
**CITY OF KELOWNA
MEMORANDUM**

DATE: October 28, 2008
TO: City Manager
FROM: Land Use Management Department
APPLICATION NO. Z08-0074 **APPLICANT:** Dale and Lisa Lamb
AT: 4383 Hobson Rd **OWNER:** Dale and Lisa Lamb
PURPOSE: TO REZONE FROM THE RU1 – LARGE LOT HOUSING ZONE TO RU1(s) – LARGE LOT HOUSING WITH A SECONDARY SUITE ZONE, IN ORDER TO CREATE A SECONDARY SUITE WITHIN A PROPOSED PRINCIPAL DWELLING.
EXISTING ZONE: RU1 – LARGE LOT HOUSING
PROPOSED ZONE: RU1(s) – LARGE LOT HOUSING WITH SECONDARY SUITE
REPORT PREPARED BY: CARLIE FERGUSON

1.0 RECOMMENDATION

THAT Rezoning Application No. Z08-0074 to amend City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot A, District Lot 167, O.D.Y.D, Plan 17542, located on 4383 Hobson Rd, Kelowna, B.C. from the RU1 – Large Lot Housing Zone to the RU1(s) – Large Lot housing with a Secondary Suite 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;

AND THAT final adoption of the zone amending bylaw be considered in conjunction with Council's consideration of a Development Variance Permit on the subject property.

2.0 SUMMARY

This rezoning application seeks to rezone from RU1 – Large Lot Housing to RU1(s) – Large Lot Housing (with Secondary Suite) zone to allow for a secondary suite within a proposed principal dwelling on the subject property.

3.0 BACKGROUND

3.1 The Proposal

The intent of this application is to demolish an existing dwelling on the subject property and construct a new principal dwelling that includes a secondary suite. The proposed suite is located on the second floor above the cabana which is attached to the principal dwelling. It is to include two bedrooms, living/dining room, full kitchen, and a bathroom. The proposed dwelling includes a small look out tower which meets the maximum 9.5m height requirement. However, as that portion of the dwelling is considered to be 3 storeys in height it exceeds the 2 ½ storey height requirement. Prior to obtaining a Building Permit, a Development Variance



Development Variance Permit will be required to vary the maximum height required from 2 ½ storeys to 3 storeys. The minimum required 3 parking spaces and 30m² open space per dwelling unit have been provided.

The proposed application meets the requirements of the RU1(s) Large Lot Housing with a Secondary Suite zone as follows :

Zoning Bylaw No. 8000		
Criteria	Proposal	RU1(s) Zone Requirements
Subdivision Regulations		
Lot Area	2700 m ²	550 m ²
Lot Width	87.93 m	16.5 m
Lot Depth	30.48 m	30.0 m
Development Regulations		
Site Coverage (buildings)	28%	40%
Site Coverage (buildings/parking)	38%	50%
Proposed Dwelling		
Height	3 storeys ^A /9.4 m	Less than 2 ½ storeys / 9.5 m
Front Yard	9.5 m	4.5 m or 6.0 m to a garage
Side Yard (n)	2.3 m	2.3 m (2 – 2 ½ storey portion)
Side Yard (s)	2.0 m	2.0 m (1 - 1 ½ storey portion)
Rear Yard	25 m	7.5 m
Total Floor Area (Principal Dwelling)	732 m ²	N/A
Total Floor Area (Suite)	80 m ² (11%)	The lesser of 90 m ² or 40% of the total floor area of the principal building
Other Requirements		
Parking Stalls (#)	5 spaces	3 spaces
Private Open Space	meets requirements	30 m ² per dwelling

^A As per application DVP08-0218, the applicant proposes to vary the maximum height of the principal dwelling from 2.5 storeys to 3 storeys to accommodate an look out tower.

3.2 Site Context

The subject property is located on the east side of Hobson Rd. The surrounding properties are large estate lots developed with single family residential homes. More specifically, the adjacent land uses are as follows:

North	RU1 – Large Lot Housing
East	RU1 – Large Lot Housing
South	RU1 – Large Lot Housing
West	RU1 – Large Lot Housing

3.2 Site Location Map

4383 Hobson Rd



4.0 CURRENT DEVELOPMENT POLICY

4.1 City of Kelowna Strategic Plan (2004)

One of the objectives of the Strategic Plan is “to develop a more compact urban form by increasing densities through infill and re-development within existing urban areas and to provide for higher densities within future urban areas” (Objective 1.1). The proposal is consistent with these objectives and with their accompanying strategies.

4.2 Kelowna 2020 – Official Community Plan

The subject property is designated as Single/Two Family Residential on Generalized Future Land Use Map 19.1 which forms part of the Official Community Plan. The proposed land use (single dwelling housing with a secondary suite) is consistent with the direction of this policy document.

5.0 TECHNICAL COMMENTS

5.1 Fire Department

The entrance gate must have a CLEAR width of 14 feet and have a fire department lock box with required key (no power) and over ride switch (power); contact City of Kelowna Fire Prevention Branch for details.

The main Gate leading to main entrance of the suite to open with out special knowledge; path to main entrance of the suite to be minimum 1100mm wide and remain clear at all times.

5.2 Inspections Department

The following comments were received and are to be dealt with at the building permit stage:

- Building appears to be 3 stories at front.
- Confirm building minimum geodetic elevation is greater than 343.66 meters. No electrical or mechanical below 343.66 meters.
- Permit required for swimming pool

5.3 Works and Utilities Department

See attached.

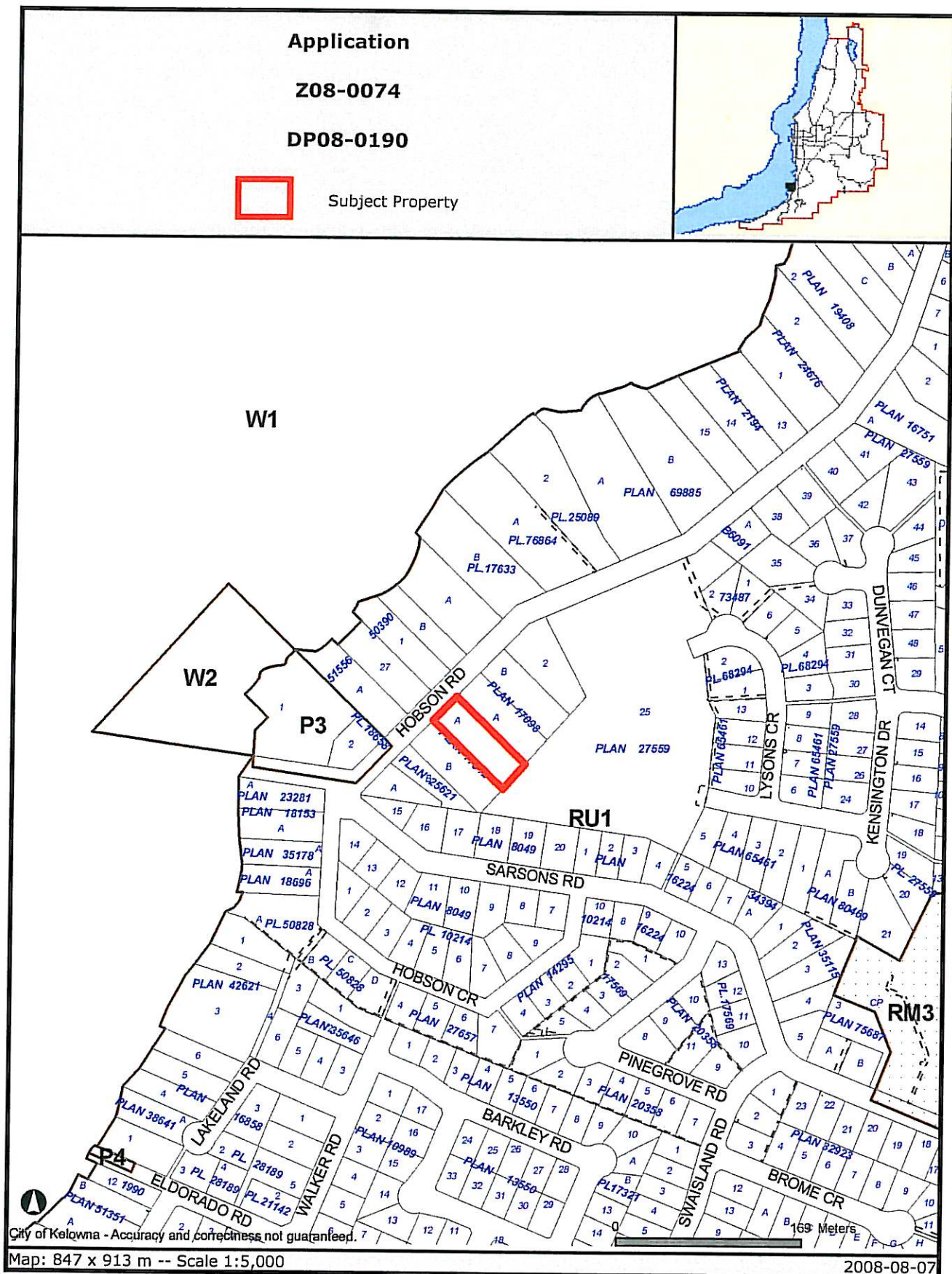
6.0 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT COMMENTS

The Land Use Management Department is supportive of the proposed rezoning of the property to the RU1(s)- Large Lot Housing (with Secondary Suite) zone. The Official Community Plan designates the future land use of the subject property as Single / Two Unit Residential and the proposed land use (single unit housing with a secondary suite) is therefore consistent. As the suite is within the existing house, there will be no negative visual impact on the single-family character of the area. A Development Variance Permit is required to vary the height requirement for the proposed dwelling.


Danielle Noble
Urban Land Use Supervisor

ATTACHMENTS

Location of subject property
Site Plan
Proposed Floor Plans
Conceptual Landscape Plan
Works & Utilities Comments



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.

CITY OF KELOWNA
MEMORANDUM

Date: August 12, 2008
File No.: Z08-0074 DP08-0190
To: Planning & Development Services Department (CF)
From: Development Engineering Manager (SM)
Subject: 4383 Hobson Road Lot A Plan 17542

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 serviced with a small diameter PVC water service, which is substandard. Disconnect and provide a new water service to meet current by-law requirements. **The applicant will be required to sign a Third Party Work Order for the cost of the works prior to issuance of the Development Permit.** For estimate inquiry's please contact Derek Corning at 469-8568.

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 should be used to service the main residence and the proposed suite.

The property is located within Specified Area #17 and is serviced by the municipal wastewater collection system. The applicant is required to pay the specified area # 17 charges in the amount of **\$480.16** for the proposed dwelling(480.16 valid until March 31, 09 x1.0 Units).

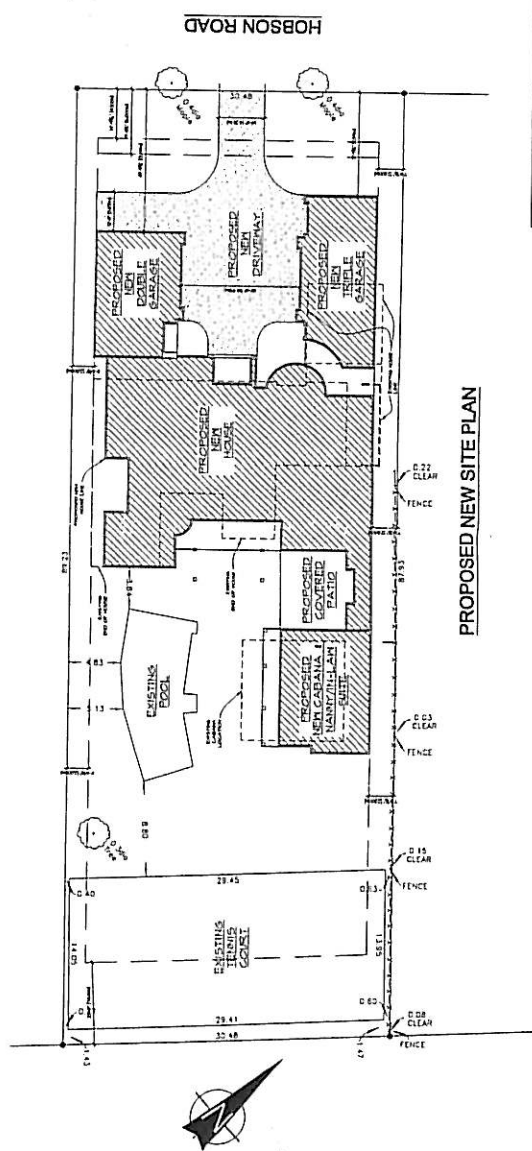
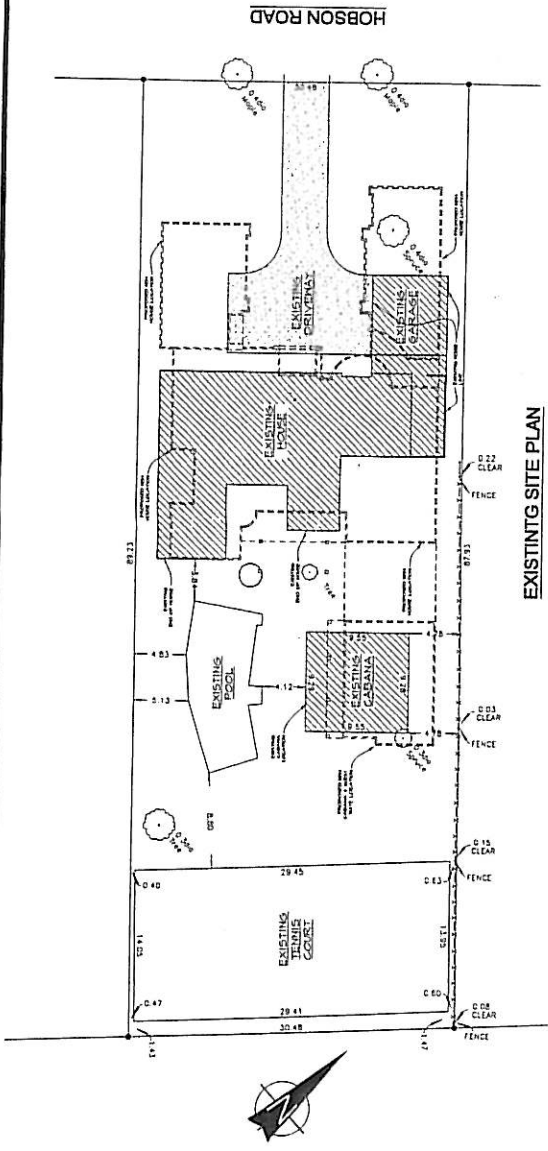
3. Development Permit and Site Related Issues

Direct the roof drains into on-site rock pits. This will help dissipate the roof drain water and prevent additional concentrated flows.

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
DC

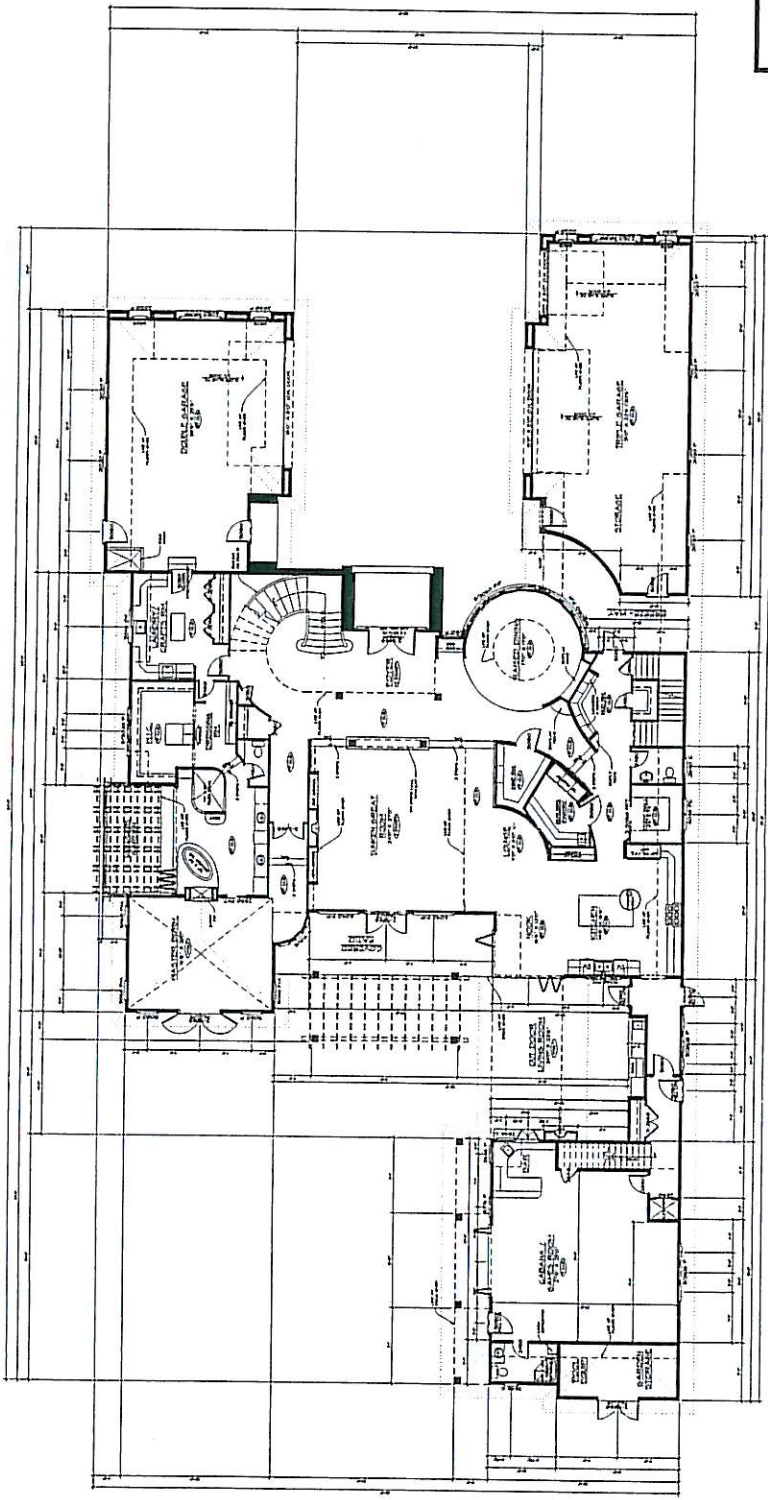


CIVIC ADDRESS : 4383 HOBSON ROAD
LEGAL ADDRESS : LOT A, PLAN 17542

BAXTER DESIGN 17508 A.L.D. Road KILGORE, B.C. V1W 2J1 PH: (250) 812-8622 FAX: (250) 812-8622 WWW: baxterdesign.com		RAY A. LAM 17508 A.L.D. Road KILGORE, B.C. V1W 2J1 DATE: JUNE 27 / 08 DRAWING SCALE: 1/200 REV. DATE(S): DRAWN BY: S.M.B. / L.K.C.	15
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CADWALL - 25.50' x 25.50'

SCALE: 1/8" = 1'-0"
 DATE: JUNE 27 / 08
 REV. DATE: JUNE 27 / 08
 DESIGNED BY: S.H.B. / L.C.C.

BAXTER DESIGN

1100 S.W. 10th Ave
 Suite 100
 Fort Lauderdale, FL 33304
 Phone: 954.571.1111
 Fax: 954.571.1112
 Email: baxterdesign@baxterdesign.com

DALE & JESSA LAUB
 4300 HOBBS RD
 KEOHUNA, B.C.

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

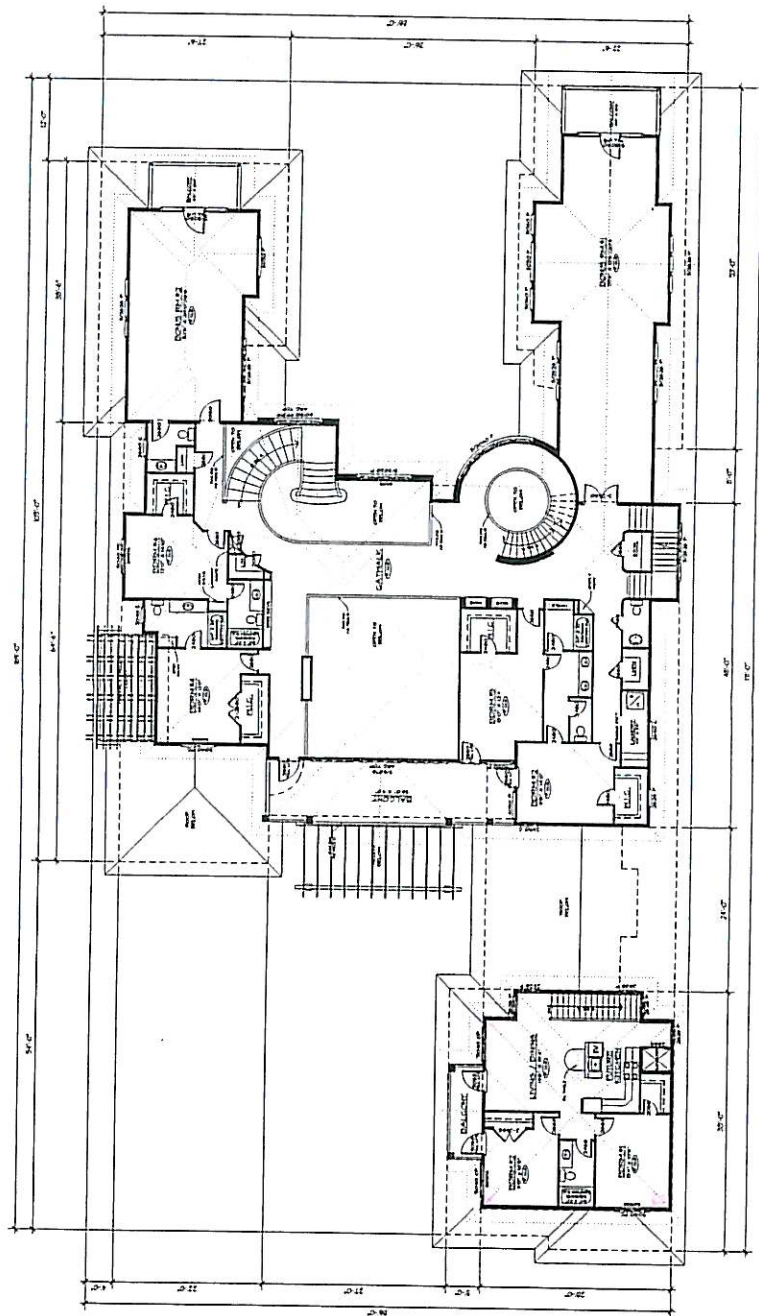
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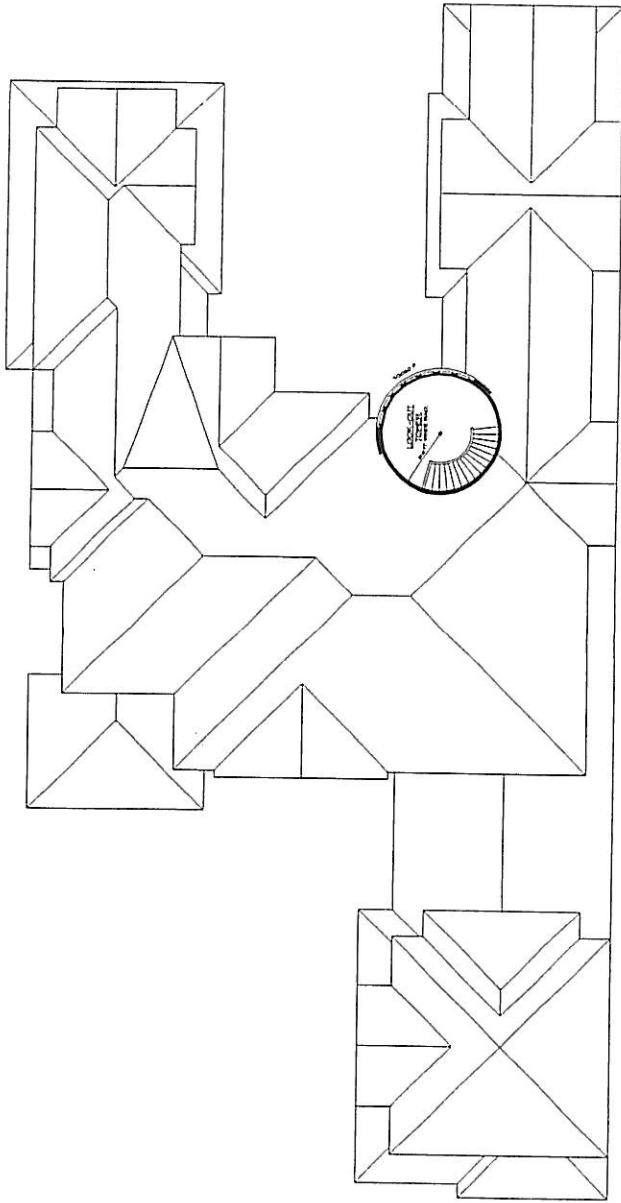
Secondary suite

LETTER PLATE 204 204 PL.


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	1700 E.L.O. Road ELKTON, B.C. V1W 3P3 TEL: (250) 464-6112 email: baxterdesign@baxter.ca	
DALL R. LISA LAUB 3403 HOBSON ROAD KELOWNA, B.C.		
DRAWING SCALE: 1/8" = 1'-0" DATE: JUNE 27 / 08		
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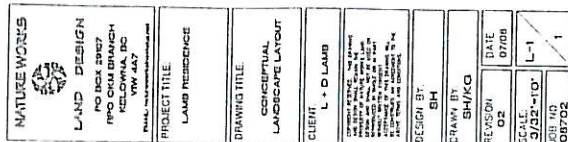
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LOOK SOUTH - 1/4" = 1'-0"

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FILE # 1001-1001 4011 LINDEN AVE KILGORE, TEXAS	
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4383 HOBSON RD.



FRONT ELEVATION

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