

Memo



Date: July 19, 2011

To: City Manager

From: Land Use Management, Community Sustainability (BD)

Application: Z11-0032

Owner: Douglas Staines

Address: 1401 Lambert Avenue

Applicant: Douglas Staines

Subject: Rezoning Application

Existing OCP Designation: Single / Two Family Residential

Existing Zone: RU1- Large Lot Housing

Proposed Zone: RU1s - Large Lot Housing with Secondary Suite

1.0 Recommendation

THAT Council receives for information the Supplemental Report from the Land Use Management Department dated July 19, 2011 with respect to the information requested from Staff for Z11-0032;

AND THAT final adoption of Bylaw No. 10561 (rezoning Application No. Z11-0032) to amend the Zoning Bylaw No. 8000, by changing the zoning classification of Lot 9, Section 30, Township 26, ODYD Plan 9950 except Plan 11491, located on Lambert Avenue, Kelowna, BC from the RU1- Large Lot Housing zone to the RU1s - Large Lot Housing with Secondary Suite zone, be granted by Council.

2.0 Council Direction

At the July 12th, 2011 regular meeting of Council, the following resolution was adopted:

THAT Bylaw No. 10561 be read a second and third time;

AND THAT, prior to adoption of Bylaw No. 10561, Council directs staff to meet with the Applicant in order to address the concerns raised during the Public Hearing with respect to the tenant's required open space and report back to Council.

3.0 Land Use Management

Staff met with the applicant on Monday July 18, 2011 to discuss Council's resolution and direct the client to revise their site plan. The resulting plan shows the following revisions:

- Creating a direct pathway leading from the required parking stall across the front of the home to the entrance of the suite;

A handwritten signature in black ink, appearing to be a stylized name.

- Installing a cedar fence with 12” lattice top along the portion of the east property line adjacent to the east neighbour’s patio;
- Planting cedars along the east lot line to enhance privacy;
- Relocating the suite’s private open to the east rear corner of the site.

Although Council contemplated access to the suite through the existing carport, in review it was noted that it is not feasible option without great expense and structural alteration to the existing single family dwelling. The carport, foundation and slab would need to be removed and the interior to the main floor would need to be reconfigured. The dwelling’s mechanical room is currently located on the east side of the dwelling (location of the original proposed entrance), therefore relocating the entrance to the west side of the dwelling would result in reconfiguring all the mechanical systems of the home. Given that there is an easement on the west side of the property there is no opportunity to expand or more the carport to accommodate a different entrance. The applicant has spoken with their immediate neighbour, who is satisfied with the additional fencing and new orientation of the entrance.

Report prepared by:

Birte Decloux, Urban Land Use Planner

Reviewed by:

Danielle Noble Manager, Urban Land Use Management

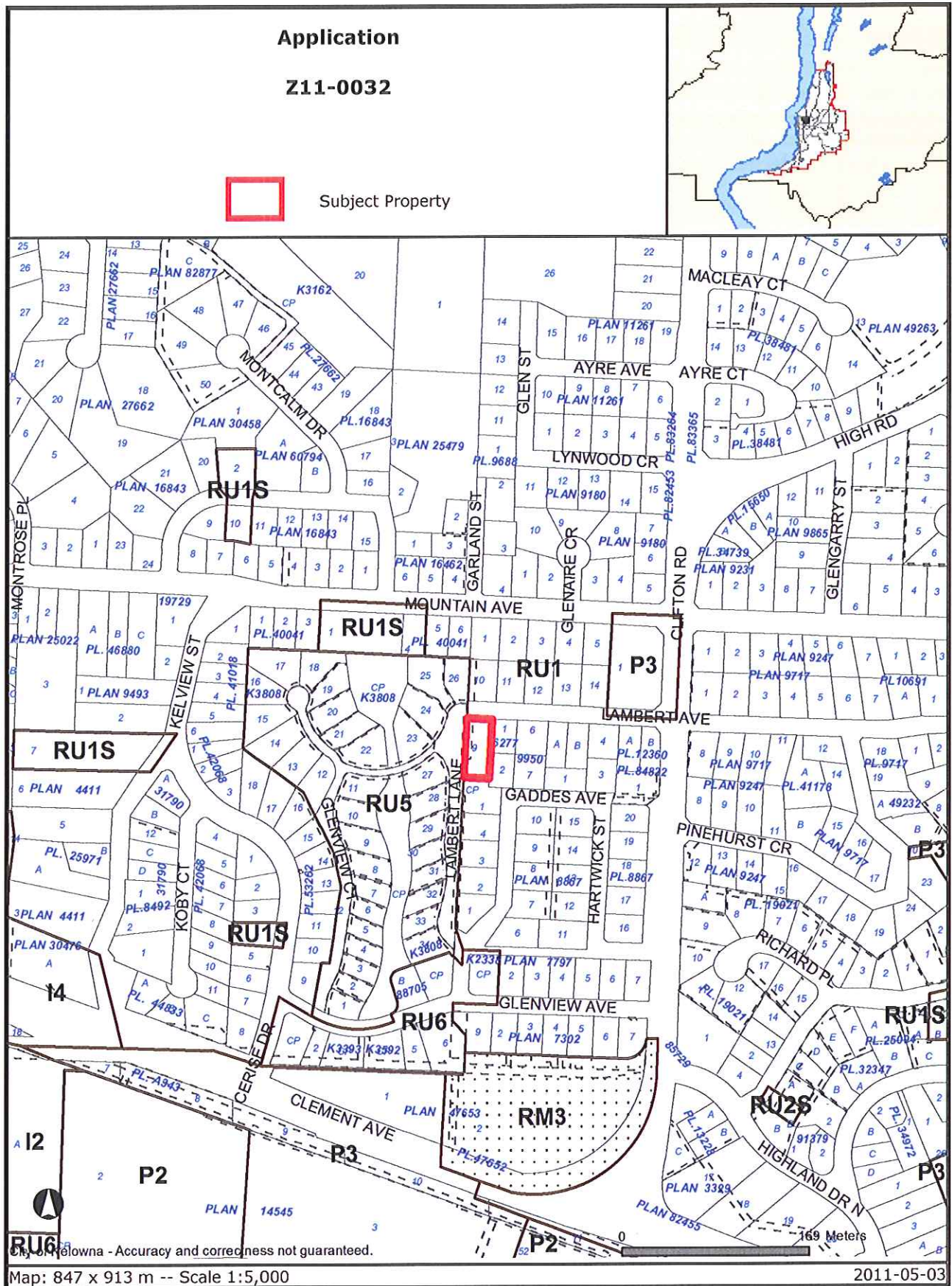
Approved for Inclusion:

Shelley Gambacort, Director, Land Use Management

Attachments:

Subject property map
Revised site plan



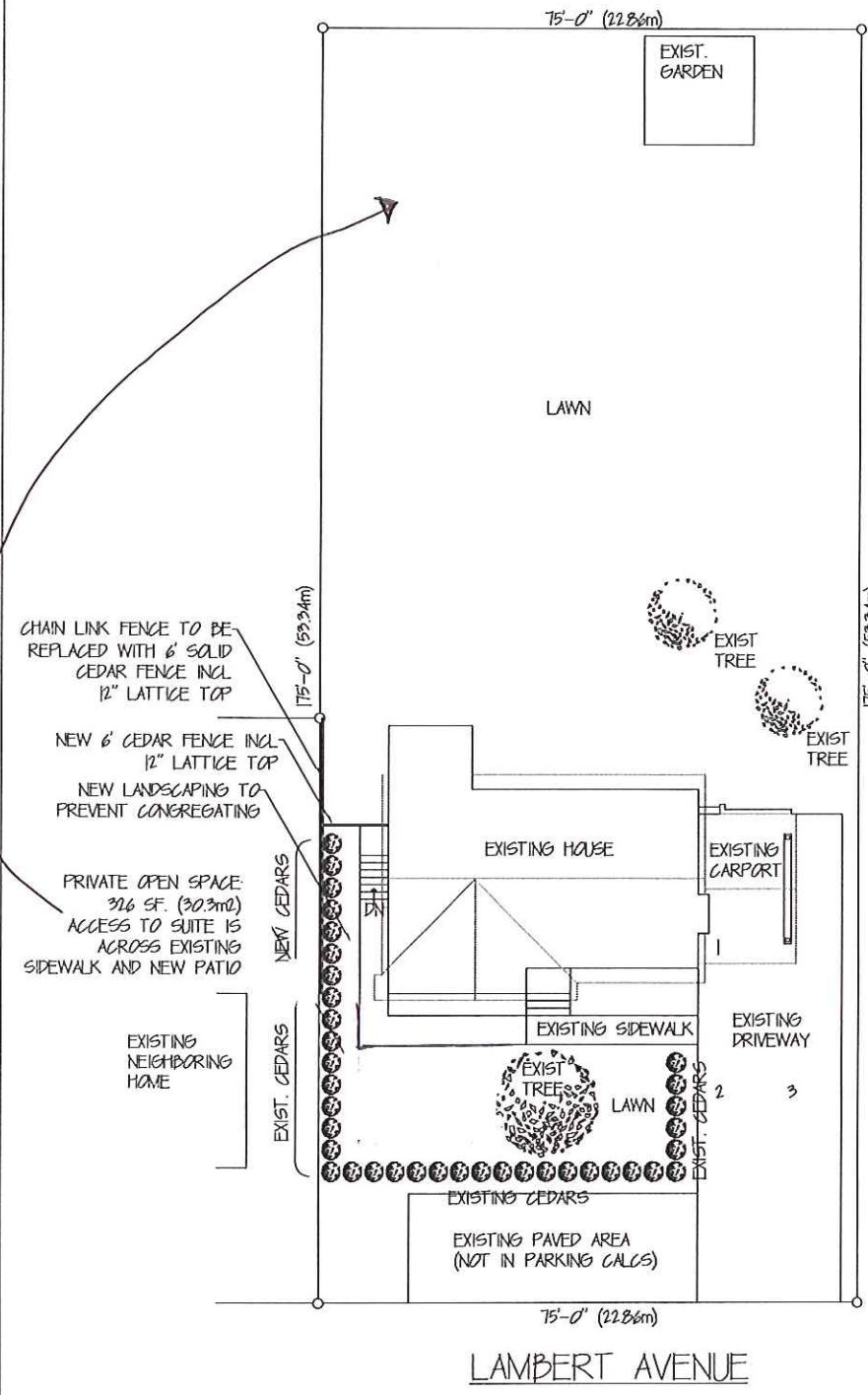


Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only.
The City of Kelowna does not guarantee its accuracy. All information should be verified.

REVISED PLANS

JUL 20 2011

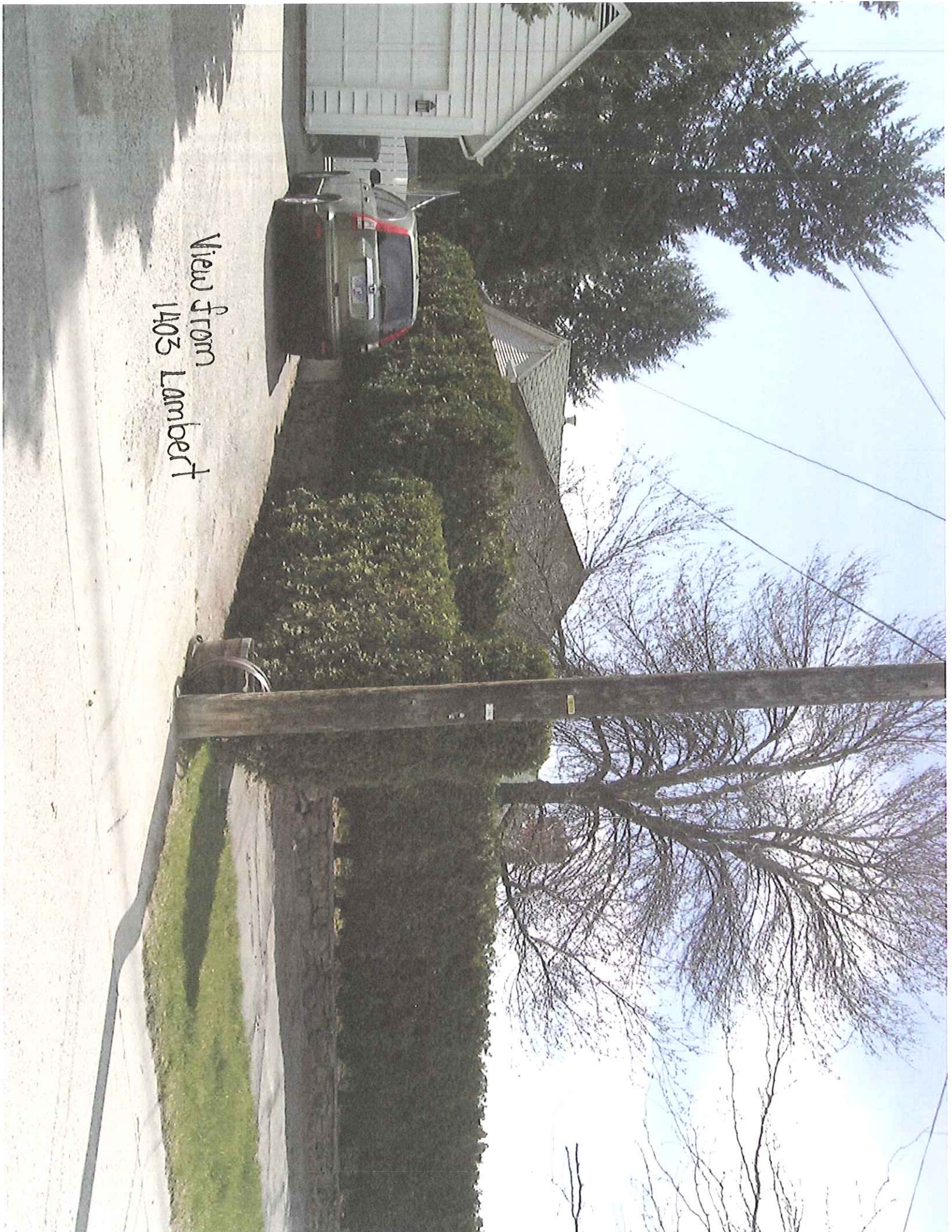
CITY OF KELOWNA
Land Use Management



LAMBERT LANE

LAMBERT AVENUE

View from
1403 Lambert





East Side yard.