



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

<b>Zoning Bylaw No. 8000</b>		
<b>CRITERIA</b>	<b>PROPOSAL</b>	<b>RU1(s) ZONE REQUIREMENTS (Suite within Principal Dwelling)</b>
<b>Subdivision Regulations</b>		
Lot Area	2024 m <sup>2</sup>	550 m <sup>2</sup>
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
<b>Development Regulations</b>		
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 <sup>2</sup>	
Floor Area of Secondary Suite/ size ratio	74.78 m <sup>2</sup> / 27%	In building can't exceed lessor or 90 m <sup>2</sup> 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
<b>Other Requirements</b>		
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 neighbourhoods 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:**

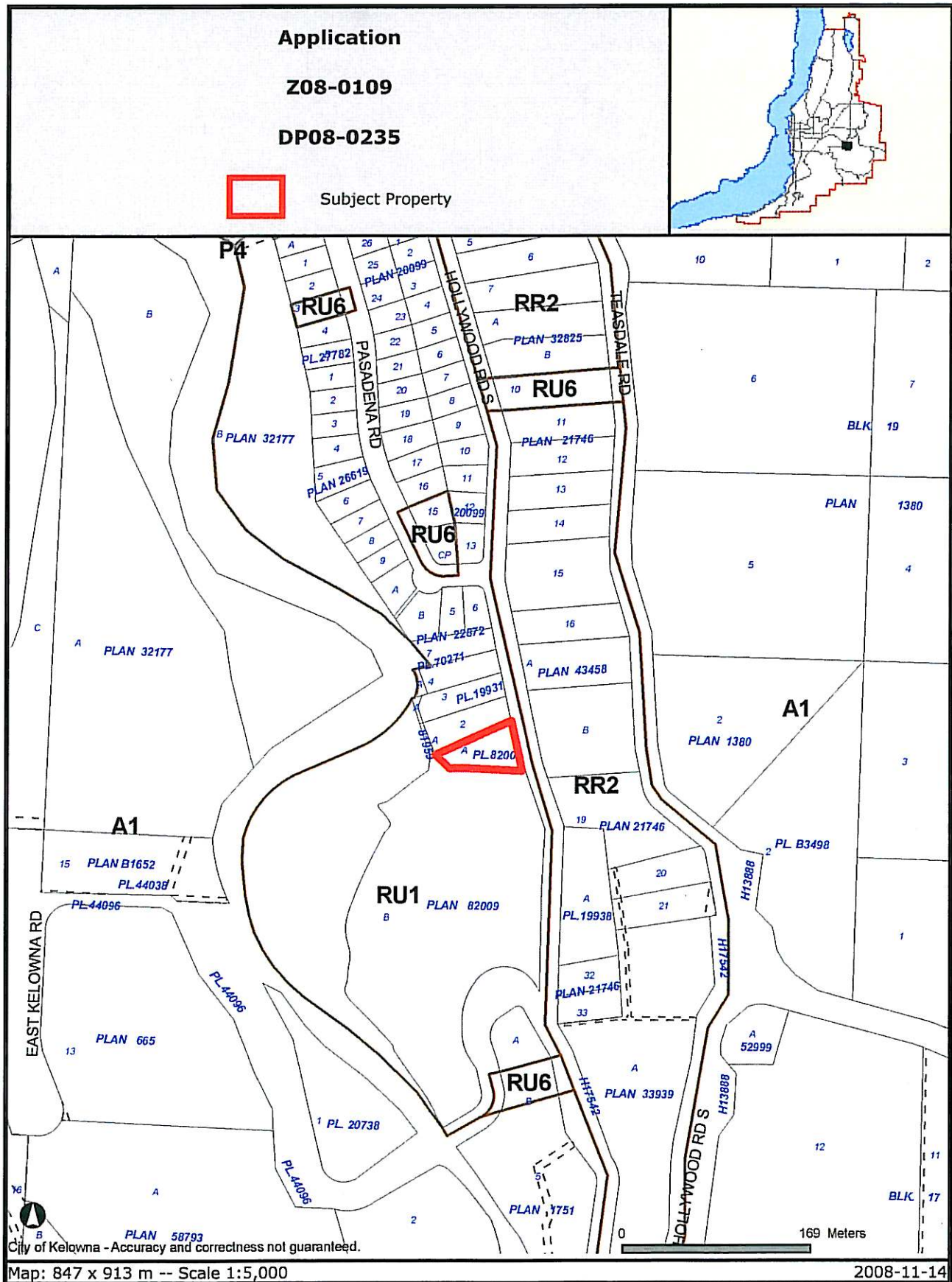
Location of subject property

Site Plan

Elevation Drawings

Photos of Existing Building





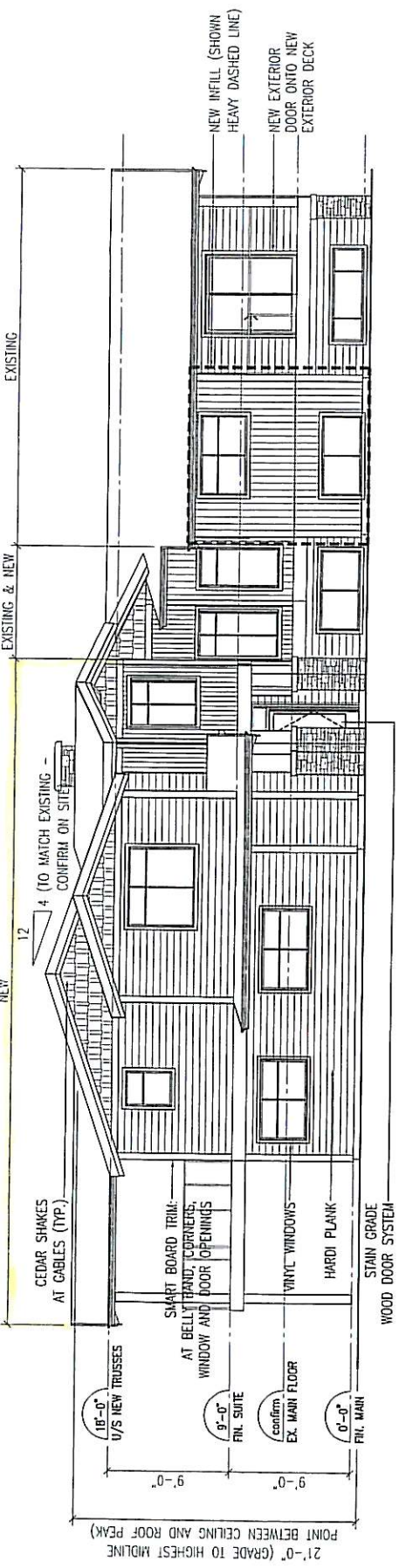
Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only. The City of Kelowna does not guarantee its accuracy. All information should be verified.



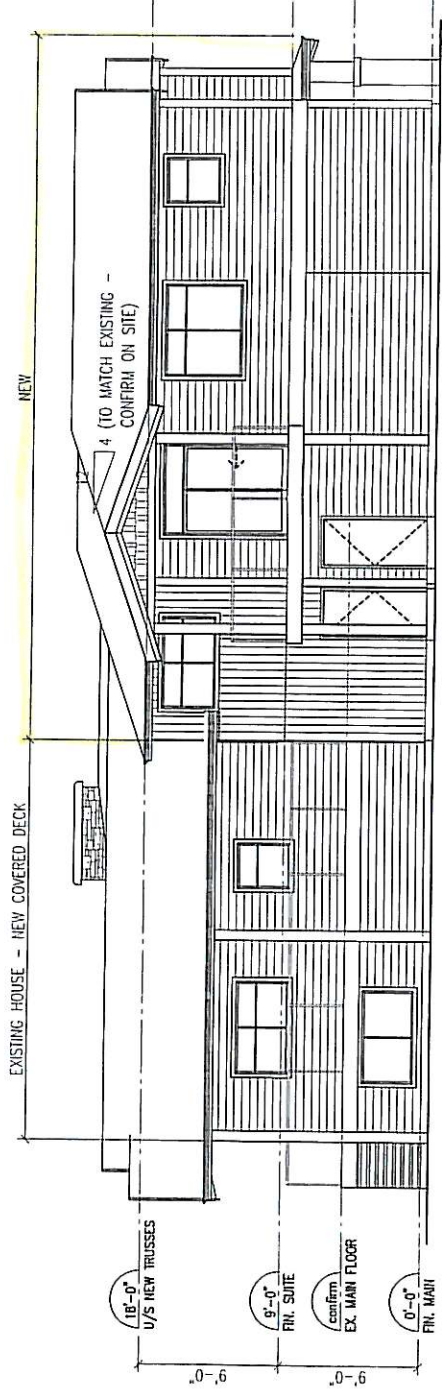


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Revision Number, Date and Description	Drawn By	00024	Creation Date	29-Oct-08	Job Number	00024
	REV No.	---	Plot Date	22-Nov-08	Drawing Number	A-5
PROJECT			GABRIEL BARBOUR RESIDENCE 1850 HOLLYWOOD ROAD SOUTH, KELLOWA, BC			
ELEVATIONS			Drawing Title			
590C West Ave., Kelowna, BC V1Y 4Z4 250-448-7801			DISTINCT SOLUTIONS INC.			



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



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

REVISED PLANS

All plans are to be made in accordance with the current municipal building by-laws and requirements of other local authorities having jurisdiction as well as the current British Columbia building code (as applicable) including all published revisions and extracts. All trades shall assume full responsibility for the accuracy and protection of all under and above ground utilities, water and product connections, including (but not limited to) water, sewer, gas, vents and telephone.





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

August 2008





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CITY OF KELOWNA

MEMORANDUM

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**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

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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.

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Steve Muenz, P.Eng.  
Development Engineering Manager

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