
**CITY OF KELOWNA
MEMORANDUM**

DATE: December 18, 2007

TO: City Manager

FROM: Planning & Development Services Department

APPLICATION NO. Z07-0096

APPLICANT: Janice Bartlett

AT: 844 Liban Court

OWNER: Janice Bartlett

PURPOSE: TO REZONE FROM THE RU1 – LARGE LOT HOUSING ZONE TO THE RU1(s) – LARGE LOT HOUSING WITH SECONDARY SUITE ZONE, IN ORDER TO CREATE A SECONDARY SUITE WITHIN THE EXISTING BUILDING.

EXISTING ZONE: RU1 – LARGE LOT HOUSING

PROPOSED ZONE: RU1(s) – LARGE LOT HOUSING WITH SECONDARY SUITE ZONE

REPORT PREPARED BY: BIRTE DECLOUX

1.0 RECOMMENDATION

THAT Rezoning Application No. Z07-0096 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 8, Section 29, Township 26, ODYD, Plan 25918 located on Liban Court, Kelowna, B.C. from the RU1 – Large Lot Housing Zone to the RU1(s) – Large Lot Housing with Secondary Suite Zone be considered by Council;

AND THAT the zone amending bylaw be forwarded to a Public Hearing for further consideration;

2.0 SUMMARY

This rezoning application seeks to rezone from RU1 – Large Lot Housing Zone to RU1s – Large Lot Housing with Secondary Suite Zone to allow for a secondary suite within the principal building on the subject property.



3.0 BACKGROUND

The applicant desires to create a secondary suite inside the existing dwelling to accommodate a family member.

The proposed application meets the requirements of the RU1(s) Large Lot Housing with a Secondary Suite zone as follows :

CRITERIA	PROPOSAL	RU1s ZONE REQUIREMENTS
Subdivision Regulations		
Lot Area	931 m ² (0.23 ac)	550 m ²
Lot Width	18.29 m	13.0 m
Lot Depth	40.47 m	30.0 m
Development Regulations		
Site Coverage (buildings)	12.8%	40%
Front Yard	12.8 m	4.5 m or 6.0 m to a garage
Side Yard (North)	2.1 m	2.0 m
Side Yard (South)	3.66 m	2.0 m (1 to 1 ½ storey) 2.3 m (2 to 2 ½ storey)
Rear Yard	18.5 m	7.5 m
Other requirements		
Floor Area (principal dwelling)	183.2 m ² (1972 ft ²)	n/a
Floor Area (secondary suite)	64.8 m ² (698 ft ²) 35% of principal building	The lesser of 90 m ² or 40% of the total floor area of the principal building
Parking Stalls (#)	(at least) 3 spaces	3 spaces
Private Open Space	Shared open space	30 m ² of private open space per dwelling

It is recommended that a defined private open space area is created for the Secondary Suite.

3.1 Site Context

The subject property is located on the west side of Liban Court, off Tronson Drive in Glenmore. The surrounding properties are developed for single family housing. All are RU1 zoning - Large Lot Housing.



3.2 Existing Development Potential

The purpose is to provide a zone for single detached housing, and compatible secondary uses.

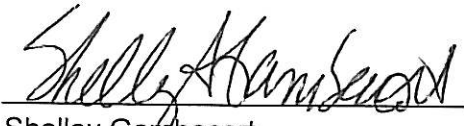
4.0 TECHNICAL COMMENTS

4.1 As Attached

5.0 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT COMMENTS

The proposal complies with the regulation, pursuant to Zoning Bylaw No. 8000, and satisfactorily meets the guidelines *for Development Permit Guidelines for Form and Character of Secondary Suites and Two Dwelling Housing Development*, pursuant to the Kelowna 2020-Official Community Plan.

Staff recommends that this rezoning application be supported, as it represents a sensitive infill project with minimal impact on the surrounding neighbours.



Shelley Gambacort

Current Planning Supervisor

ATTACHMENTS

Location of subject property
Site Plan (Surveyor's Certificate)
Floor Plan of Suite
Photos of Subject Property (4 pages)
Technical comments

File: Z07-0096

Application

File: Z07-0096

Type: REZONING - NON APC

File Circulation

Seq	Out	In	By	Comment
				B.C. Assessment Authority (info only)
	2007-11-08	2007-11-08		
				Community Development & Real Estate Mgr
	2007-11-08	2007-11-28	SALEXANC	CD&RE Comments for Inclusion in Council Report: Please contact the Land Agent for road dedications over 20 metres in width, land dedications and land transfers to or from the City of Kelowna, road closures and road reserves. Depending on the type of land transaction being contemplated, the processing time can vary from 3 weeks to 3 months. The Land Department requires a full size copy, together with an 8 ? x 11 copy, of any survey plans.
				Fire Department
	2007-11-08	2007-11-30	MNEID	Fire department access, fire flows, and hydrants as per the BC Building Code and City of Kelowna Subdivision Bylaw. Requirements of Section 9.36, Secondary Suites, of the BCBC 2006 are to be met.
				FortisBC
	2007-11-08			
				Inspections Department
	2007-11-08	2007-11-19	RREADY	Building permit required for proposed suite, to be constructed to requirements of BCBC 2006. Parking requirements to meet zoning bylaw requirements.
				Public Health Inspector
	2007-11-08	2007-11-23		No objection provided water & sewer available.
				Works & Utilities
	2007-11-08			

CITY OF KELOWNA
MEMORANDUM

Date: December 3, 2007
File No.: Z07-0096

To: Planning & Development Services Department (DN)
From: Development Engineering Manager (SM)

Subject: 844 Liban Court Lot 8 Plan 25918 Suite

The Works & Utilities Department comments and requirements regarding this application to rezone from RU-1 to RU-1s are as follows:

1. Domestic Water and Fire Protection

The existing lot is adequately serviced with a 19mm diameter copper water service.

Metered water from the main residence must be extended to supply the suite. The meter shall be within the building on the water service inlet as required by the City Plumbing Regulation and Water Regulation bylaws.

2. Sanitary Sewer

Our records indicate that this property is serviced with a 100mm-diameter sanitary sewer service. An inspection chamber (IC) must be installed on the service at the owner's cost as required by the sewer-use bylaw.

The applicant will be required to sign a Third Party Work Order for the cost of installing the (IC) prior to issuance of a Building Permit.

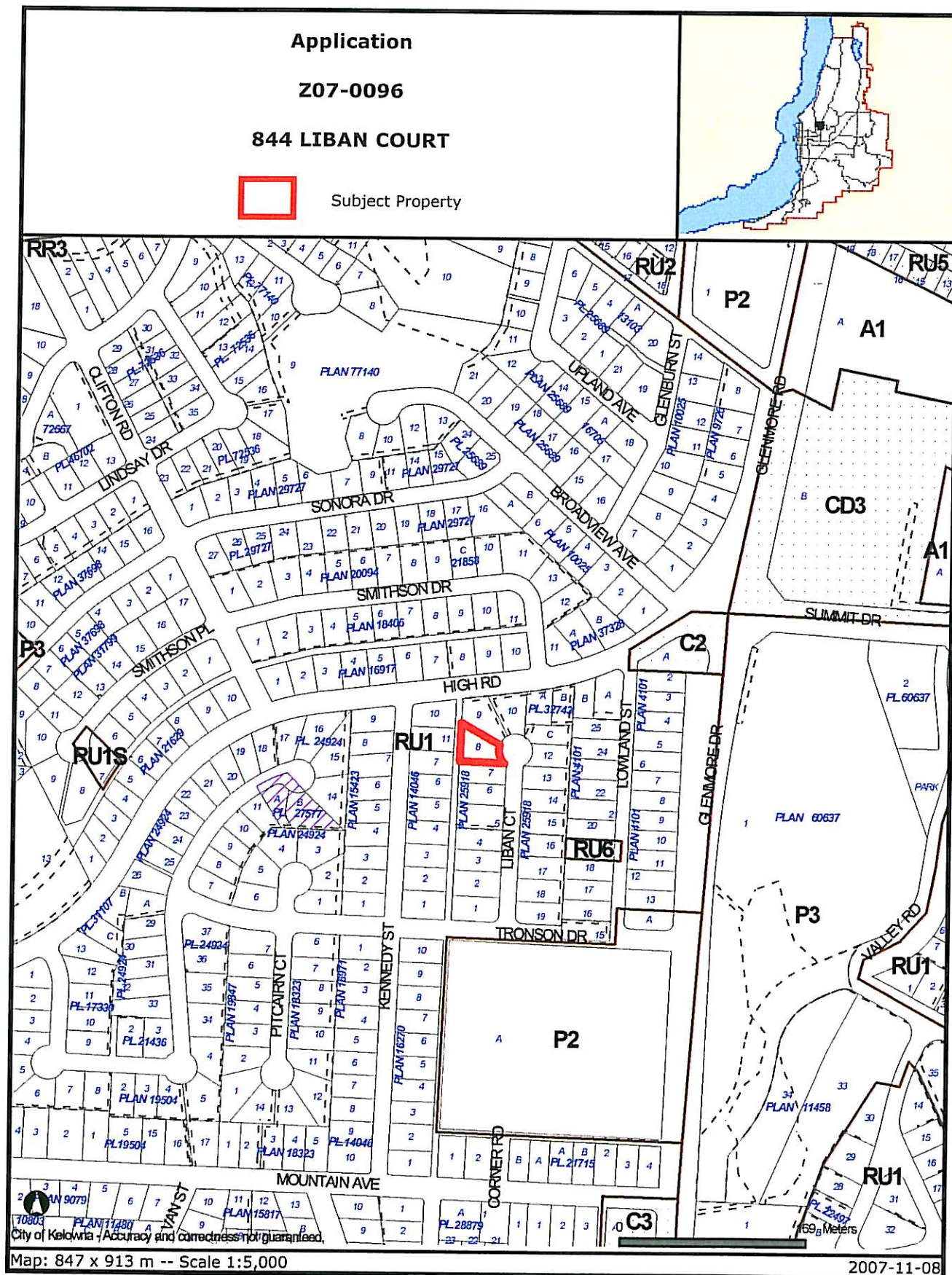
3. Development Permit and Site Related Issues

Access to the hard surface on-site parking can be provided from the rear lane. The parking modules must meet by-law requirements.

4. Electric Power and Telecommunication Services

It is the applicant's responsibility to make a servicing application with the respective electric power, telephone and cable transmission companies to arrange for service upgrades to these services which would be at the applicant's cost.

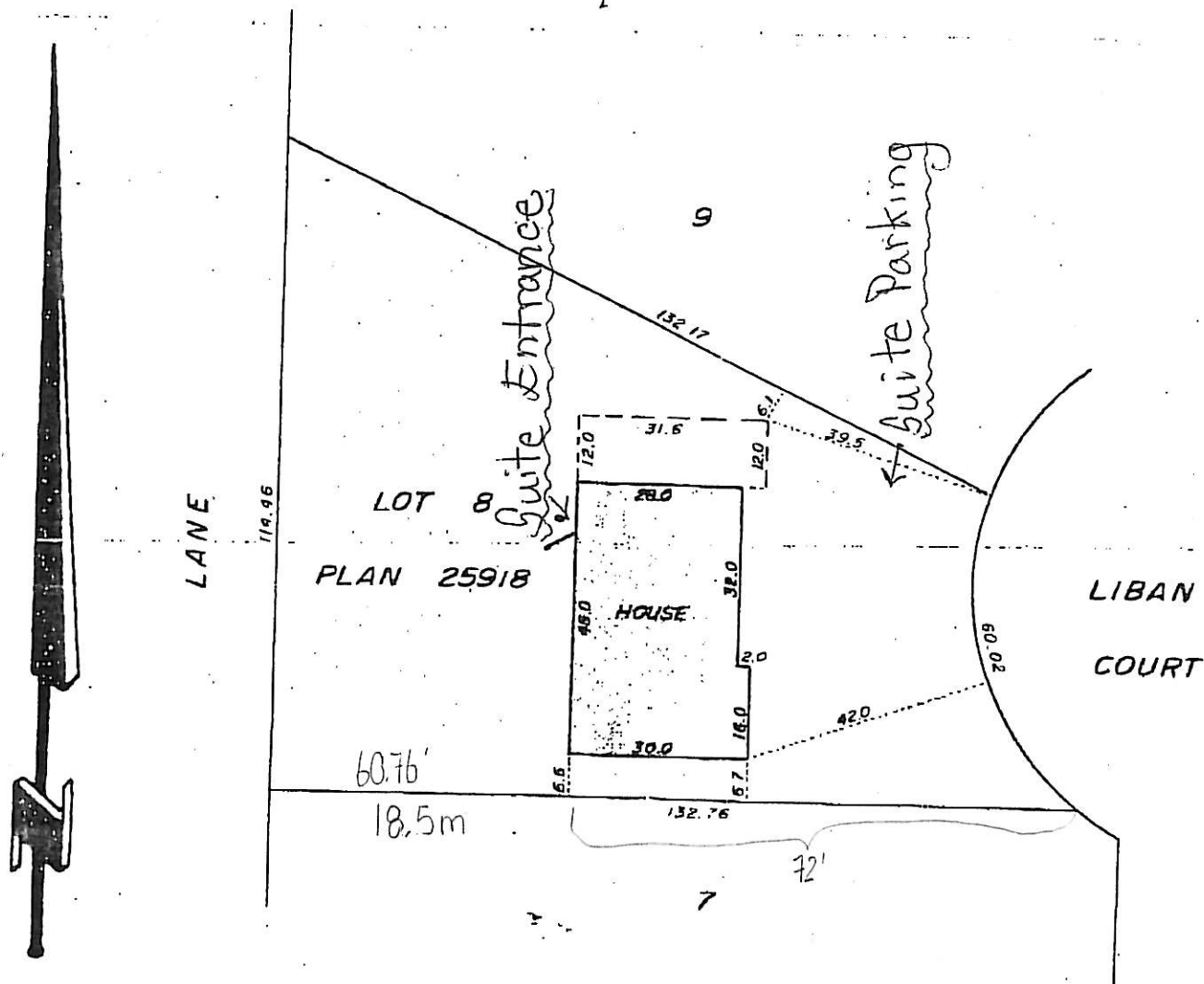
Steve Muenz, P. Eng.
Development Engineering Manager
DC



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.

B. C. LAND SURVEYORS CERTIFICATE

ON LOT 8, PLAN 25918, SEC. 29, TP. 26, O.D.Y.D.



THIS PLAN IS PREPARED FOR MORTGAGE PURPOSES ONLY AND IS NOT TO BE USED FOR THE ESTABLISHMENT OF PROPERTY BOUNDARIES.

SCALE: 1 inch = 30 feet

CERTIFIED CORRECT JAN 28, 1976

C. W. GEHUE AND ASSOCIATES
BRITISH COLUMBIA LAND SURVEYORS
1450 ST. PAUL STREET, KELLOWNA V1Y 2E6
TELEPHONE 762-2614

J. Arthur
J. ARTHUR, B.C.L.S.





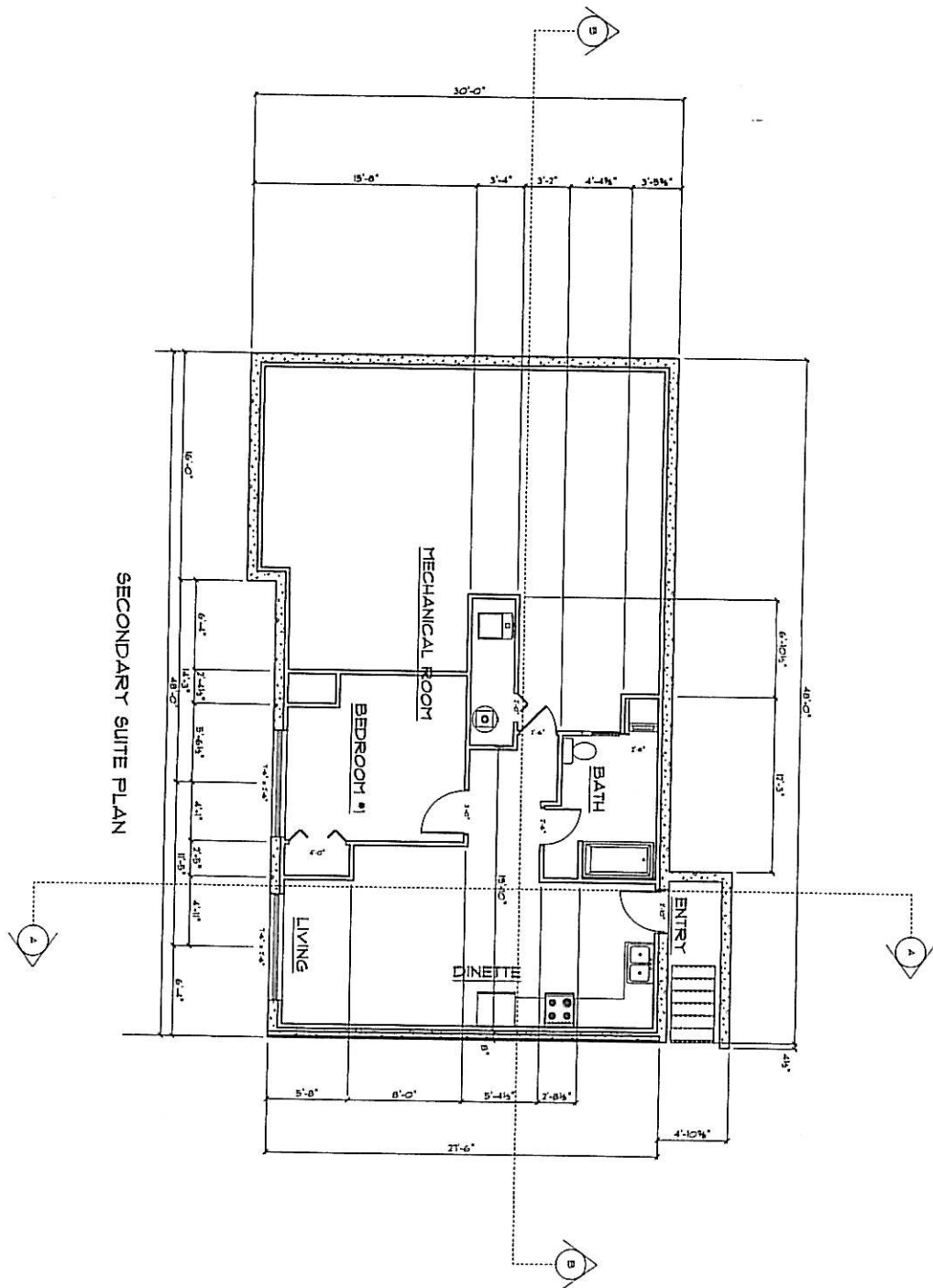


Suite
Door

stairs down



SECONDARY SUITE PLAN



844 LIBAN COURT
LOT 8, PLAN 25918 SEC.29

DATE November 03, 2007

PROPOSED SECONDARY SUITE
844 LIBAN COURT