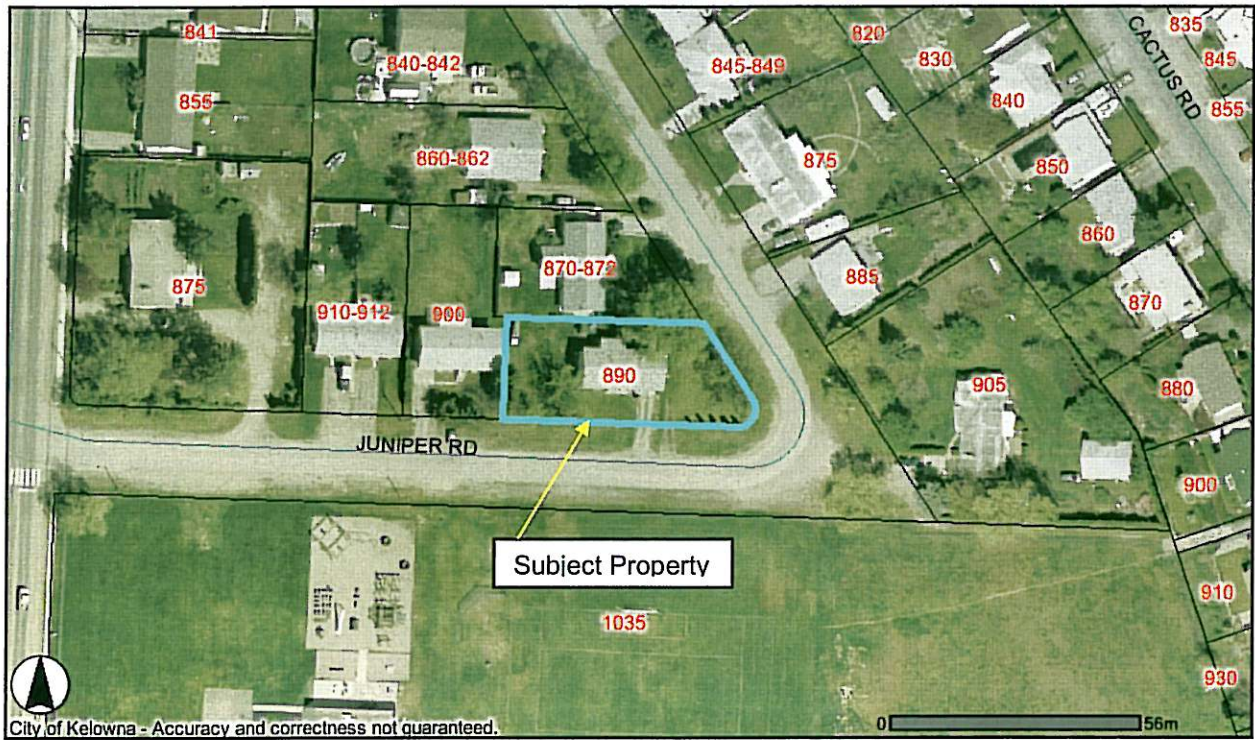


3.2 Aerial Photo



3.3 The Proposal

A single unit dwelling is currently located on the subject property. The applicant proposes to build an addition to the dwelling that would include a garage on the ground floor and a secondary suite on the upper floor. The original dwelling is to be upgraded alongside this construction to include cultured stone and exposed lumber features that will serve to enhance the aesthetics of the neighbourhood.

The following table notes this application's compliance with the requirements of the RU1s zone.

Zoning Bylaw No. 8000		* Indicates that a variance is required
CRITERIA	PROPOSAL	RU1s ZONE REQUIREMENTS FOR SECONDARY SUITE
Subdivision Regulations		
Lot Width	22.86 m	17.0 m
Lot Depth	49.48 m	30.0 m
Lot Area	1214 m ²	550 m ²
Development Regulations		
Site Coverage (buildings)	21.3%	40%
Site Coverage (buildings, driveways, and parking)	31.7%	50%
Height	7.49 m, 2 storeys	Lesser of 9.5 m or 2 ½ storeys
Secondary Suite size	90 m ² and 29%	Lesser of 90 m ² or 40% of the total floor area of the dwelling

Rear yard	2.06 m *	7.5 m
Side yard	6.0 m	2.3 m
Side yard	6.0 m	2.3 m
Other Regulations		
Parking	4+ stalls	3 stalls
Private open space	Exceeds requirements	30 m2 per dwelling

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 provides for single detached homes, single detached homes with a secondary suite, semi-detached and detached buildings used for two dwelling units, and complementary uses (OCP, Chapter 8).

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

5.1 Fire Department

No comment.

5.2 Building and Permitting

No building code issues, variance is zoning bylaw issue. Old accessory building located at rear of property should be removed (fire hazard).

5.3 Development Engineering Branch

See attached memorandum.

5.4 Rutland Water District

Servicing will come from existing dwelling. Meter upgrade maybe required at owners expense. CEC charges will apply. Funds to be paid to district before water certificate issued.

6.0 LAND USE MANAGEMENT DEPARTMENT COMMENTS

A setback variance will be considered alongside this rezoning at the time of public hearing.

The applicants have steadily progressed their application to, among other improvements, eliminate a previously proposed height variance. The proposal has been very carefully thought out by the applicants to meet their family needs now and into the future. The property, and neighbourhood, will be improved as a result of these proposed changes.

Land Use Management recommends support for the proposed rezoning and no significant impact on adjacent or nearby properties is anticipated.



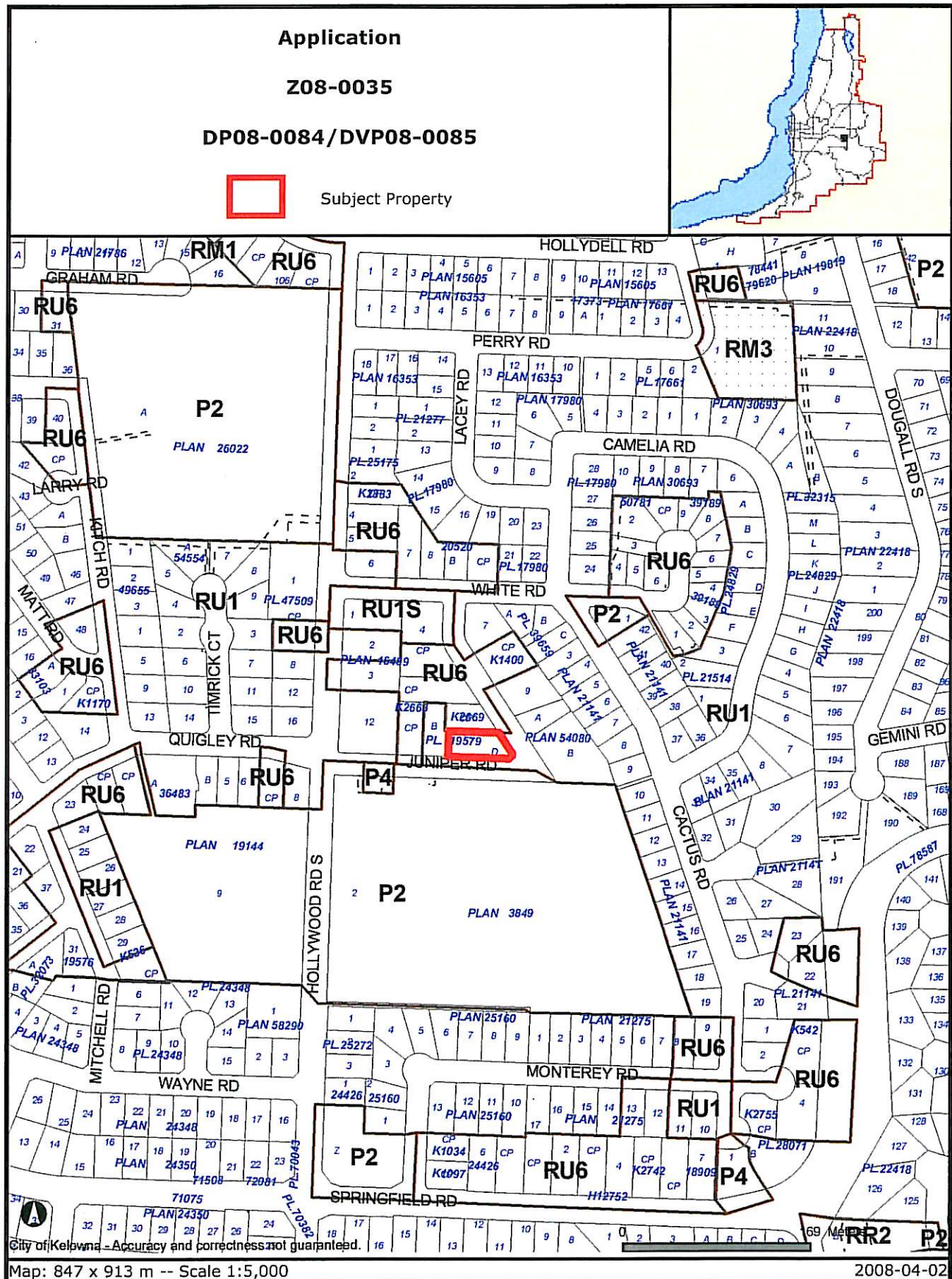
Danielle Noble
Urban Land Use Manager



Shelley Gambacort
Director of Land Use Management

ATTACHMENTS

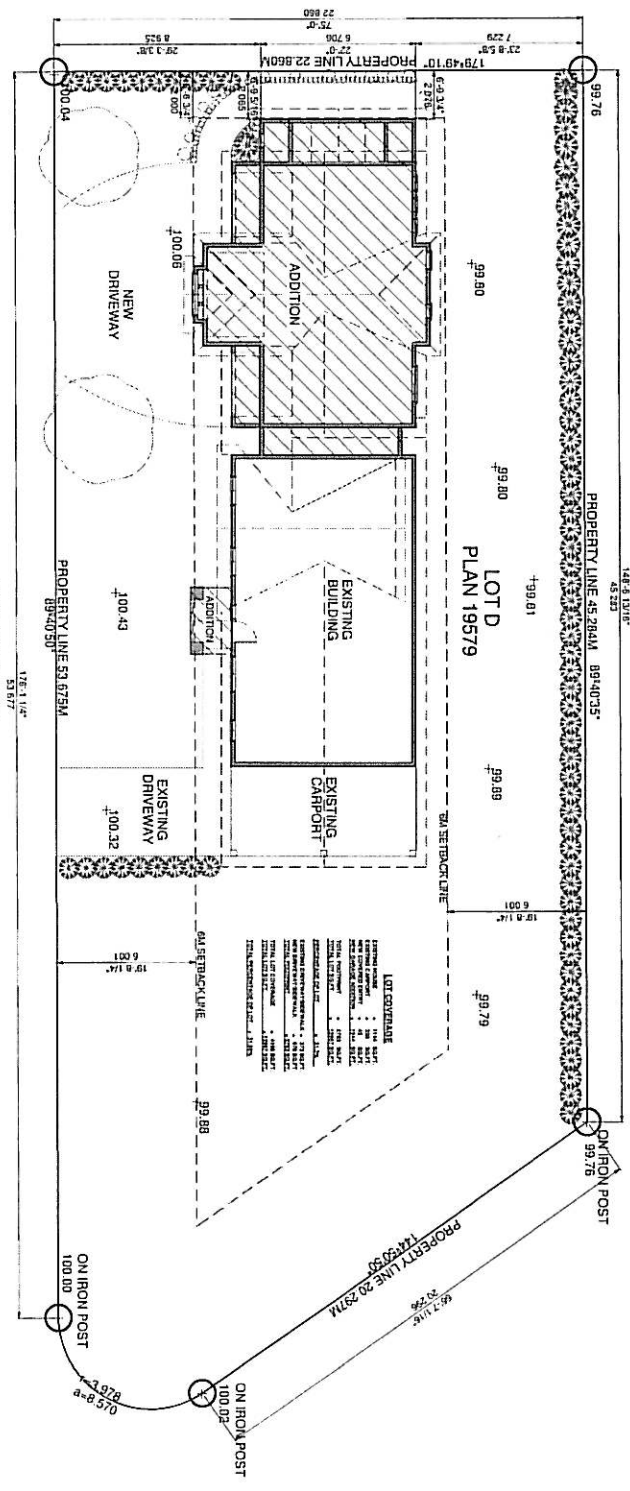
- Location and zoning map
- Site plan
- Floor plan
- Elevations
- Development Engineering Branch comments



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.

PLOT PLAN

JUNIPER ROAD



MULLINS
 DRAFTING & DESIGN

1964 Dayton Street
 Kelowna BC V1Y 7W6
 Bus: (250) 717-3415
 Cell: (250) 258-7819
 e-mail: mullinsdrafting@shaw.ca

PROPOSED PROJECT FOR

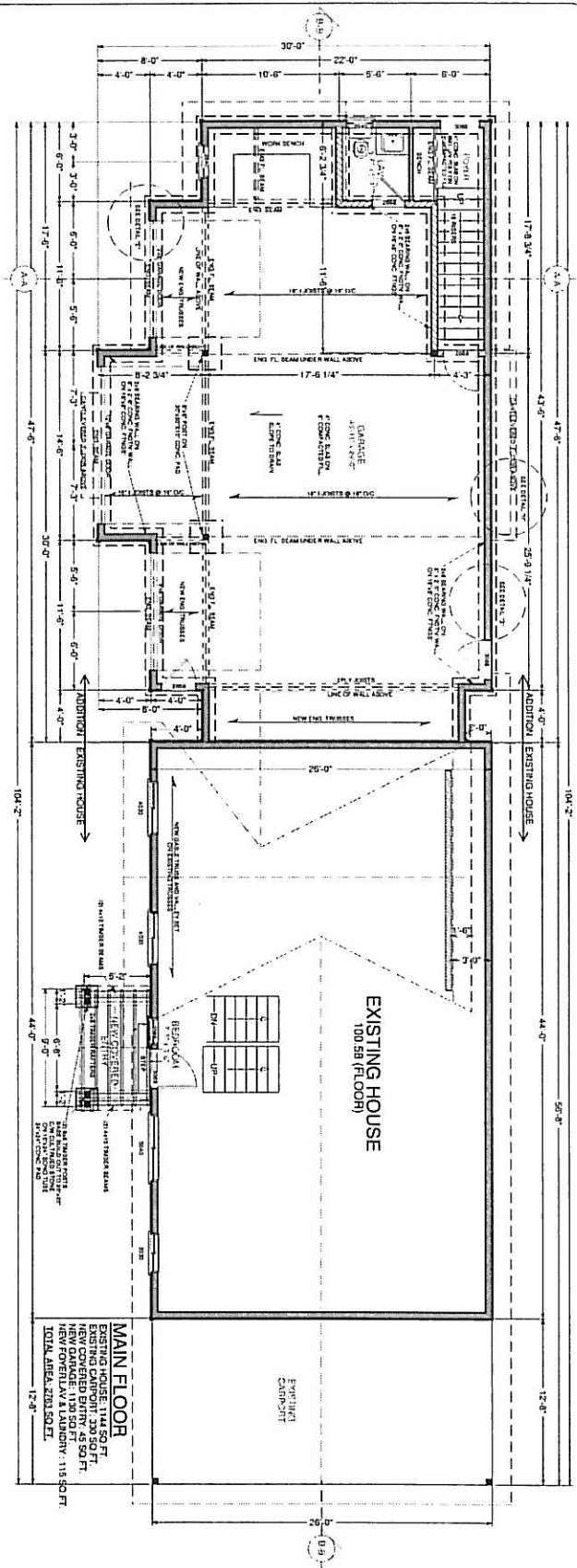
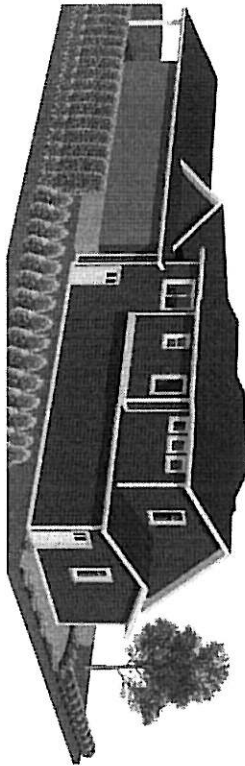
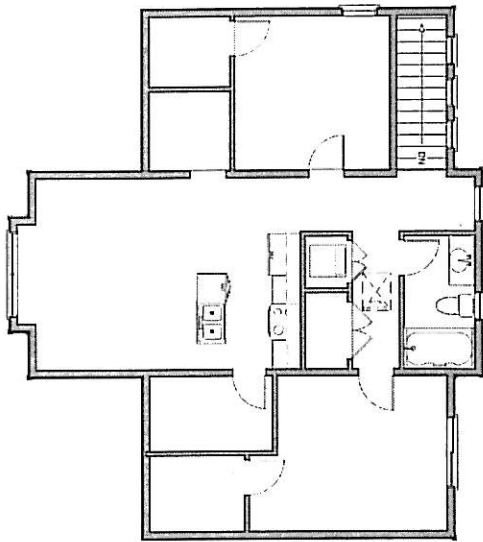
JEAROND
 890 JUNIPER RD

SCALE: 1/8"=1'

DATE: DEC 08-2008

SHEET NUMBER

4/4



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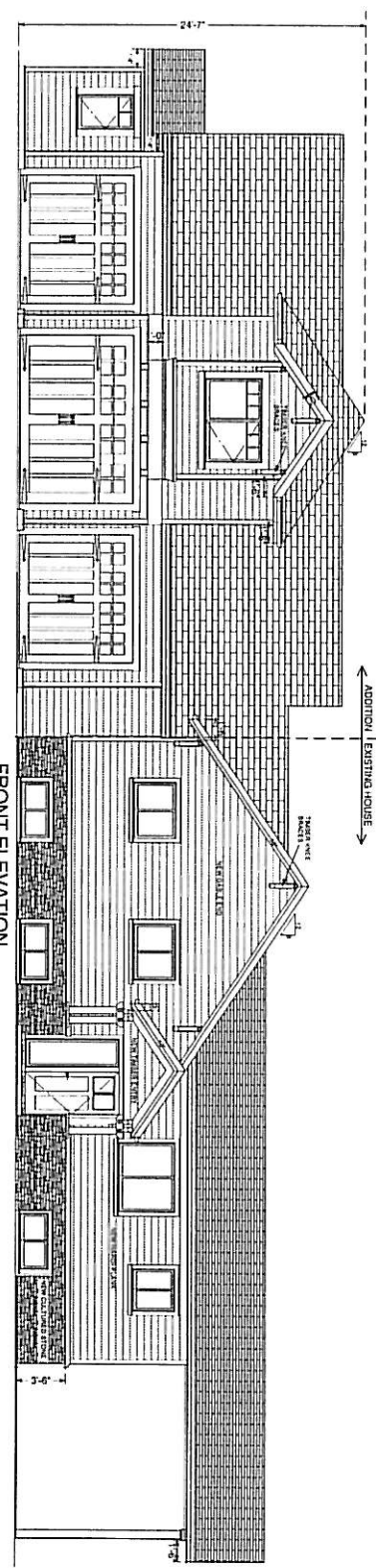
JEUROND
 890 JUNIPER RD

SCALE: 1/4"=1'

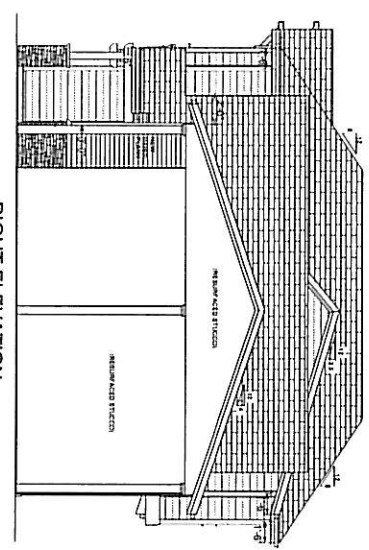
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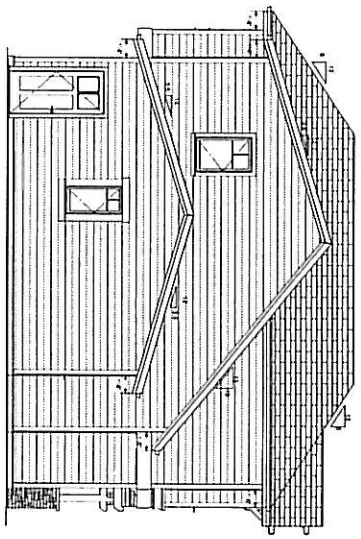
2/4



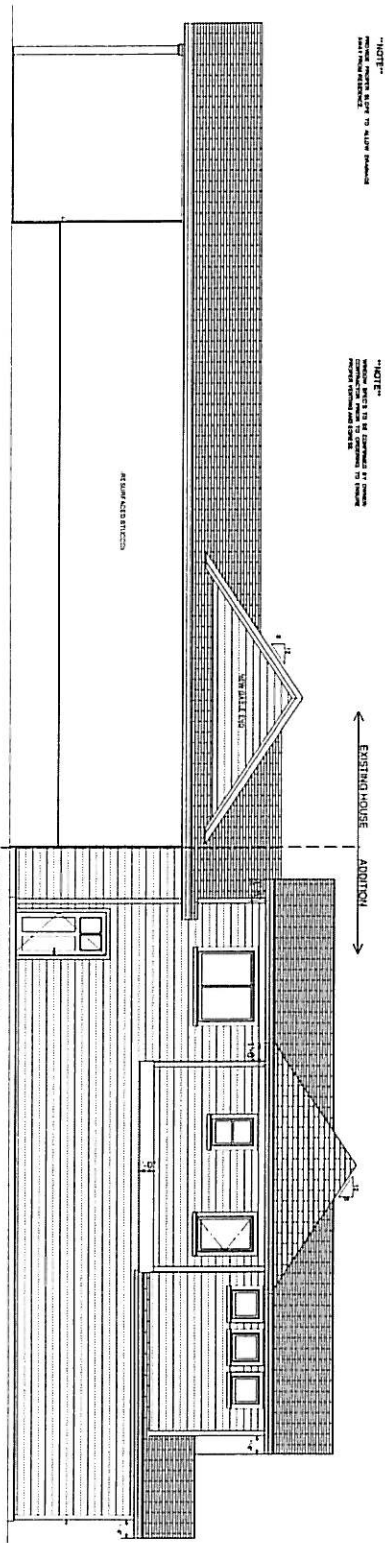
FRONT ELEVATION



RIGHT ELEVATION



LEFT ELEVATION



REAR ELEVATION

- GENERAL NOTES**
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE NATIONAL BUILDING CODE OF CANADA.
 2. BEFORE COMMENCING CONSTRUCTION OF THE ADDITION TO EXISTING CONSTRUCTION TO CHECK ALL SETBACKS AND DIMENSIONS TO CORRECT CONSTRUCTION AND TO OBTAIN THE NECESSARY PERMITS.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE DESIGN OF THE ADDITION TO EXISTING CONSTRUCTION.
 4. ADDITION TO EXISTING CONSTRUCTION SHALL BE SUBJECT TO THE REQUIREMENTS OF THE NATIONAL BUILDING CODE OF CANADA AND THE PROVISIONS OF THE LOCAL BY-LAW FOR ANY APPLICABLE ZONING REGULATIONS.



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PROPOSED PROJECT FOR

JEAUROND
890 JUNIPER RD

SCALE: 1/4"=1'

DATE: DEC 08-2008

SHEET NUMBER

1/4

CITY OF KELOWNA
MEMORANDUM

Date: April 8, 2008
File No.: Z08-0035
To: Planning and Development Officer (DN)
From: Development Engineering Manager (SM)
Subject: 890 Juniper Road – Lot D, Plan 19579, section 23, Township 26

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

1. Domestic Water and Fire protection.

The property is serviced by the Rutland Waterworks District (RWWD) water distribution system and as such, all fees associated with the connection to the system must be paid directly to RWWD.

2. Sanitary Sewer.

This property is serviced with a 100mm P.V.C. sanitary complete with inspection chamber and is currently located within Specified Area #23. The Specified Area Charges associated with this development are under review and are expected to be recalculated by mid May, 2008. The previous payout charges were \$7,340.00 per SFE, valid until March 31, 2008. One SFE has been previously commuted, however 0.5 of the specified area charge must be paid for the proposed carriage house.

3. Site Related Issues

On site parking must meet bylaw requirements.
Direct the roof drains into on-site rock pits. This will help dissipate the roof drain water and prevent additional flow.

Steve Muenz, P. Eng.
Development Engineering Manager

DC