

Rezoning Proposal
for the
Wade Family Addition at
1515 Lawrence Avenue

Presented by Brett Wade

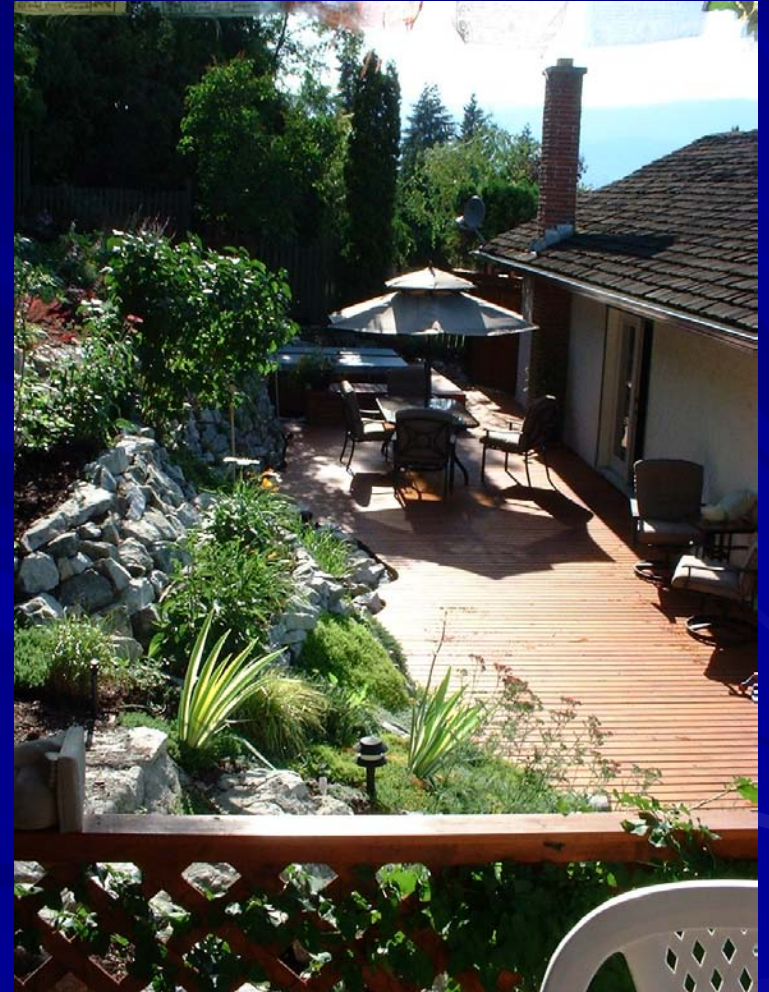
Outline: 10 minute presentation

- Background of my family & original purchase of the home
- Explanation of need for more space in the family home
- The proposal
- The support
- Concerns from a neighbour
- Summary

Background – the Home

- Purchased this home, our first, in 2000
- We immediately fell in love with the house and the neighbourhood
- My Dad's words of advice...

Our Dream Home



Children

- Plans for family in 2000 – none
- 2006 – first child
- 2008 – second child
- Result: a serious space problem!

The Wade Family



Our Plan

- Faced with an immediate problem of lack of space for our family...
- And no space for family to stay when they visit...
- Inspired by the concept of an *Ohana Suite* for the future.

Where to find more space?

- When considering expanding our living space, we looked at all the options.
- The detached garage was the only logical solution.

First Visit to City Hall

- In the Fall of 2008, I went into **City Hall** and asked where to begin.
- Not exactly what I wanted to hear!
- RU1 to RU1s
- HELP!
- Zac White, the architect, to my rescue!

Architect's plans

WADE RESIDENCE SECONDARY SUITE ADDITION



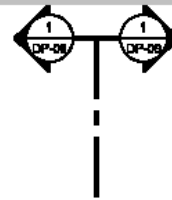
1515 Lawrence Ave. Kelowna, B.C. V1Y 6M9
Lot 2, Section 20, Township 26, ODYD Plan 17862

Rezoning & Development Permit Drawings:

DP-00	Cover Page	DP-05	Partial Elevation - North
DP-01	Site & Landscape Plan	DP-06	Partial Elevation - South
DP-02	Garage Plan	DP-07	Elevation - East
DP-03	Partial Floor Plan	DP-08	Section - Foyer East
DP-04	Partial Roof Plan	DP-09	Section - Foyer West

View from Lawrence

Exterior Finish Note:
All exterior finishes are to match existing colour and style. See supplied photographs



New | Exist.

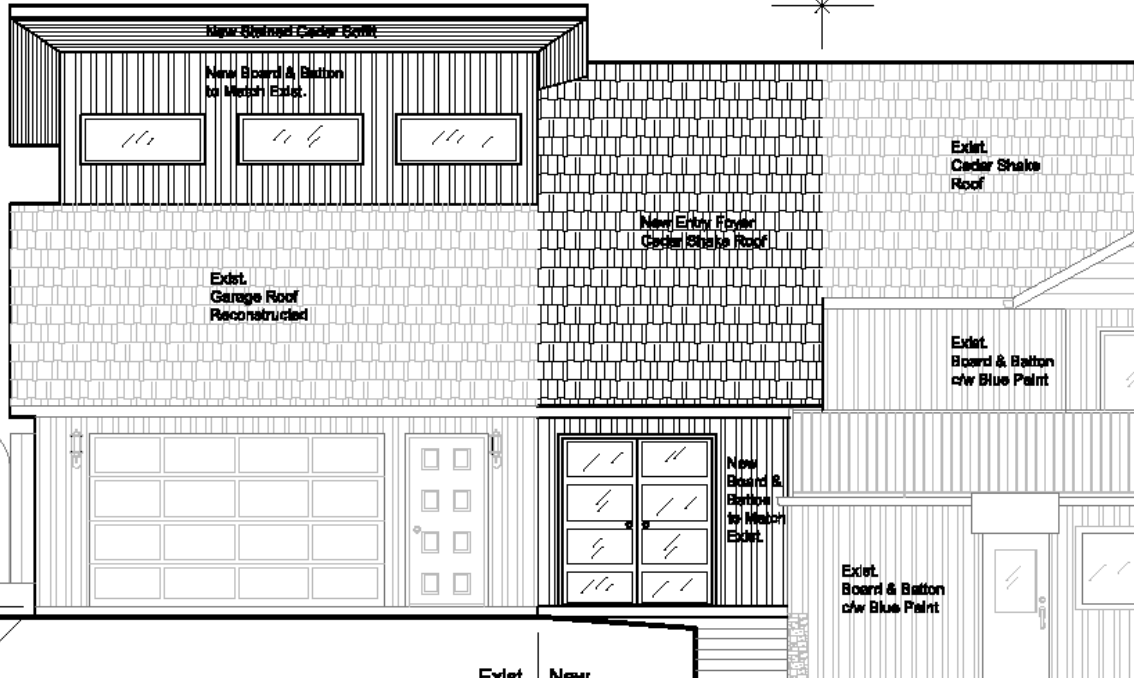
EL. 124' 0"
new addition roof peak

EL. 116' 2"
w/o exist. garage roof

EL. 107' 7"
w/o exist. garage eave

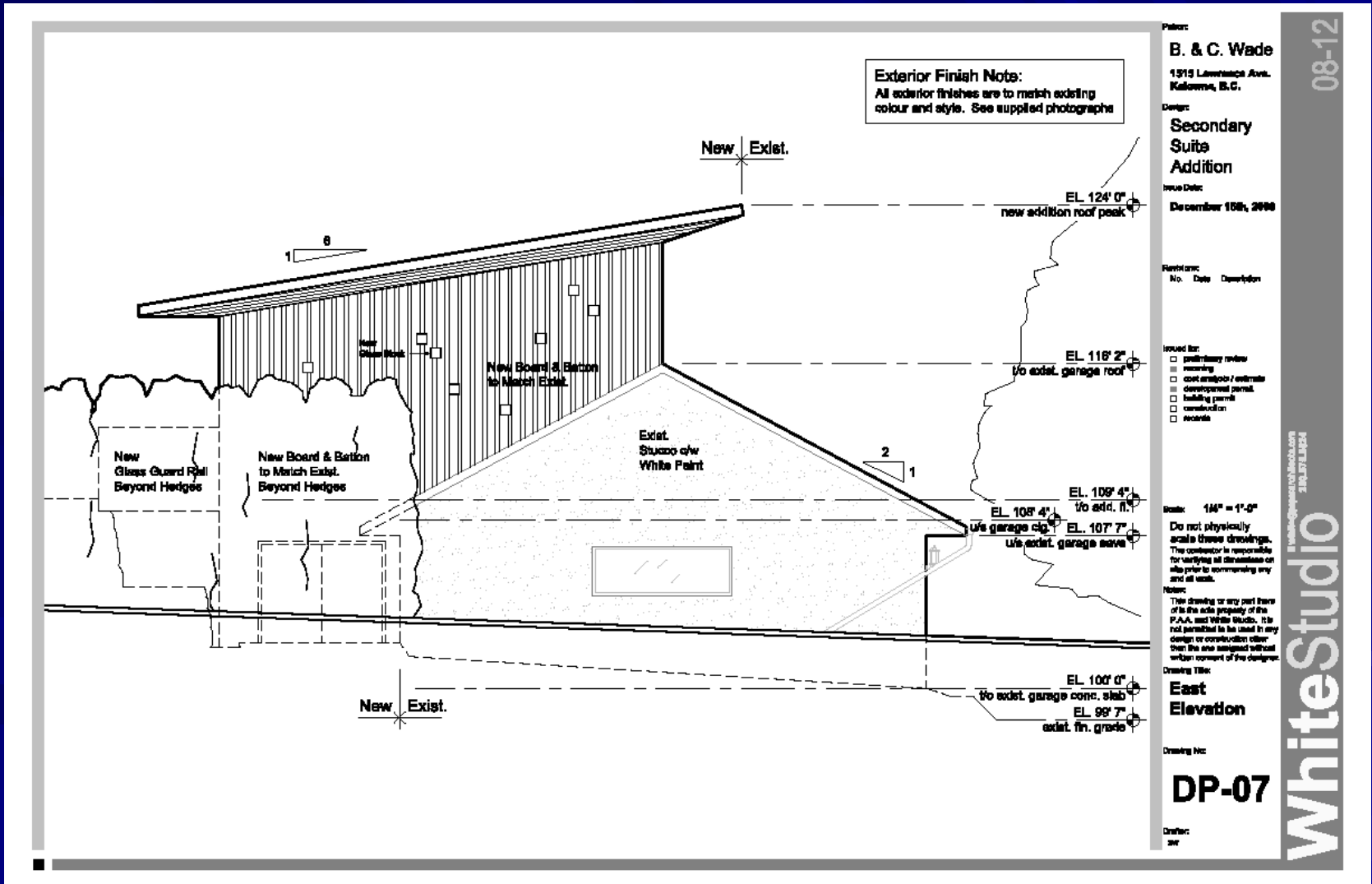
EL. 100' 0"
w/o exist. garage slab

EL. 98' 7"
exist. fin. grade

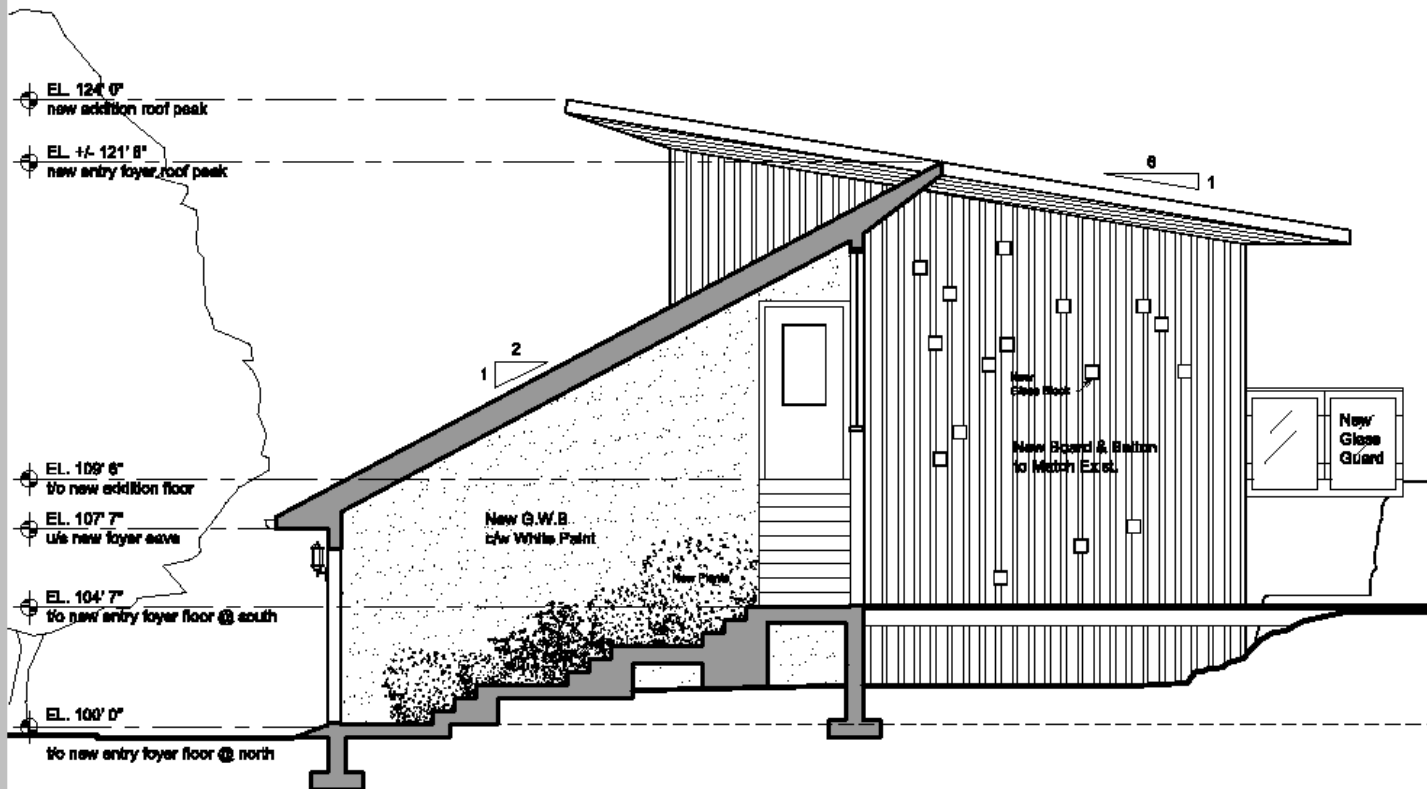


Exist. | New

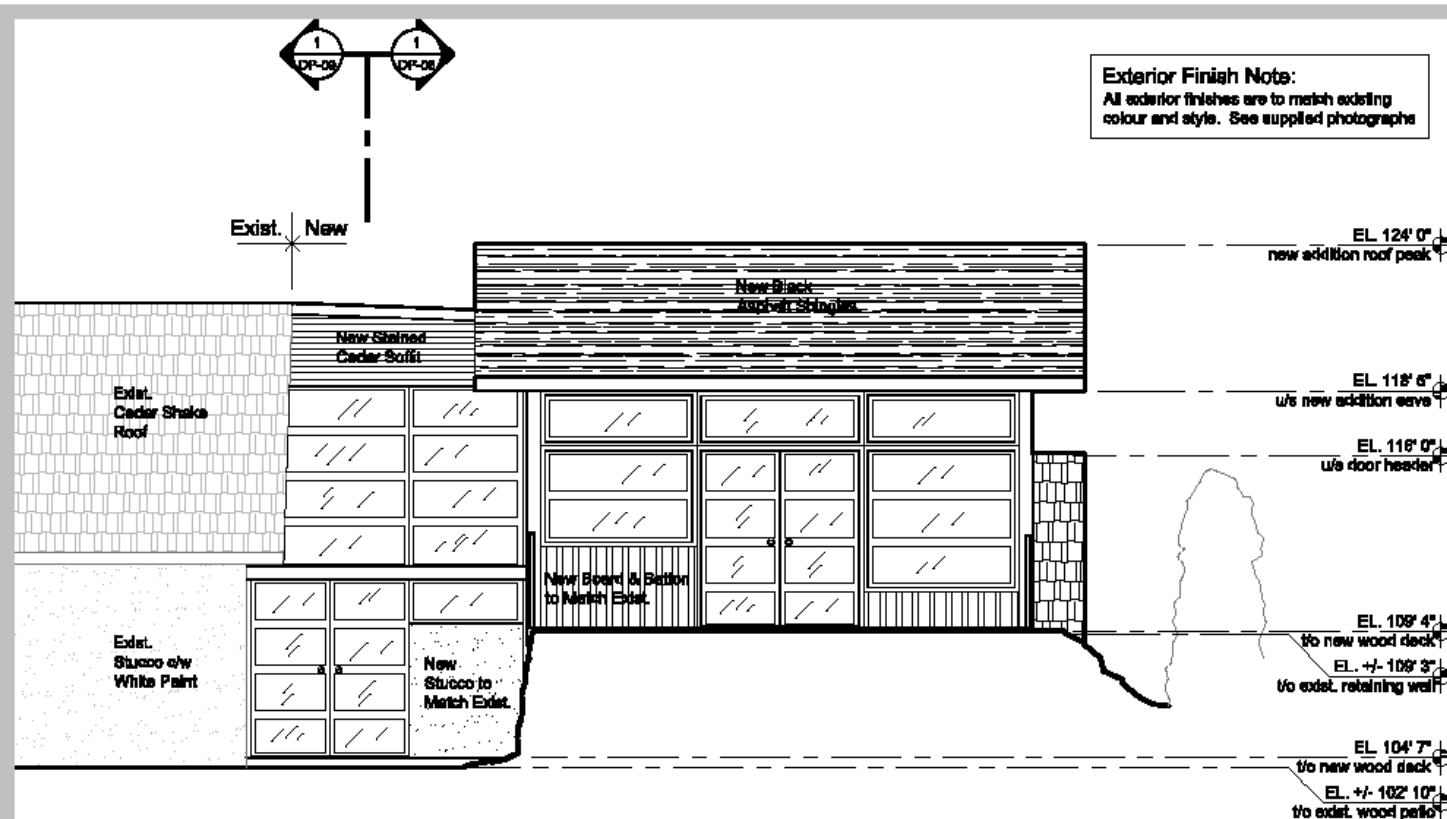
View from neighbour on East side



The Connection



View from the back



Exterior Finish Note:
All exterior finishes are to match existing colour and style. See supplied photographs

Project:
B. & C. Wade
1919 Lawrence Ave.
Kalamazoo, B.C.
Owner:
**Secondary
Suite
Addition**
Issue Date:
December 16th, 2008

Revisions:
No. Date Description

- Issued for:
- preliminary review
 - quantity / estimate
 - development permit
 - building permit
 - construction
 - records

Scale: 1/4" = 1'-0"

Do not physically scale these drawings. The contractor is responsible for verifying all dimensions on site prior to commencing any and all work.

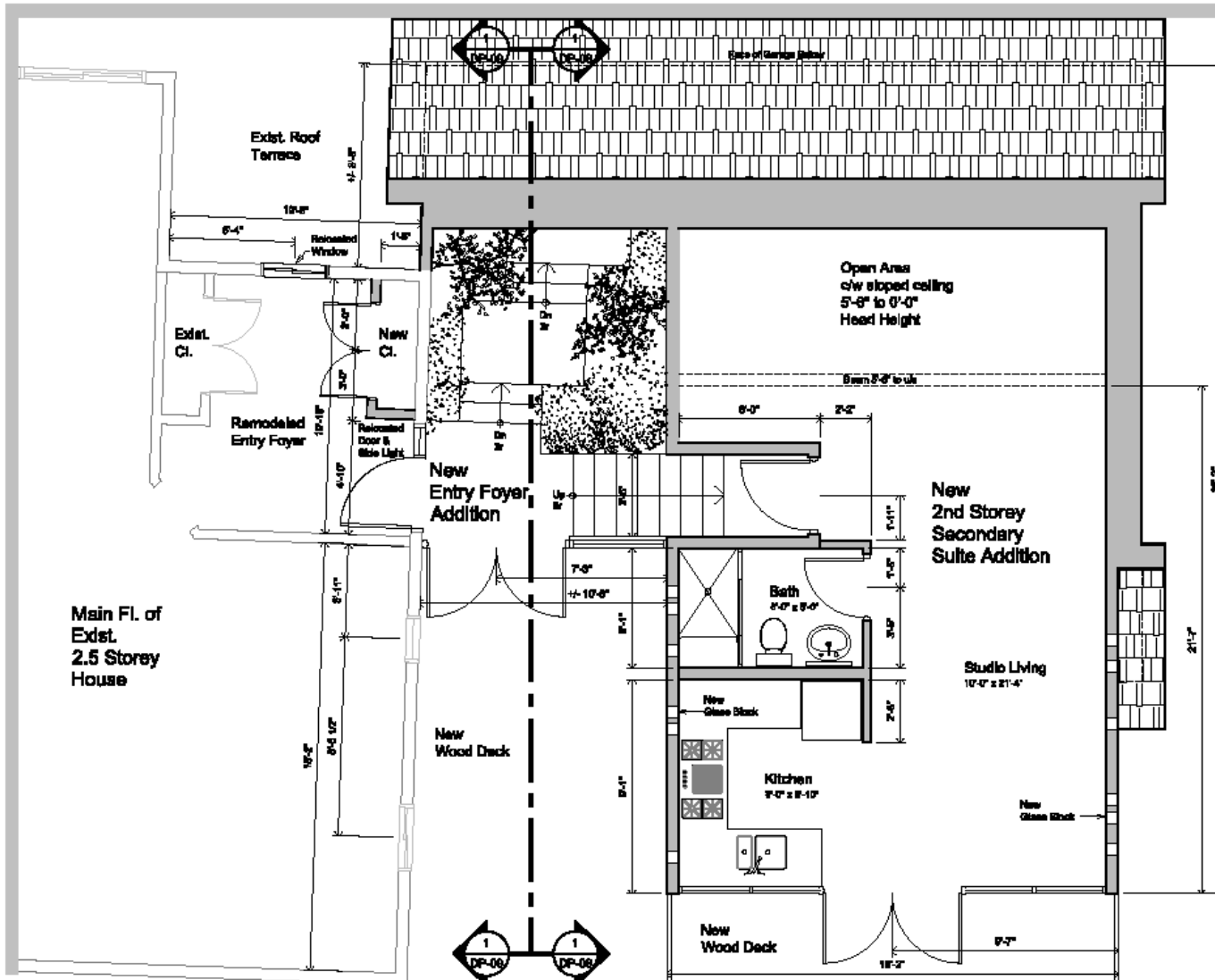
Note:
This drawing or any part here of is the sole property of the P.A.A. and White Studio. It is not permitted to be used in any design or construction other than the one assigned without written consent of the designer.

Drawing Title:
**Partial
South
Elevation**

Drawing No:
DP-06

Drawn:
by

Floor plan



Prepared:

B. & C. Wade
1213 Lawrence Ave.
Kelowna, B.C.

Designed:

Secondary Suite Addition

Issue Date:

December 15th, 2009

Revisions:

No. Date Description

Issued for:

- preliminary review
- marking
- cost estimate / estimate
- development permit
- building permit
- construction
- records

Type Mark:



Scale: 1/8" = 1'-0"

Do not physically scale these drawings. The architect is responsible for verifying all dimensions on site prior to commencing any and all work.

Notes:

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Drawing Title:

Partial Floor Plan

Drawing No:

DP-03

Drawn:

BY

08-12

www.whitestudio.com
250.709.1824

WhiteStudio

Parking

General Notes:

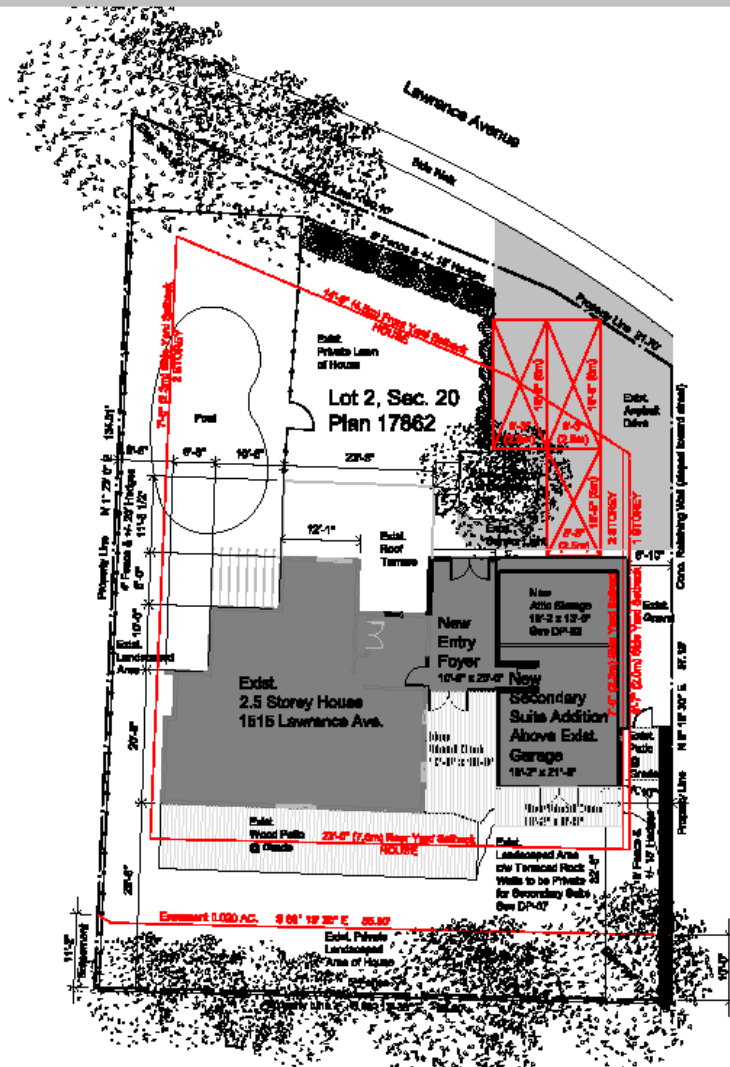
This site plan is based on information provided by Willem John Charles Kiers of the City of Kelowna, Survey No. A6236, October 17th, 1997.

Landscaping Notes:

See site photographs for accurate account of existing hard and soft landscaping.

Zoning Analysis

Areas:	
Site / Lot,	90 078 SF.
Private Front Yard	2 735 SF.
Private Side Yard (rear)	130 SF.
Private Rear Yard (house)	1 389 SF.
Private Rear Yard (secondary suite)	898 SF.
Min. Private Yard (per dwelling) S.L.S.11	328 SF.
Exist. House (footprint)	1 656 SF.
Exist. House	2 489 SF.
Garage (footprint)	680 SF.
Total Exist. Structures (footprint)	2 136 SF.
Existing Site Coverage	21.1%
Proposed Entry Foyer (footprint)	294 SF.
Proposed Deck, A' (footprint)	300 SF.
Proposed Deck, P' (footprint)	118 SF.
Proposed Secondary Suite Addition (footprint)	178 SF.
Proposed Secondary Suite Addition - Inc. low slg.	874 SF.
Proposed Secondary Suite Addition - enable space	414 SF.
Max. 2 secondary Suite (addition) S.L.S.4	968 SF.
Total Proposed Structures (footprint)	684 SF.
Proposed Additional Site Coverage	7.1%
Total Structures (footprint)	2 824 SF.
Proposed Struct. Site Coverage	38.2%
Max. Site Coverage (structure) S.L.S.11	48.9%
Asphalt Drive	840 SF.
Proposed Site Coverage (including drive)	37.8%
Max. Site Coverage (total) S.L.S.11	60.0%
Parking:	
House,	2 spaces
Major Business,	1 space
Secondary Suite,	1 space (in garage)
Heights:	
Exist. House	20'-0"
Proposed Addition	24'-0"
Max. House (2.5 Storeys) S.L.S.11	31'-0"



Support for the Proposal

- All neighbours who would be affected by this proposal were shown the plans, and unanimously signed in support of the proposal (see next slide)
- On March 30th the proposal was presented to **City Council** for first read. The proposal passed without any objections.
- Supported in report to council by **Land Use Management Department**.

Neighbours' signatures

Dear neighbor,

My name is Brett Wade. My wife Corinne and I are planning a renovation to our garage to add space for our growing family. As you can see from the architect's drawings, the garage will be attached to the house and another story added to the garage. We hope you will find the design to be pleasing to you and in no way be seen as offensive. We have worked hard to make sure that the plans blend well with the existing house.

If you have no objections to this plan, we would greatly appreciate your support in re-zoning our lot from RU1 to RU1s. This amendment is required for a "suite" on our property.

By signing below you are agreeing to our proposal for re-zoning and a development permit to add to our existing garage at 1515 Lawrence Ave.

<i>Signature</i>	<i>Address</i>	<i>Date</i>
<i>TERRIE PENNER</i>	1523 Lawrence Ave Kelowna BC V1Y6M9	Dec 8/08
<i>Nerdy Soon</i>	1532 Lawrence Ave	Dec 8/08
<i>Therisia Lang</i>	1496 Lawrence Ave	Dec 10, 08
<i>Joe [unclear]</i>	1492 Lawrence Ave	Dec. 11, 2008
<i>Bonnie Haveluk</i>	1491 Lawrence Ave.	Dec. 11/08
<i>Sherry Wright</i>	1510 Lawrence Ave	Dec 11/08

An Unsolicited Letter of Support

15 APRIL 2009

TO: CITY OF KLOWNA

RE: REZONING FOR 1515 LAWRENCE AVE. LOT 2 PLAN 17862

BYLAW NO. 101/2 [Z 05-0003]

I AM THE OWNER OF 1531 LAWRENCE AVE. LOT 2 PLAN 38503

PLEASE BE ADVISED THAT I FULLY SUPPORT THE APPLICATION FOR REZONING

TO ALLOW FOR A SECONDARY SUITE

I HAVE NO OBJECTION TO THE R.U. 15 ZONING AND I SINCERELY HOPE THAT

THE REZONING WILL BE GRANTED.

OWNER OF 1531 LAWRENCE AVE. : RFINER TESCHINSKY 250 783 1084

Reiner Teschinsky

Land Use Management Comments

- *“The applicant has proposed an innovative and unique approach to integrating a secondary suite on the subject property. The existing garage is to be given another storey, within which the secondary suite will be located, and joined together with the principal dwelling via a common entry foyer.”*
- *“The subject property has a comparatively large lot area in a well-established single family neighbourhood, where the OCP supports single/two family land uses. With the proposed design, no variances are being sought and therefore no significant impact on neighbouring property owners is anticipated. Land Use Management staff recommend support for the application.”*

Addressing a concern from a neighbour

- One neighbour, who signed the previously shown signature page, has expressed a concern.
- This neighbour's perception is that rezoning is not required, and the fact that I am rezoning demonstrates that I intend to rent the addition.
- To the best of my ability, I have explained that rezoning was NOT my idea but is a requirement of the City of Kelowna, and that I have NO intention of renting the addition.

Summary

- The proposal is to add space for my immediate family, and for visiting family.
- The proposal has support from the **Land Use Management Department**
- Significant neighbourhood support is documented.
- The proposal is not seeking any variances, and adheres to all required parking and building codes.