

The proposed application meets the requirements of RU1(s) as follows:

Zoning Bylaw No. 8000		
CRITERIA	PROPOSAL	RU1(s) ZONE REQUIREMENTS (Suite within Principal Dwelling)
Subdivision Regulations		
Lot Area	2024 m ²	550 m ²
Lot Width	Approx. 41 m	16.5 m unless 15 m when access to rear lane; 17 m for corner lot
Lot Depth	70.0 m	30.0 m
Development Regulations		
Site Coverage (buildings)	11.2 %	40%
Site Coverage (buildings/parking)	23%	50%
Height (existing house)	2 storey	2 ½ storeys / 9.5 m
Floor Area of Principal dwelling	278.7 m ²	
Floor Area of Secondary Suite/ size ratio	74.78 m ² / 27%	In building can't exceed lessor or 90 m ² or 40%
Front Yard	9.88 m	6.0 m to a garage
Side Yard (north)	6.22 m	2.3 m (2- 2 ½ storey)
Side Yard (south)	2.298 m	2.0 m (1 - 1 ½ storey) 2.3 m (2- 2 ½ storey)
Rear Yard	32.2 m	7.5 m
Other Requirements		
Parking Stalls (#)	3 spaces in garage	3 spaces

Site Context

The subject property is located on the west side of Hollywood Road South, close to Mission Creek. More specifically, the adjacent land uses are as follows:

- North - RU1 – Large Lot Housing
- East - RR2 – Rural Residential 2
- South - RU1 – Large Lot Housing
- West - RU1 – Large Lot Housing

3.1 Site Location: 1850 Hollywood Road South



4.0 CURRENT DEVELOPMENT POLICY

The property is proposed to be zoned RU1(s) – Large Lot Housing with Secondary Suite. The purpose of this zone is to provide for single detached housing as a principal use, and compatible secondary uses.

4.1 Kelowna 2020 – Official Community Plan

The proposal is consistent with the future land use designation of Single/Two Unit Residential in the Official Community Plan. The Single/Two Unit Residential designation covers single detached homes for occupancy by one family, single detached homes with a secondary suite, semi-detached and detached buildings used for two dwelling units, and complementary uses.

4.2 Kelowna Strategic Plan

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.

5.0 TECHNICAL COMMENTS

The application has been submitted to various technical agencies and City departments, and the following relevant comments have been submitted:

5.1 Works and Utilities

The subject property is located within the Rutland Waterworks District (RWD). All charges and fees must be paid directly to RWD. This application does not trigger any servicing requirements

5.2 Inspections Services

No Comment

5.3 Fire Department

No Comment

6.0 LAND USE MANAGEMENT DEPARTMENT COMMENTS

The Land Use Management Department notes that policies within the Official Community Plan support the sensitive integration of infill into existing neighbourhoods where services are already in place and densification can easily be accommodated. The lot has ample lot area to accommodate the proposed addition, with no variances being triggered.

The existing dwelling is a typical 1970's home. To the neighbourhood's benefit, there are plans to redevelop the entire dwelling to update the exterior and expand the living space by this addition and renovation. Given the nature of the area, the addition to the home and creation of a secondary suite is not anticipated to adversely impact the neighbourhood.



Danielle Noble

Urban Land Use Manager

Approved for Inclusion



Shelley Gambacort

Director of Land Use Management

SG/DN/bcd

ATTACHMENTS:

Location of subject property

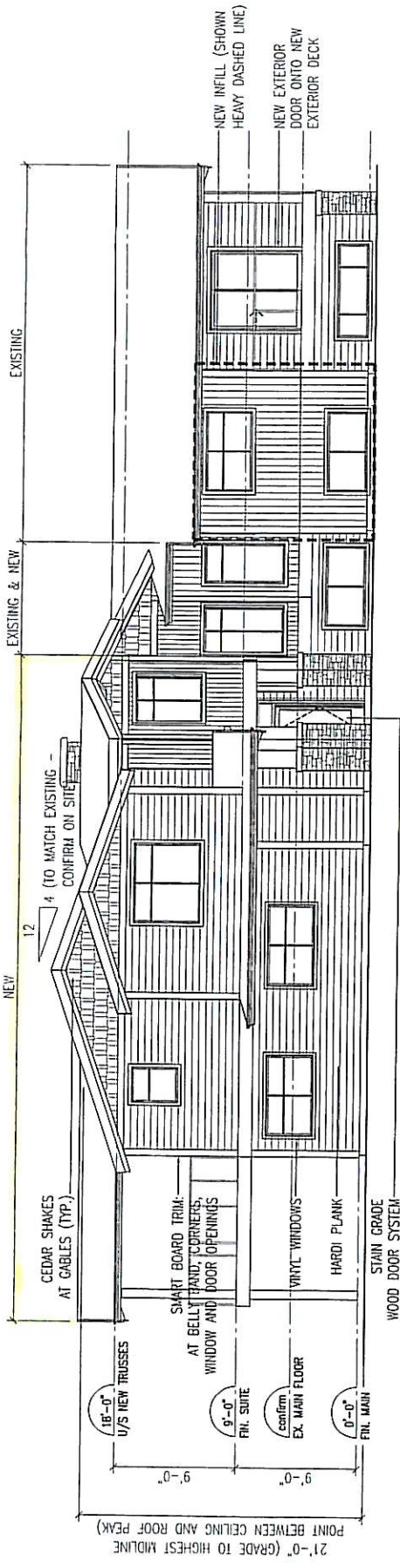
Site Plan

Elevation Drawings

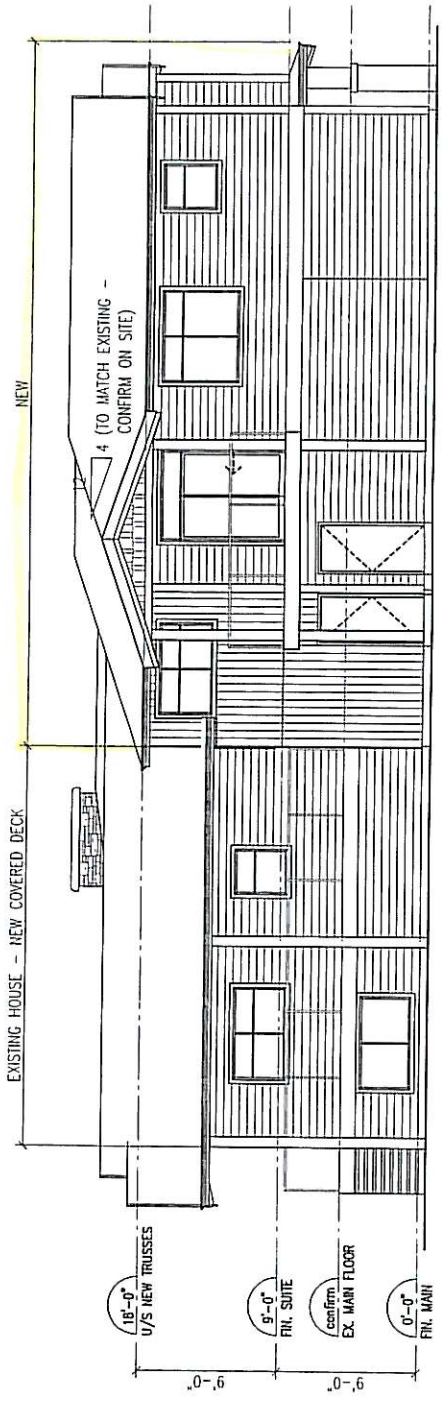
Photos of Existing Building

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Revision Number, Date and Description	Drawn By	Job Number	Creation Date	Plot Date	Plot No.	PROJECT GABRIEL BARBOUR RESIDENCE 1850 HOLLYWOOD ROAD SOUTH, KELLOWA, BC DRAWING TITLE ELEVATIONS 2504487801 550C WMLA Mtr., Kellowa, BC V1Y 4Z4
	Drawn By	Job Number	Creation Date	Plot Date	Plot No.	



1 EAST ELEVATION
 1/8" = 1'-0"



2 SOUTH ELEVATION
 1/8" = 1'-0"

REVISED PLANS

All trades are to consult with the current municipal building bylaws and requirements of their local authorities having jurisdiction as well as the current British Columbia building code (as applicable) including all updates, amendments, and additions. All users shall assume full responsibility for the locations and protection of all water and sewer ground utilities, water and sewer connections, including but not limited to water, sewer, gas, tops and manholes.



Existing home at
**1850 Hollywood
Rd. South**

August 2008



CITY OF KELOWNA

MEMORANDUM

Date: December 1, 2008
File No.: Z08-0109
To: Planning & Development Services Department (BD)
From: Development Engineer Manager (SM)
Subject: 1850 Hollywood Road S. – Lot A, Plan 82009, Sec. 14, Twp. 26, ODYD

The Works & utilities Department comments and requirements regarding this application to rezone from RU1 to RU1s are as follows:

1. Subdivision

Provide easements as required

2. Sanitary Sewer.

The subject property is serviced by the Municipal wastewater collection system. There are no additional charges for a suite within an existing dwelling.

3. Domestic Water.

The subject property is located within the Rutland Waterworks District (RWD). All charges and fees must be paid directly to RWD.

This application does not trigger any servicing requirements.

Steve Muenz, P.Eng.
Development Engineering Manager

BB