

The proposed application meets the requirements of RU1(s)- Large Lot Housing with a secondary suite zone follows:

Zoning Bylaw No. 8000		
CRITERIA	PROPOSAL	RU1(s) ZONE REQUIREMENTS (Suite within Principal Dwelling)
Subdivision Regulations		
Lot Area	822 m ²	550 m ²
Lot Width	21.67 m	16.5 m unless 15 m when access to rear lane; 17 m for corner lot
Lot Depth	30.56 m	30.0 m
Development Regulations		
Site Coverage (buildings)	17 %	40%
Site Coverage (buildings/parking)	26 %	50%
Height (existing house)	4.47 m 1.5 storeys	2 ½ storeys / 9.5 m
Floor Area of principal dwelling	283m ²	
Floor Area of Secondary Suite / Size ratios	89.3 m ² / 32%	In building can't exceed lessor or 90 m ² or 40%
Front Yard	7.62 m	4.5 m
Side Yard (north)	2.5 m ①	4.5 m for flanking street
Side Yard (south)	2.4 m	2.0 m (1 - 1 ½ storey)
Rear Yard	15.63 m	7.5 m / 1.5 m for accessory buildings
Other Requirements		
Parking Stalls (#)	3 spaces	3 spaces
Private Open Space	meets requirements	30m ² requirement

① A variance is being sought to vary the north side yard from 4.5m required to 2.5m proposed.

3.1 Site Context

The subject property is located on the west side of Gibbs Road west, near Hwy 33 in Rutland. More specifically, the adjacent land uses are as follows:

North	P2	Education and Minor Institutional
South	RU1	Large Lot Housing
East	RU1	Large Lot Housing
West	RU1	Large Lot Housing

3.2 Site Location: 235 Gibbs Road West



5.0 CURRENT DEVELOPMENT POLICY

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

5.1 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.

6.0 TECHNICAL COMMENTS

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

6.1 Development Engineering

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.

Domestic Water.

The subject property is located within the Rutland Waterworks District (RWD). All charges and fees must be paid directly to RWD. *RWD has indicated that they have no requirements for this application.*

6.2 Fire Department

No objections


6.3 Bylaw Services

City Bylaws has had one complaint at this location. File generated on May 5, 2008, for unsightly premises and concluded on October 12, 2008. No other problems or concerns.

7.0 LAND USE MANAGEMENT DEPARTMENT COMMENTS

This proposal allows for more efficient use of the subject property and helps to diversify the housing supply in the area. The Land Use Management Department notes that policies within the Official Community Plan support the sensitive integration into existing neighbourhoods, where services are already in place and densification can easily be accommodated. Minimal impact (if any) is anticipated on abutting properties, as parking requirements and private open space provisions can easily be achieved on-site.

A Development Variance Permit is be sought to reduce the north side yard setback which Council will consider at a later date. A Development Permit for form and character will be assessed by Staff should the zoning receive positive consideration by Council.

for 

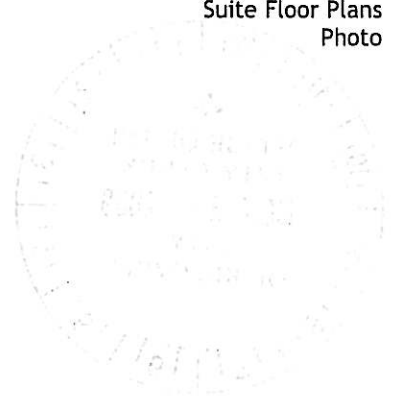
Danielle Noble
Manager, Urban Land Use

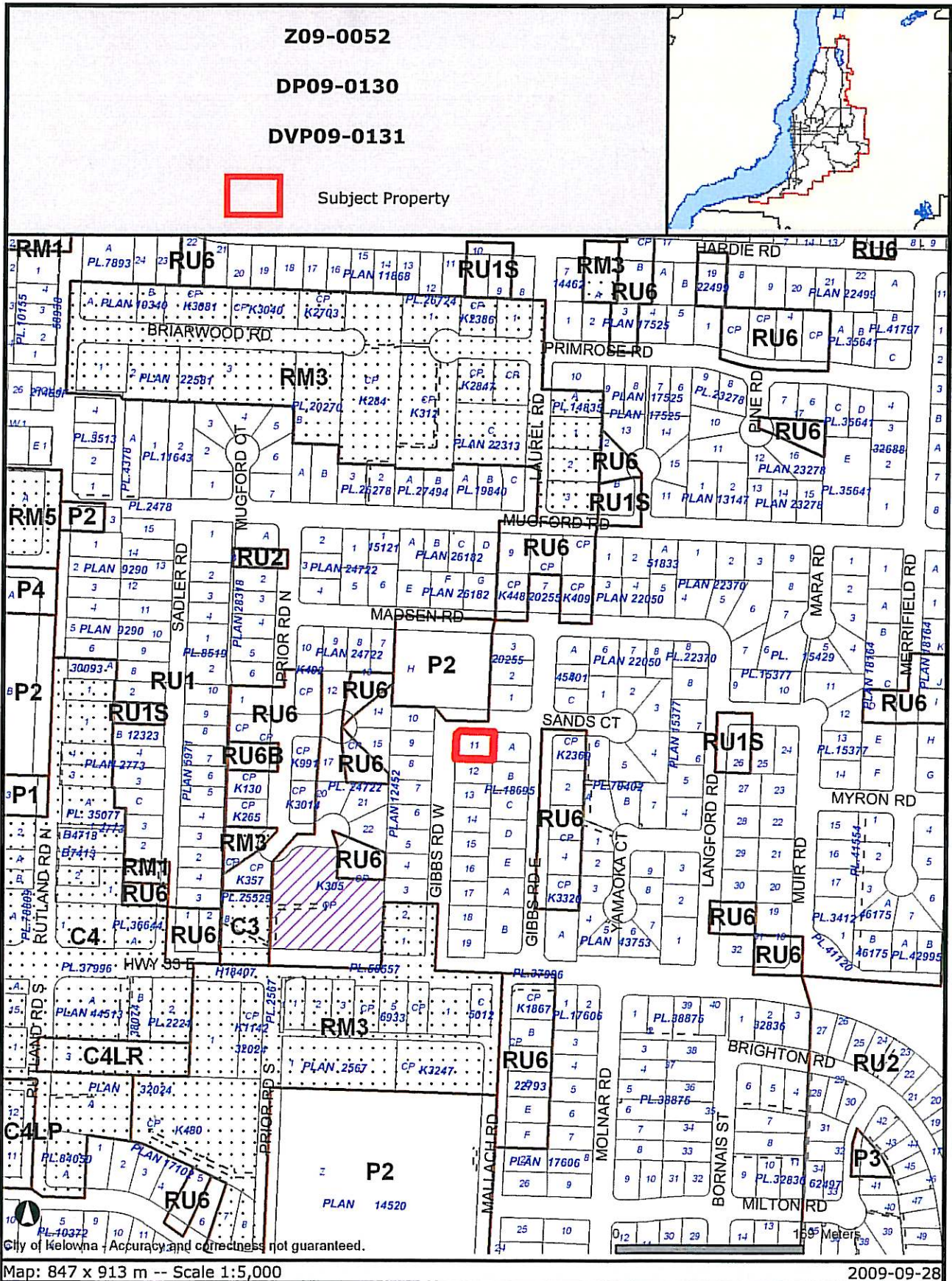
Approved for inclusion:



Shelley Gambacort
Director, Land Use Management

Attachments:
Subject Property Map
Site Plan
Suite Floor Plans
Photo

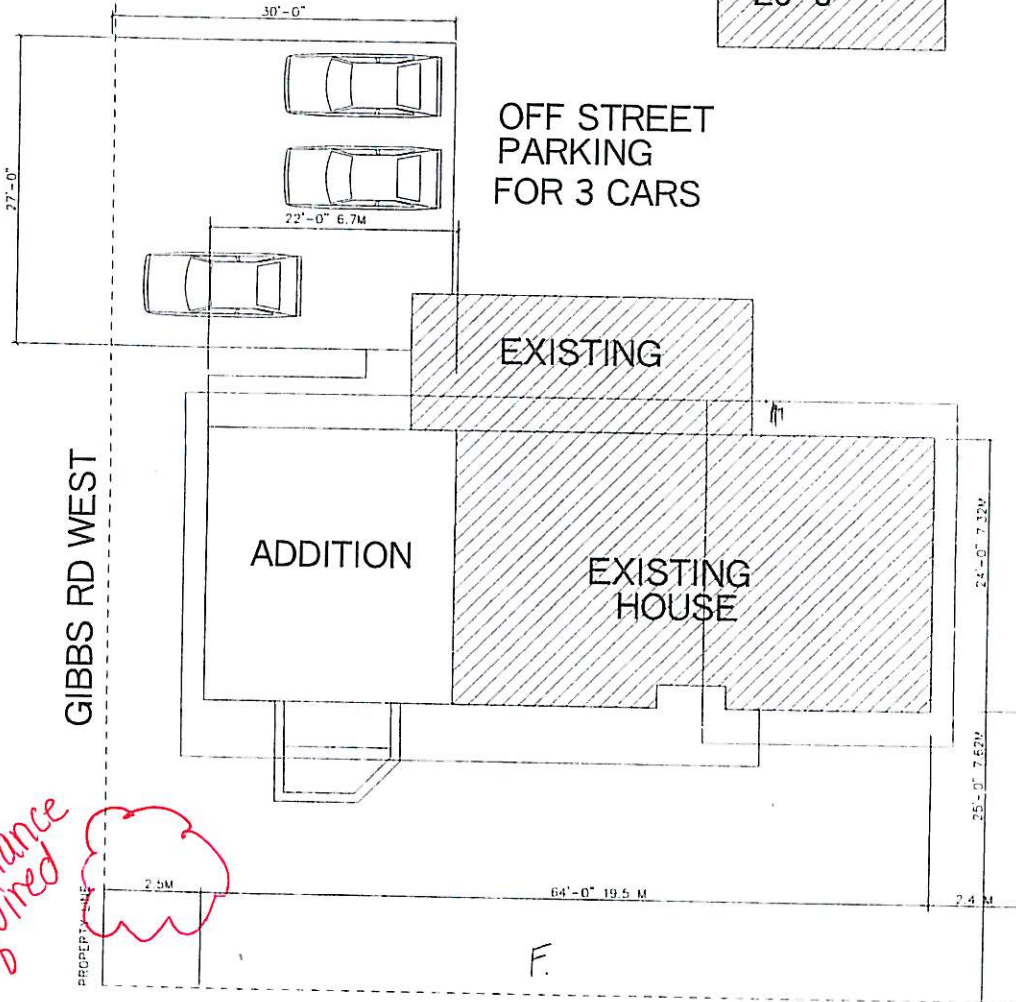
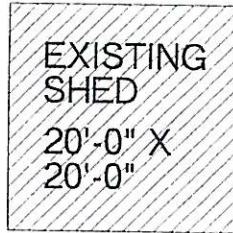




Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only. The City of Kelowna does not guarantee its accuracy. All information should be verified.



235 GIBBS RD. WEST
 PLAN: 12452
 LOT: 11
 KID: 211375



PLOT PLAN NTS

NOTE:
 ALL DIMENSION HAVE BEEN PROVIDED BY AND ARE
 THE RESPONSIBILITY OF THE OWNER

NSM DRAFTING SERVICES LTD.
 200-809 WINDYBUSH RD.
 MISSISSAUGA, ONT. L4X 1L3
 TEL: (905) 875-8888
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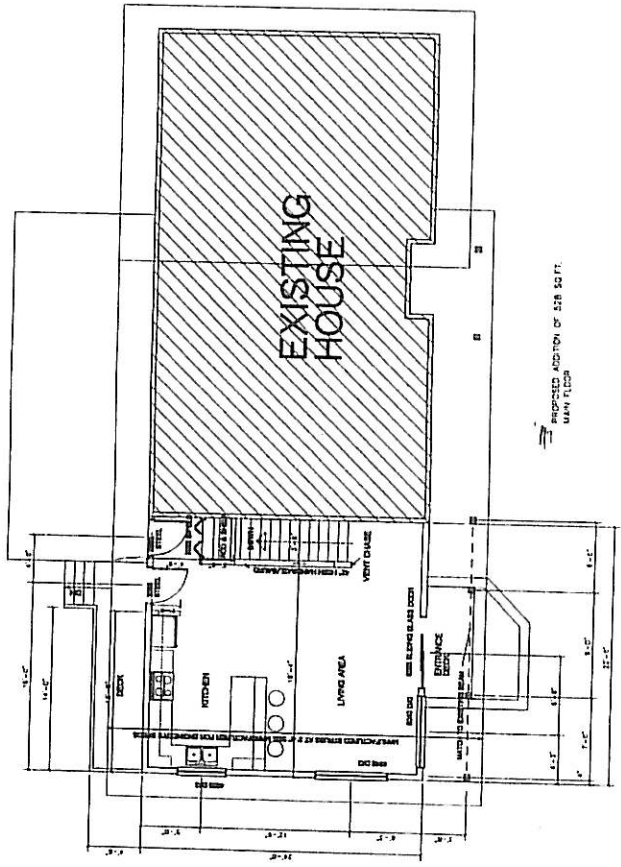
RENOVATION AT 235 GIBBS RD., WEST

LORD RESIDENCE

MAIN FLOOR PLAN

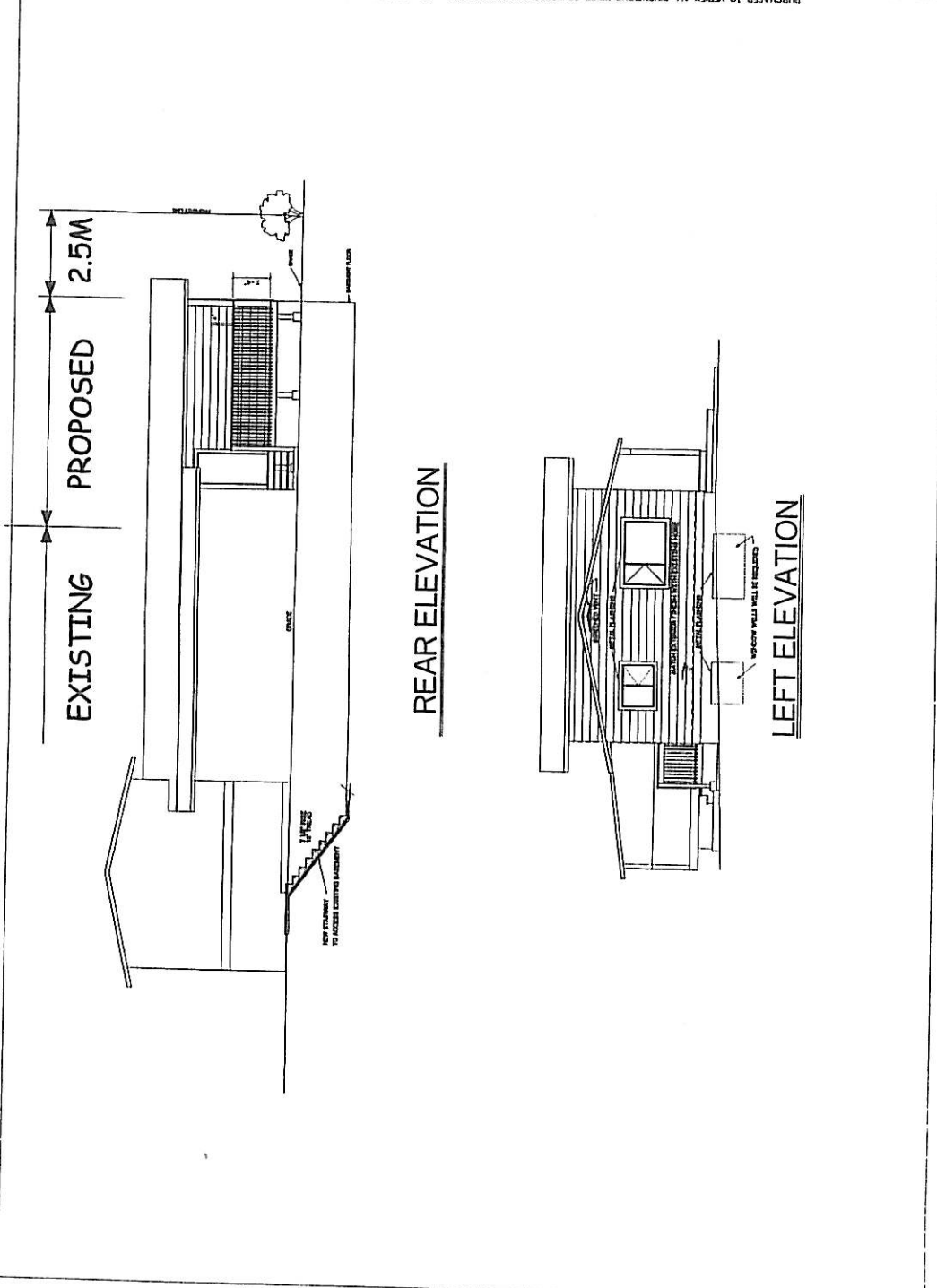
PROJECT NO. **08019**
 SCALE: 1/4" = 1'-0"
 SHEET NO. **6**

PURCHASER TO VERIFY ALL DIMENSIONS PRIOR TO START OF CONSTRUCTION - ALL CONSTRUCTION MUST COMPLY WITH ALL LOCAL BUILDING CODES



MAIN FLOOR PLAN

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



PURCHASER TO VERIFY ALL DIMENSIONS PRIOR TO START OF CONSTRUCTION - ALL CONSTRUCTION MUST COMPLY WITH ALL LOCAL BUILDING CODES.

ELEVATIONS
 DATE: 10/11/18
 DRAWN BY: [UNRECOGNIZABLE]
 CHECKED BY: [UNRECOGNIZABLE]

SHEET NO. 08019
 PROJECT NO. 08019
 A2.1 3

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