

REPORT TO COUNCIL



Date: July 18, 2012

To: City Manager

From: Land Use Management, Community Sustainability (BD)

Application: Housing Agreement (0505-35) Owner: Klassen Ventures Ltd.

Address: 3281 Hall Road Applicant: Klassen Ventures Ltd.

Subject: Amendment to Housing Agreement attachments

Existing OCP Designation: Single/Two Residential

Existing Zone: RR3 - Rural Residential 3

1.0 Recommendation

THAT Council receives, for information, the Supplemental Report of the Land Use Management Department dated July 18, 2012 with respect to the Housing Agreement between the City of Kelowna and Klassen Ventures Ltd. for the property located at 3281 Hall Road.

2.0 Purpose

Council deferred consideration of a Housing Agreement for the subject property on June 26, 2012. Since that time, it has been confirmed that the elevation calculations were submitted in error, with the footprint of the building being incorrectly noted on the originally submitted plan.

The applicant team has confirmed that the proposed building footprint of the group home facility is 1,028.4m² (11,070 sq. ft.) (original submission of 1,616 m²/17,400 sq. ft). The total square footage of the building is proposed to be 1,616 m²/17,400 sq. ft. Notably, there are no changes to the siting or exterior elevations from the original submission to Council. A coloured rendering of the building is attached in order to illustrate the architectural vernacular of the building design.

The following summary of the proposed building was provided by the applicant team:

- Property size = 182,168 sq. ft.
- Allowable building footprint = 54,650 sq. ft (30% site coverage).
- Proposed building footprint = 11,070 sq. ft (6% site coverage - 1/5 of allowable).
- Can accommodate septic requirements for the building.


Birte Decloux, Urban Land Use Planner

Reviewed by:



Danielle Noble, Manager of Urban Land Use

Approved for Inclusion:




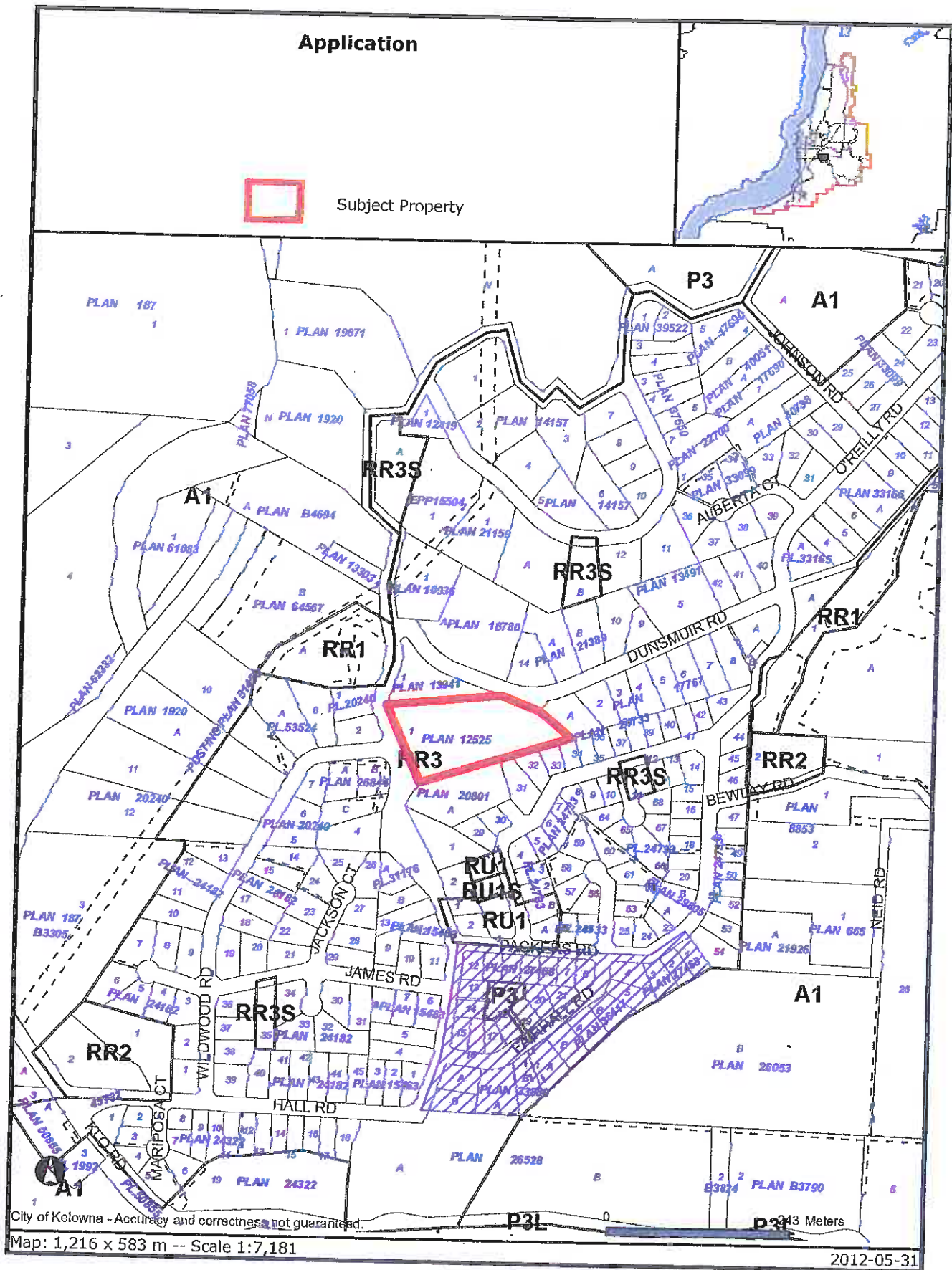
Shelley Gambacort, Director of Land Use Management

Attachments:

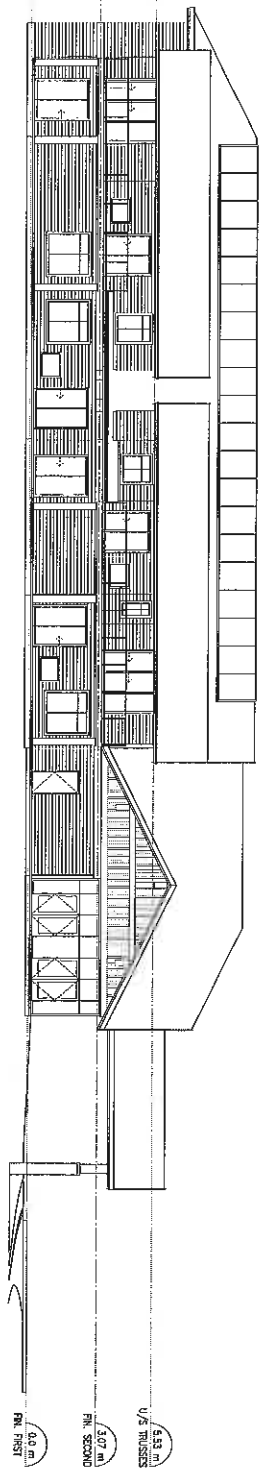
Subject property map

Rendering

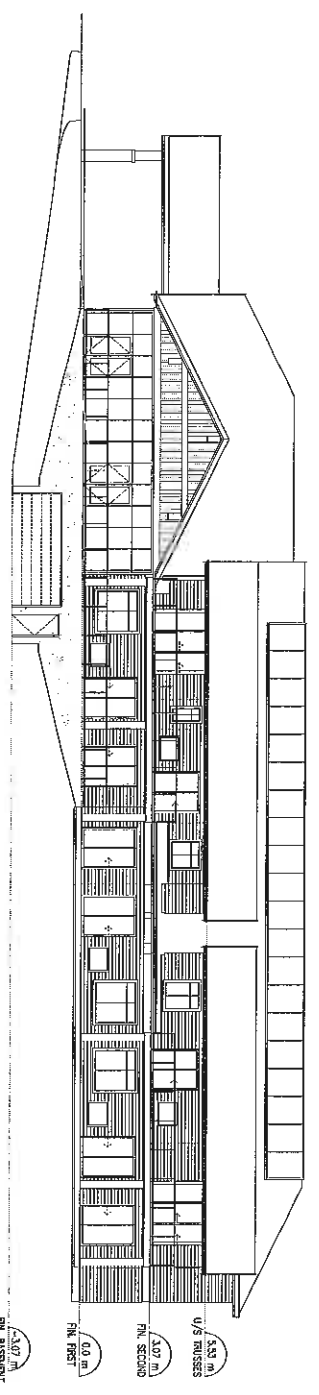




Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only.
The City of Kelowna does not guarantee its accuracy. All information should be verified.



1 ELEVATION - EAST

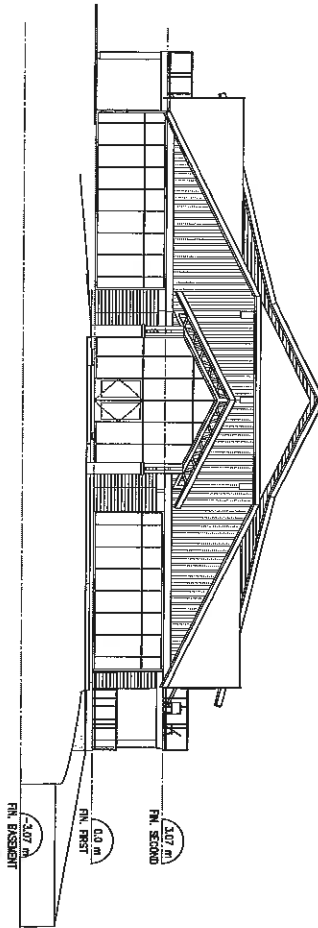


2 ELEVATION - WEST

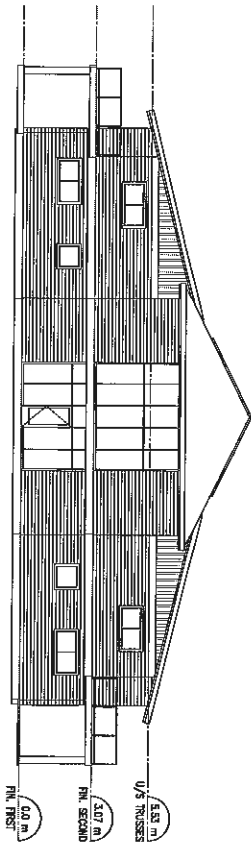
3281 Hill Road
 Elevations
 Scale: 1/8" = 1'-0"
 FOR BUILDING PERMIT

	PROJECT DOWNSIDE ROAD ASSESSMENT BUILDING REVISIONS DRAWING TITLE ELEVATIONS	Creation Date 26 Oct-11 File Date 1A-11-12	Job Number — Drawing Number A-200	Drawn By — REV No. —	Revision Number, Date and Description All items are to be checked by the architect prior to construction. The architect is responsible for the accuracy of the information provided in this drawing. The architect is not responsible for the accuracy of the information provided by others. The architect is not responsible for the accuracy of the information provided by others. The architect is not responsible for the accuracy of the information provided by others.
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1 ELEVATION - NORTH



2 ELEVATION - SOUTH



3281 Hall Road
Elevations
Scale: 1/8" = 1'-0"
FOR BUILDING PERMIT



PROJECT
CLAREMONT ROAD ASSISTED LIVING 2 STOREY
DRAWING TITLE
ELEVATIONS

Creation Date
28-Oct-11
Plot Date
19-Mar-12

Job Number
—
Drawing Number
A-801

Drawn By
1
REV No.
—

Revision Number, Date and Description

All notes on this drawing are to be read in conjunction with the contract documents. The contractor shall be responsible for obtaining all necessary permits and approvals. The contractor shall be responsible for obtaining all necessary permits and approvals. The contractor shall be responsible for obtaining all necessary permits and approvals.

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RENDERING BY JEFFREY ALLEN