisfies a range of life cycle and lifestyle choices.

Staff is supportive of this rezoning application, because (a) the proposed zoning is consistent with the future land use designation on the subject property, (b) the proposed second dwelling has been well designed to accommodate the lot in a sensitive manner, and (c) this infill project achieves a more efficient use of Kelowna's limited land base, in a manner that should not have a negative impact on surrounding properties.



Shelley Gambacort
Current Planning Supervisor
SG/db

ATTACHMENTS

Location of subject property
Site Plan
Elevations of Proposed Dwelling
Floor Plans of Proposed Dwelling
Air Photo
Technical Comments

File: Z08-0033

Application

File: Z08-0033

Type: REZONING

Customer ID: 1248246

Applicant: White, Myrna

Address: 4304 Lakeshore Rd

Kelowna BC

V1W 1W3

Postal Code:

Phone: 764-8862

Fax:

Cell:

Email: cozyguest@telus.net

Contact:

Phone:

Fax:

Cell:

Email:

Received By: MARDELLE CORBETT

Legal:

Development Officer: DAMIEN BURGGRAEVE

Status: Open

Planner: SHELLEY GAMBACORT

Engineering Contact: DEREK CORNING

Owners

Owner Name

Address

Postal Code

Phone

Fax

White, Myrna

4304 Lakeshore Rd

V1W1W3

764-8862

Kelowna BC

Properties

Kid	Type	Plan	Lot	Block	Unit	Number	Street Name	Dir	St	LTO
125575		13205	A			4304	Lakeshore Rd		A	R

SubdivisionFile LinksTechnical

OCP Designation: S2RES - SINGLE/TWO FAMILY RESIDENTIAL & ASSOCIATED USES

OCP Amend Req'd: No

Sector Plan: NORTH MISSION/CRAWFORD SECTOR PLAN

Sector Designation:

Neighbourhood Plan:

Neighbourhood Designation:

Heritage Register:

DP Area: No

Bylaw:

Existing Use: Single Family Residential

Conform:

Proposed Use: To rezone from the RU1-Large Lot Housing zone to the RU6-Two Dwelling Housing zone to allow a second residential dwelling.

Proposed Lots:

Units:

Final Lots:

Units:

General Comment:

Remainder Lots:

ESA Remainder Comment:

Floor Space:

m2

Lot Size:

ha

m2

Front x Depth:

m X

m Irregular:

File: Z08-0033

Development AreasZoning

Existing Zone: RU1

Lots: 1

Proposed Zone: RU6

Lots: 1

Fees

Invoice	Status	Date	Parameter	Fee	Charge
105077	Paid	2008-03-31		Residential, Agricultural, Rural	1,260.00
105077	Paid	2008-03-31		Advisory Planning Commission	525.00 G
105077	Paid	2008-03-31		GST Reg. No. R12193 7551 RT	26.25
					<hr/> 1,811.25
105077	Paid	2008-03-31		Sign	10.50
					<hr/> 10.50
105218	Paid	2008-05-01	1 signs	Development Sign (small)	18.00 G
105218	Paid	2008-05-01		GST Reg. No. R12193 7551 RT	0.90
					<hr/> 18.90
105229	Paid	2008-05-06		Development Sign (small)	0.18
					<hr/> 0.18

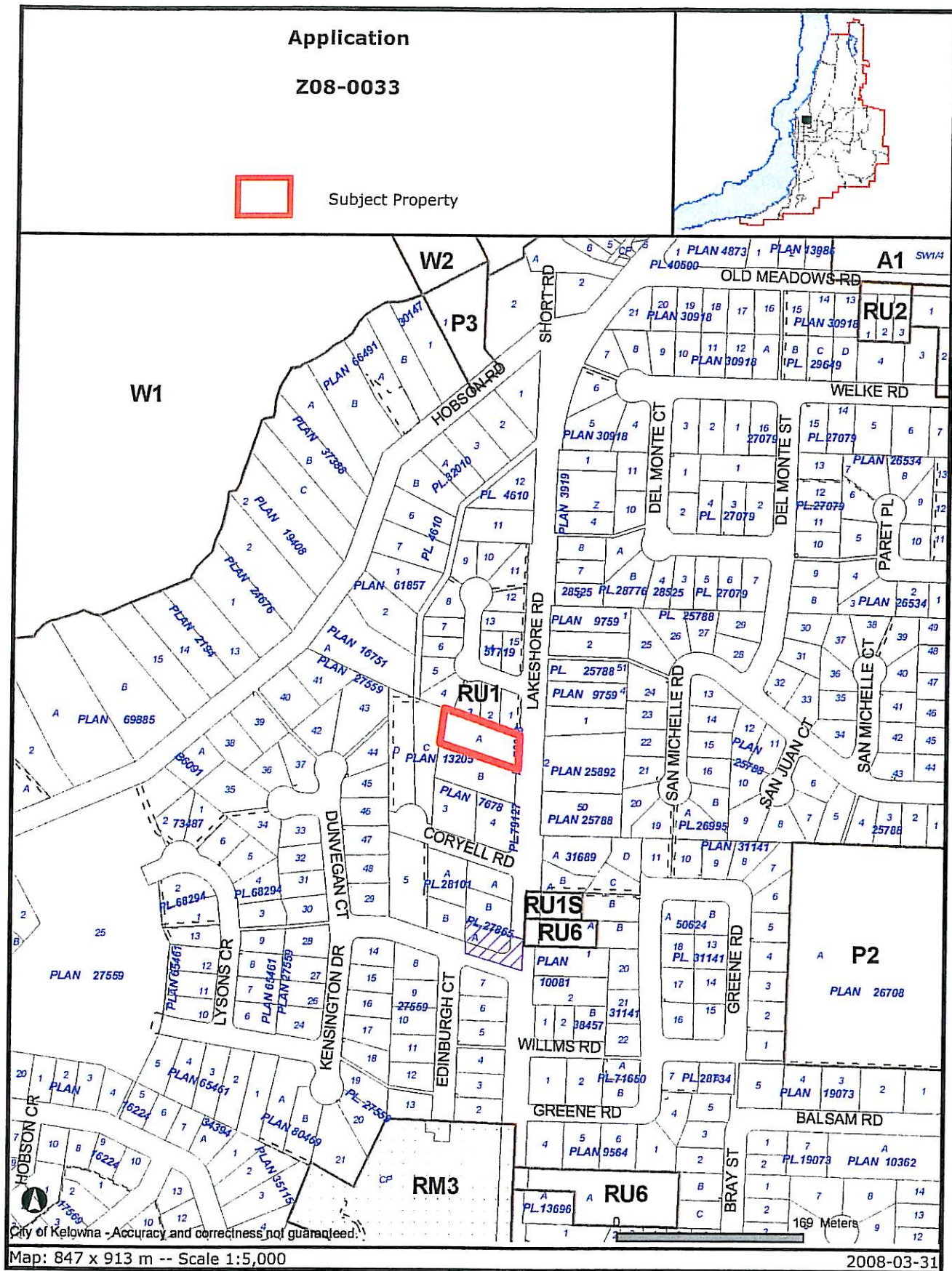
File Progress

Step	Date	Comment
Application Accepted	2008-03-31	1 sign included in fees
Application Circulated	2008-03-31	
E-Application Received	2008-03-31	
E-Report Sent to Planning	2008-04-15	
All Agency Comments Received		
E-TIS Report Received		
E-Geotech Report Received		
E-Pre-design Report Received		
E-Pre-design/TIS/Geotech Acct'd		
Additional Info Required		
Additional Info Received		
Advisory Planning Commission	2008-04-22	THAT the Advisory Planning Commission supports Rezoning Application No. Z08-0033 by M. White to rezone from the RU1-Large Lot Housing zone to the RU6-Two Dwelling Housing zone to allow a second residential dwelling.
Report Forwarded to Council		
Council Consideration		
First Reading		
Public Hearing		
Second Reading		
Third Reading		
Extension Application Rec'd		
Extension Rpt to Council		
Extension Council Consid		
E-SA to Planning w/Memo		
SA Forwarded to Owner		
SA Executed/Bond Received		
SA Sent to Clerks		
SA Executed by City		
MOTH Approval		
BP-Subdiv Application Accepted		
Final Reading		
File Closed		

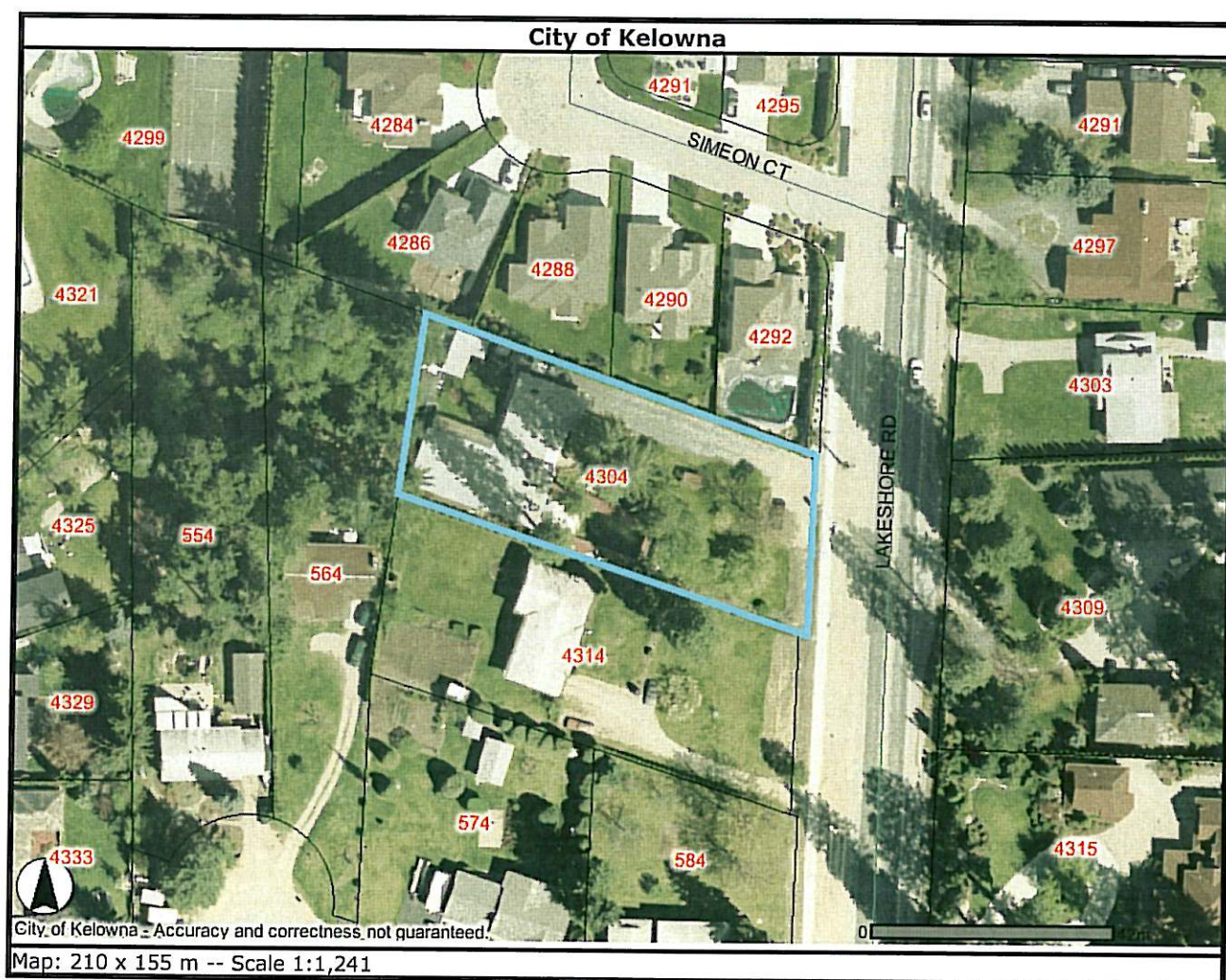
File Circulation

Seq	Out	In	By	Comment
				B.C. Assessment Authority (info only)
	2008-03-31	2008-03-31		

** End of Report **



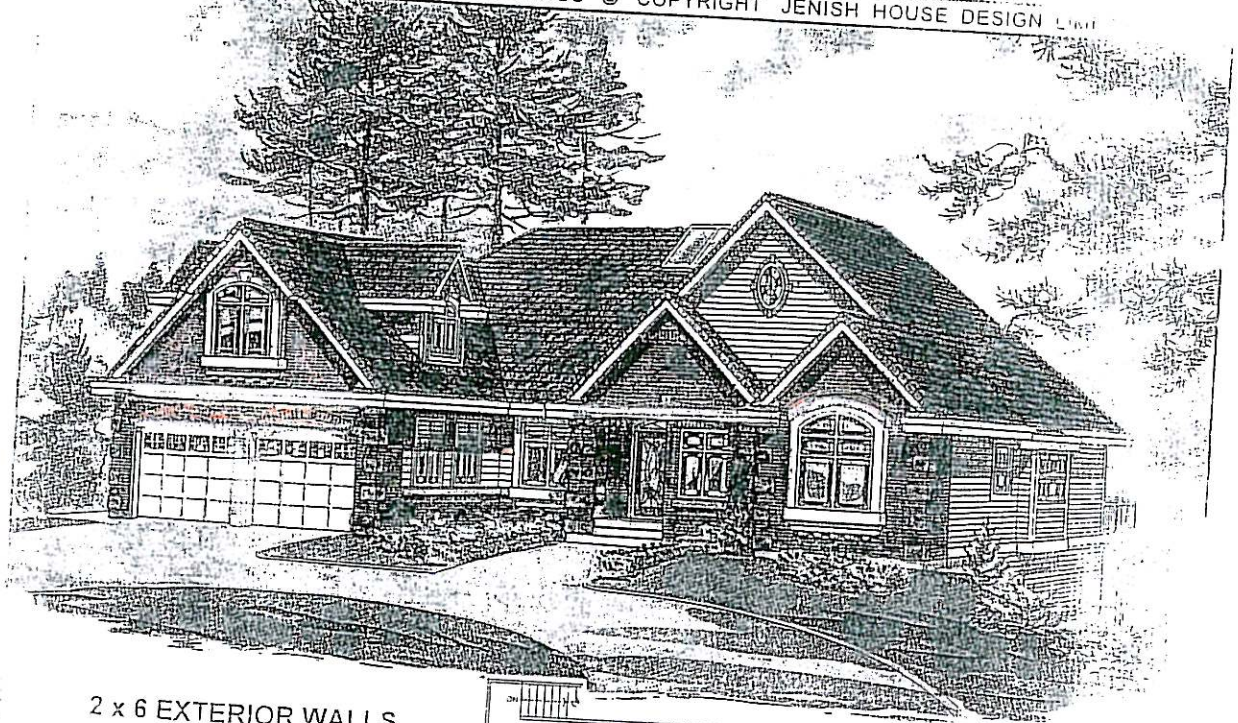
Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only.
The City of Kelowna does not guarantee its accuracy. All information should be verified.



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

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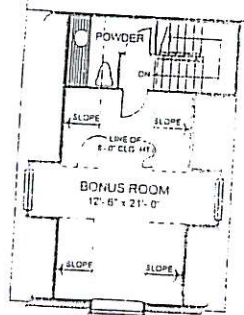
Scale - One square = 2 km



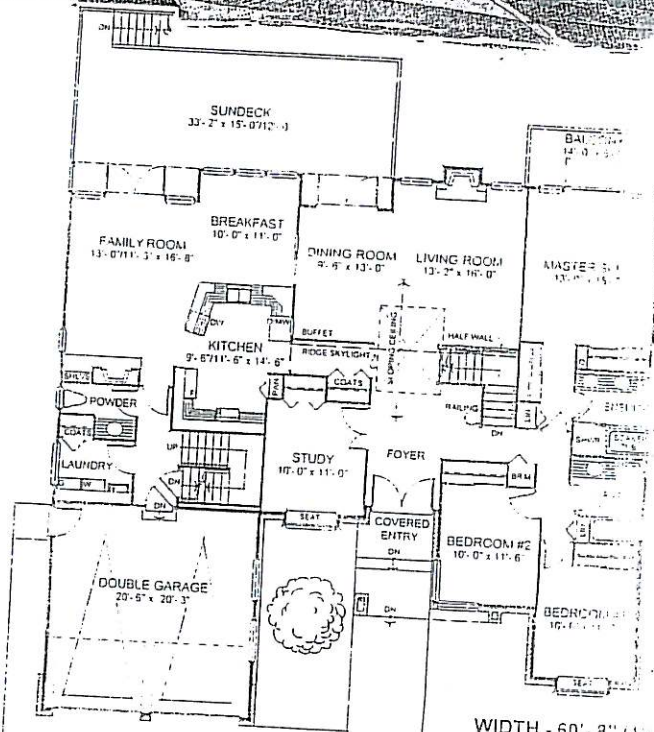
2 x 6 EXTERIOR WALLS

Roof - Black asphalt shingles
 Front - Hardy Plank - Indian Red
 Front + Sides - Brick - Mustard grey
 Lower Front - Rocks - Grey/black
 Trim - White

NOTE: THIS DESIGN INCLUDES
 AN UNFINISHED BASEMENT
 (NOT SHOWN).



BONUS ROOM
 454 SQ.FT. (42.2 M²)



MAIN FLOOR PLAN
 2251 SQ.FT. (209.1 M²)

WIDTH - 60'-8" (18.5 M)
 DEPTH - 54'-10" (16.7 M)

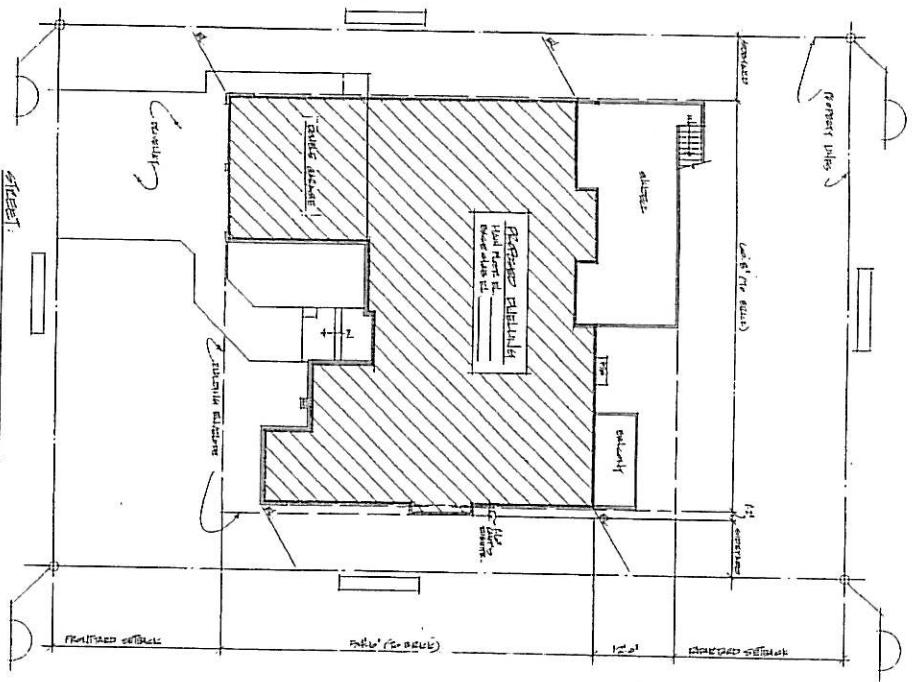
PLAN NO. 1-100
 TOTAL 2705 SQ.FT. (252.1 M²)

JENISH HOUSE DESIGN LIMITED

STRAIGHT
 ENTRY

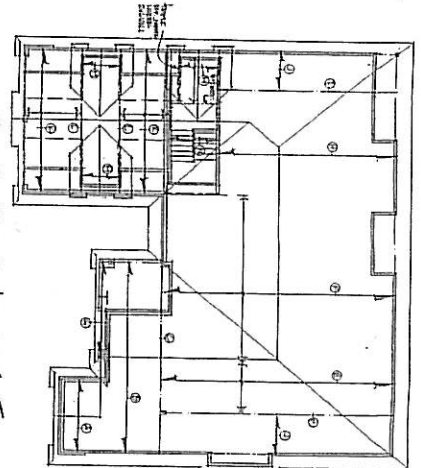


PRICE LIST AND ORDERING INFORMATION ON PAGE 41 - CANADIAN ORDERS CALL TOLL FREE 1-800



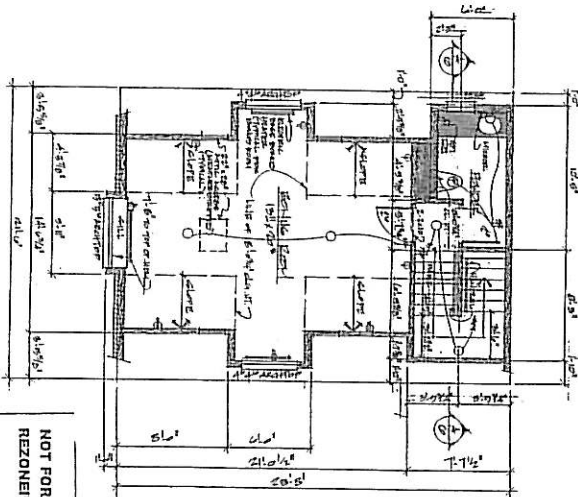
SITE PLAN
 SCALE: 1/8" = 1'-0"
 LOCAL ORIENTATION
 THIS APPROVAL IS FOR FINAL INFORMATION
 AND DOES NOT CONSTITUTE A GUARANTEE

CONSTRUCTION ONLY - NOT FOR BUILDING PERMIT
 NO OTHER WORK SHALL BE DONE ON THIS SITE
 DURING THE PERIOD OF THIS PERMIT



ROOF FRAMING LAYOUT
 SCALE: 1/8" = 1'-0"

- NOTE:
 1. ALL DIMENSIONS TO CENTER LINE UNLESS OTHERWISE NOTED.
 2. ALL DIMENSIONS TO FACE UNLESS OTHERWISE NOTED.
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ROOF PLAN
 SCALE: 1/8" = 1'-0"

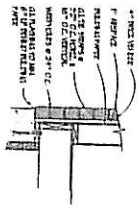
**NOT FOR CONSTRUCTION
 REZONING APPLICATION ONLY**

REVISIONS
 NO. 1
 DATE: 10/1/11
 BY: JHD
 REASON: REVISIONS TO THE PLAN

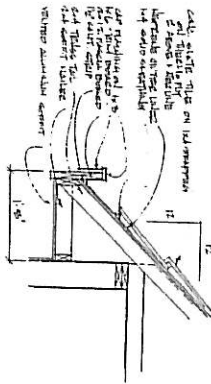


JENISH HOUSE DESIGN LIMITED

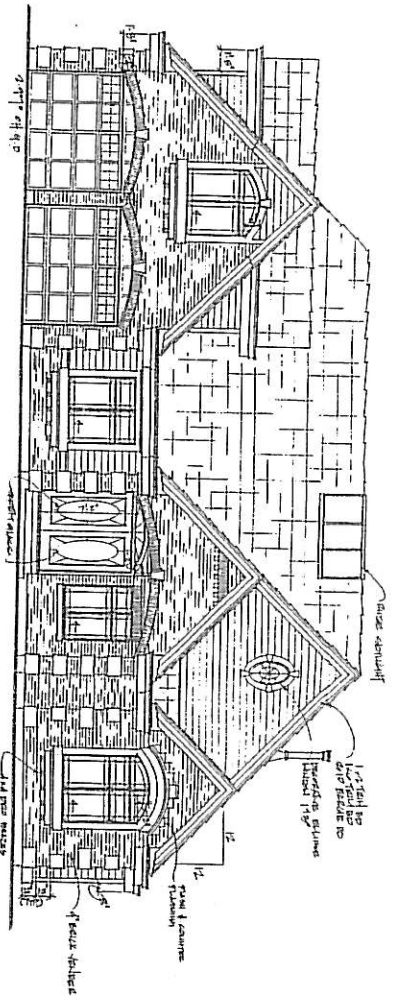
10000 10th Avenue
 Suite 100
 San Diego, CA 92121
 Tel: 619 594 1000
 Fax: 619 594 1001
 Email: info@jenish.com



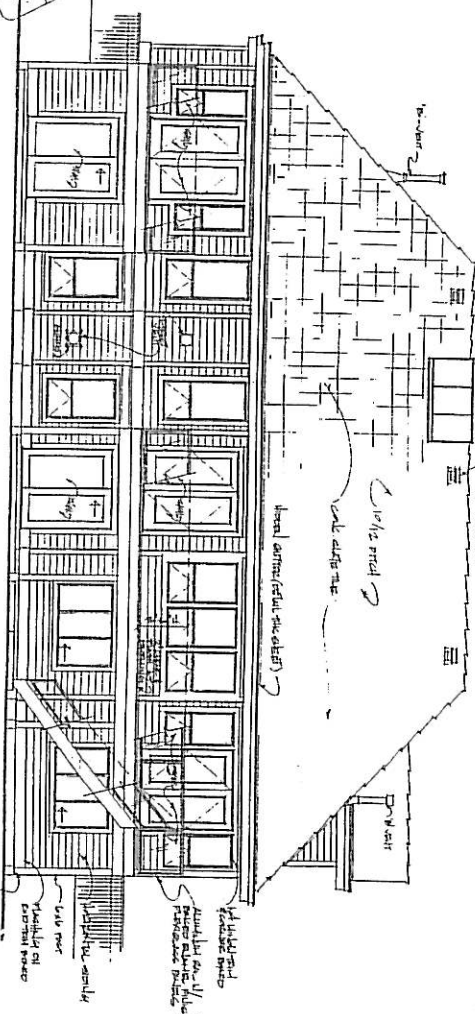
BRICK DETAIL
SCALE 1/2" = 1'-0"



HIDDEN GUTTER DETAIL
SCALE 1/2" = 1'-0"



FRONT ELEVATION



REAR ELEVATION

CONSTRUCTION
ONLY - NOT FOR
BUILDING PERMIT
DO NOT USE FOR ANY OTHER PURPOSE

NOT FOR CONSTRUCTION
REZONING APPLICATION
ONLY

JENISH
HOUSE DESIGN LIMITED

10000 10th Avenue, Suite 100
Boulder, CO 80501
Phone: (303) 440-1000
Fax: (303) 440-1001
Email: info@jenish.com

JENISH HOUSE DESIGN LIMITED

ARCHITECT
JENISH HOUSE DESIGN LIMITED
10000 10th Avenue, Suite 100
Boulder, CO 80501
Phone: (303) 440-1000
Fax: (303) 440-1001
Email: info@jenish.com



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- (13) STAKE! (70 BOUTS DOWN)
 IS ELKON Q. 7th Ld.
 II SAYS G. WILSON (1st UNDER)
 I LAST SAY
 OF LAST FUTURE
 WITH THE NEW FORTRESS

[illegible]

1994-1995 1996-1997 1998-1999 2000-2001 2002-2003 2004-2005 2006-2007 2008-2009 2010-2011 2012-2013 2014-2015 2016-2017 2018-2019 2020-2021 2022-2023 2024-2025 2026-2027 2028-2029 2030-2031 2032-2033 2034-2035 2036-2037 2038-2039 2040-2041 2042-2043 2044-2045 2046-2047 2048-2049 2050-2051 2052-2053 2054-2055 2056-2057 2058-2059 2060-2061 2062-2063 2064-2065 2066-2067 2068-2069 2070-2071 2072-2073 2074-2075 2076-2077 2078-2079 2080-2081 2082-2083 2084-2085 2086-2087 2088-2089 2090-2091 2092-2093 2094-2095 2096-2097 2098-2099 2100-2101 2102-2103 2104-2105 2106-2107 2108-2109 2110-2111 2112-2113 2114-2115 2116-2117 2118-2119 2120-2121 2122-2123 2124-2125 2126-2127 2128-2129 2130-2131 2132-2133 2134-2135 2136-2137 2138-2139 2140-2141 2142-2143 2144-2145 2146-2147 2148-2149 2150-2151 2152-2153 2154-2155 2156-2157 2158-2159 2160-2161 2162-2163 2164-2165 2166-2167 2168-2169 2170-2171 2172-2173 2174-2175 2176-2177 2178-2179 2180-2181 2182-2183 2184-2185 2186-2187 2188-2189 2190-2191 2192-2193 2194-2195 2196-2197 2198-2199 2200-2201 2202-2203 2204-2205 2206-2207 2208-2209 2210-2211 2212-2213 2214-2215 2216-2217 2218-2219 2220-2221 2222-2223 2224-2225 2226-2227 2228-2229 2230-2231 2232-2233 2234-2235 2236-2237 2238-2239 2240-2241 2242-2243 2244-2245 2246-2247 2248-2249 2250-2251 2252-2253 2254-2255 2256-2257 2258-2259 2260-2261 2262-2263 2264-2265 2266-2267 2268-2269 2270-2271 2272-2273 2274-2275 2276-2277 2278-2279 2280-2281 2282-2283 2284-2285 2286-2287 2288-2289 2290-2291 2292-2293 2294-2295 2296-2297 2298-2299 2300-2301 2302-2303 2304-2305 2306-2307 2308-2309 2310-2311 2312-2313 2314-2315 2316-2317 2318-2319 2320-2321 2322-2323 2324-2325 2326-2327 2328-2329 2330-2331 2332-2333 2334-2335 2336-2337 2338-2339 2340-2341 2342-2343 2344-2345 2346-2347 2348-2349 2350-2351 2352-2353 2354-2355 2356-2357 2358-2359 2360-2361 2362-2363 2364-2365 2366-2367 2368-2369 2370-2371 2372-2373 2374-2375 2376-2377 2378-2379 2380-2381 2382-2383 2384-2385 2386-2387 2388-2389 2390-2391 2392-2393 2394-2395 2396-2397 2398-2399 2400-2401 2402-2403 2404-2405 2406-2407 2408-2409 2410-2411 2412-2413 2414-2415 2416-2417 2418-2419 2420-2421 2422-2423 2424-2425 2426-2427 2428-2429 2430-2431 2432-2433 2434-2435 2436-2437 2438-2439 2440-2441 2442-2443 2444-2445 2446-2447 2448-2449 2450-2451 2452-2453 2454-2455 2456-2457 2458-2459 2460-2461 2462-2463 2464-2465 2466-2467 2468-2469 2470-2471 2472-2473 2474-2475 2476-2477 2478-2479 2480-2481 2482-2483 2484-2485 2486-2487 2488-2489 2490-2491 2492-2493 2494-2495 2496-2497 2498-2499 2500-2501 2502-2503 2504-2505 2506-2507 2508-2509 2510-2511 2512-2513 2514-2515 2516-2517 2518-2519 2520-2521 2522-2523 2524-2525 2526-2527 2528-2529 2530-2531 2532-2533 2534-2535 2536-2537 2538-2539 2540-2541 2542-2543 2544-2545 2546-2547 2548-2549 2550-2551 2552-2553 2554-2555 2556-2557 2558-2559 2560-2561 2562-2563 2564-2565 2566-2567 2568-2569 2570-2571 2572-2573 2574-2575 2576-257
