
CITY OF KELOWNA
MEMORANDUM

Date: June 30, 2003
File No.: Z01-1065

To: City Manager

From: Planning & Corporate Services Department

APPLICATION NO. Z01-1065

OWNER: William Harassin

AT: 235 Langford Road

APPLICANT: William Harassin

PURPOSE: TO SEEK COUNCIL APPROVAL TO EXTEND THE DEADLINE FOR THE ADOPTION OF THE ZONE AMENDING BYLAW FOR A PERIOD OF SIX MONTHS;

TO REZONE THE SUBJECT PROPERTY FROM THE RU1 – LARGE LOT HOUSING ZONE TO THE RU1s – LARGE LOT HOUSING WITH SECONDARY SUITE ZONE TO LEGALIZE AN EXISTING BASEMENT SUITE;

EXISTING ZONE: RU1 – LARGE LOT HOUSING

PROPOSED ZONE: RU1s – LARGE LOT HOUSING WITH SECONDARY SUITE

REPORT PREPARED BY: RYAN SMITH

SEE ATTACHED FACT SHEET FOR COMPLETE APPLICATION DETAILS

1.0 RECOMMENDATION

THAT in accordance with Development Application Procedures Bylaw No. 8140 the deadline for the adoption of Zone Amending Bylaw No. 8858 –William Harassin – 235 Langford Road be extended from May 28, 2003 to November 28, 2003;

AND THAT Final Adoption of Zone Amending Bylaw No. 8858 be considered by Council;

2.0 SUMMARY

The Rezoning Authorization Bylaw no. 8858 received second and third readings by Kelowna City Council at a Regular Meeting held on Tuesday May 28, 2002. The Public Hearing for the application was also held on Tuesday May 28, 2002.

The applicant is seeking to rezone the subject property from an RU1 – Large Lot Housing zone to an RU1s – Large Lot Housing with Secondary Suite zone in order to legalize an existing basement suite.

The previous resolution of Council states that:

THAT final adoption of the zone-amending bylaw be considered subsequent to the requirements of the Inspection Services Department being completed to the department's satisfaction.

3.0 TECHNICAL COMMENTS

3.1 Inspection Services Department

- The door at the bottom of the stairs separating the suites shall have a 20min. rating'
- The storage room under the stairs shall be finished with 5/8" gypsum board. The door shall be changed to a swing type door complete with weather stripping;
- A carbon monoxide detector shall be installed in the furnace room;
- Interconnected photoelectric type smoke alarms shall be installed in each suite;
- The T&P valve on the hot water tank shall have to be dropped to within 1" of the floor;
- C-vent shall have 2" clearance to combustibles or changed to a B-vent;
- B-vent shall be properly fire stopped at the floor joists;
- The heating system shall be separate. The duct into the suite shall be disconnected and wall and ceiling shall be repaired.

The applicant has upgraded the suite to meet the above requirements of the Inspection Services Department. An inspection of the suite was performed in May 2003 and the upgrades were approved.

4.0 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

The Planning and Development Services Department has no further concerns regarding the proposed rezoning of the property from an RU1 – Large Lot Housing zone to an RU1s – Large Lot Housing with Secondary Suite zone. The proposal is consistent with the OCP future land use designation of Single/Two Family Residential use and with OCP policies on Secondary Suites. As of September 2002, Langford Road has been serviced with sanitary sewer and therefore there are no longer any concerns regarding the size of the septic field.

Andrew Bruce
Development Services Manager

Approved for inclusion

R.L. (Ron) Mattiussi, ACP, MCIP
Director of Planning & Corporate Services

RM/AB/rs
Attach.

