
**CITY OF KELOWNA
MEMORANDUM**

DATE: January 16, 2008

TO: City Manager

FROM: Planning & Development Services Department

APPLICATION NO. Z07-0037

APPLICANT: Michael Zwicker

AT: 1519 Feedham Avenue

OWNER: Michael Zwicker

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

EXISTING ZONE: RU1 – LARGE LOT HOUSING

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

REPORT PREPARED BY: BIRTE DECLOUX

1.0 RECOMMENDATION

THAT Rezoning Application No. Z07-0037 to amend City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 17, SEC. 13, TWP 26, O.D.Y.D., Plan KAP 75908, located on Feedham Avenue, Kelowna, B.C. from the RU1 – Large Lot Housing Zone to the RU1(s) – Large Lot housing with a Secondary Suite Zone be considered by Council;

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

AND THAT final adoption of the zone amending bylaw be considered subsequent to the requirements of the Black Mountain Irrigation District being completed to their satisfaction;

2.0 SUMMARY

This application seeks to rezone from the RU1 zone large lot housing to RU1(s) zone – Large Lot Housing with a secondary suite. The intent is to legalize a suite that is located in the basement of the home. The floor plan indicates that the suite is a compact one bedroom unit.

3.0 BACKGROUND

The Applicant is proposing to rezone the subject property to RU1(s) in order to legalize the existing basement suite. During the construction inspection of the house, the suite was discovered and the applicant was directed to rezone. Adequate parking is provided within the existing two car garage with an additional parking stall available in the driveway.

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

Zoning Bylaw No. 8000		
CRITERIA	PROPOSAL	RU1(s) ZONE REQUIREMENTS
Subdivision Regulations		
Lot Area	608 m ²	550 m ²
Lot Width	20 m	17 m for corner lot
Lot Depth	31.433 m	30.0 m
Development Regulations		
Site Coverage (buildings)	32%	40%
Suite Size	69.49 m ² (36%)	Lesser of 90 m ² or 40% of total floor area
Total Floor Area of Principle Building	195 m ²	N/A
Site Coverage (buildings/parking)	37%	50%
Height	1 storey / 5.94 m	2 ½ storeys / 9.5 m
Front Yard	6.94 m	6.0 m to a garage
Side Yard (west)	2.12 m	2.0 m (1- 1 ½ storey)
Side Yard (east)	4.73 m	4.5 from a flanking street
Rear Yard	7.87 m	7.5 m
Other Requirements		
Parking Stalls (#)	3 spaces	3 spaces
Private Open Space	meets requirements	No requirement

3.1 Site Context

The subject property is located north of Hwy 33, on the corner of Feedham Avenue and Tanemura Crescent. The area has been recently developed with many newer single residential homes. More specifically, the adjacent land uses are as follows:

North	RU1 – Large Lot Housing
East	RU1 – Large Lot Housing
South	RU1 – Large Lot Housing
West	RU1 – Large Lot Housing



4.0 Development Potential

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

4.1 Policy and Regulation

4.1.1 City of Kelowna Strategic Plan (2004)

- i) *Objective #4* – Realize construction of housing forms and prices that meet the needs of Kelowna residents.
- ii) *Objective #5* – Achieve accessible, high quality living and working environments.

- iii) *Objective #7* – Sensitively integrate new development with heritage resources and existing urban, agricultural and rural areas.

4.1.2 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 (OCP, Chapter 15).

- iv) *Development Permit Process* - This development is subject to the Development Permit Guidelines for Form and Character of Secondary Suite and Two Dwelling Housing Development.


5.0 TECHNICAL COMMENTS

5.1 As attached.

6.0 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT COMMENTS

Rezoning the subject property to the RU1(s) zone would be consistent with the Future Land Use designation of the area. The proposal allows for more efficient use of the subject property and helps to diversify the housing supply in the area.

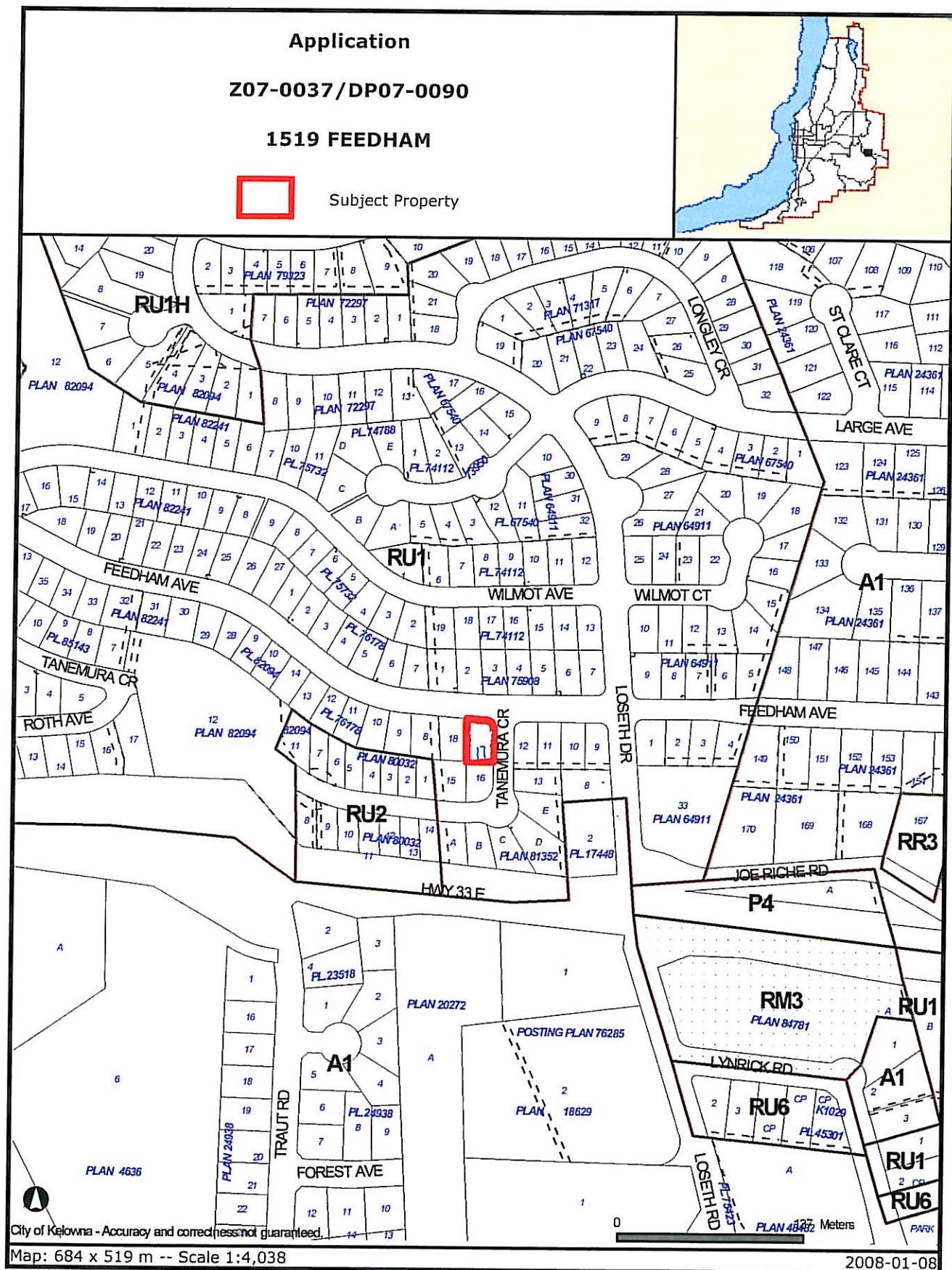
A Development Permit accompanies this zoning change application to assess the form and character of the proposed suite subject to the Secondary Suite and Two Dwelling Housing Development Guidelines set out in the Official Community Plan that will be executed at a staff level.


Shelley Gambacort
Current Planning Supervisor
SG/bcd

ATTACHMENTS

Location of subject property
Site Plan & Existing Basement plan
Proposed Suite Plan
Elevations
Technical comments

Application received: April 17, 2007

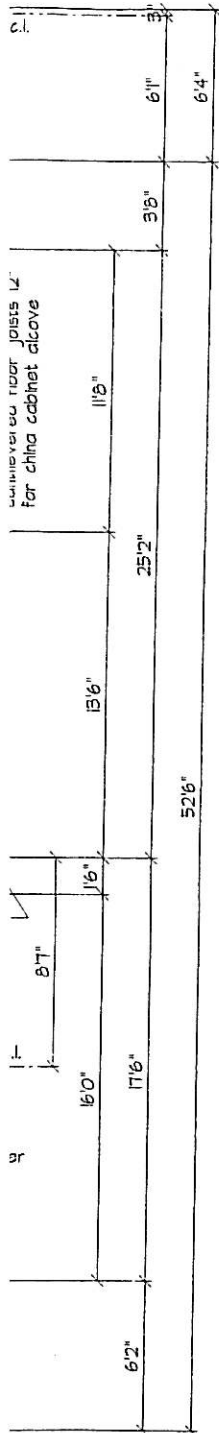


Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only.
The City of Kelowna does not guarantee its accuracy. All information should be verified.

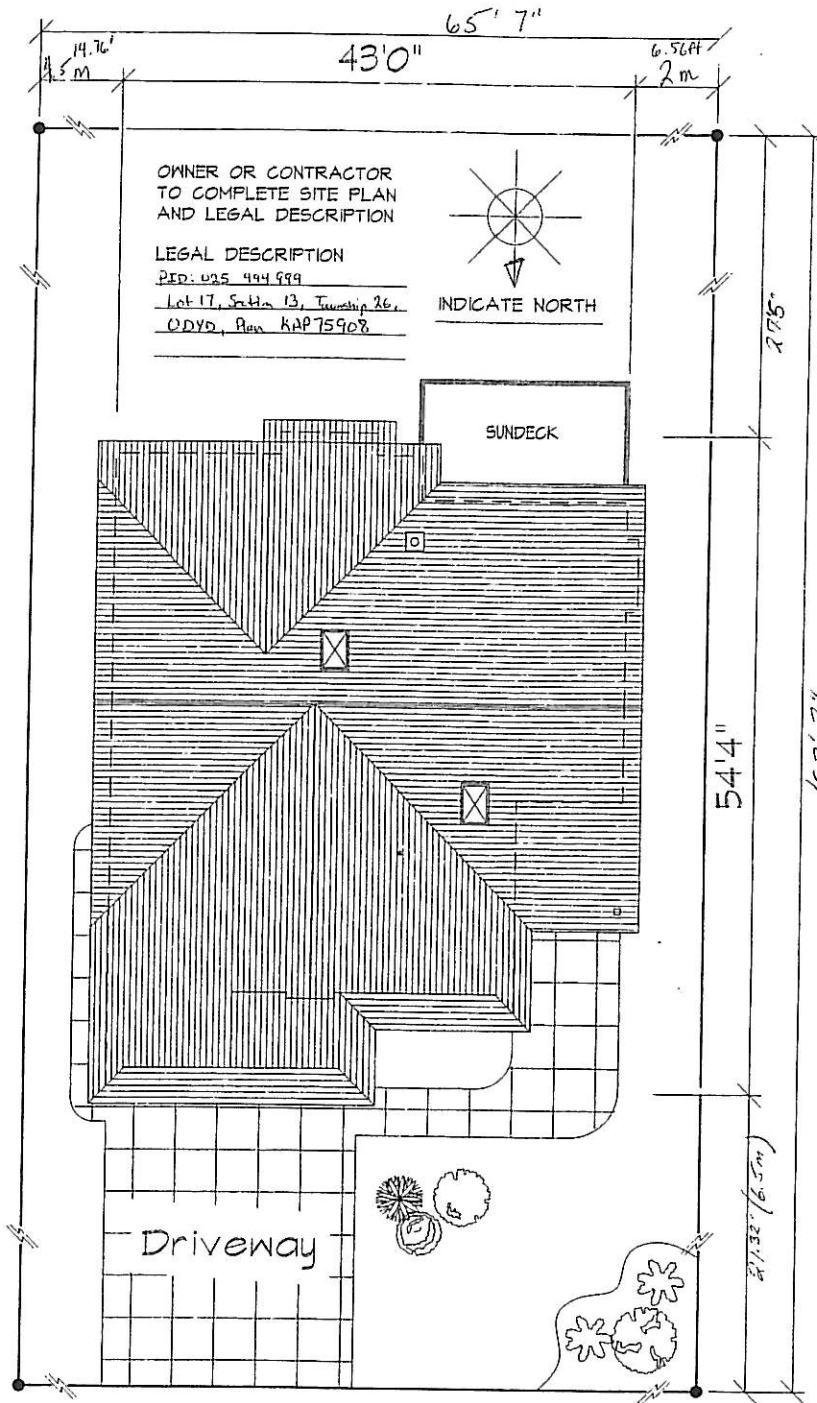
NOTE: DEPTH OF FOUNDATIONS

Due to the large variety of soils and the variance in frost penetration in different geographical locations, please refer to table 9.12.2.2 of the National Building Code, and consult local authorities for accepted standards.

- 6x6 post on 8" concrete pier on 30"x30"x6" concrete pad (typical 3 places)



Tanemura Crescent →



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ALL CONSTRUCTION SHALL COMPLY WITH PART NINE OF THE BRITISH COLUMBIA BUILDING CODE (CURRENT EDITION)

WEINMASTER HOME • DESIGN

PROPOSED RESIDENCE
FOR: Michael J Zwicker

ADDRESS:
1519 Feedham Avenue

LEGAL: P50: 025 444 999
Lot 17, Section 13, Township 26
ODD, Plan KAP75908

PROJECT:
HOUSE

SHEET TITLE:
FOUNDATION

SCALE:
AS NOTED

PLAN NO:
9501W

SHEET 1 **OF** 4 **SHEETS**

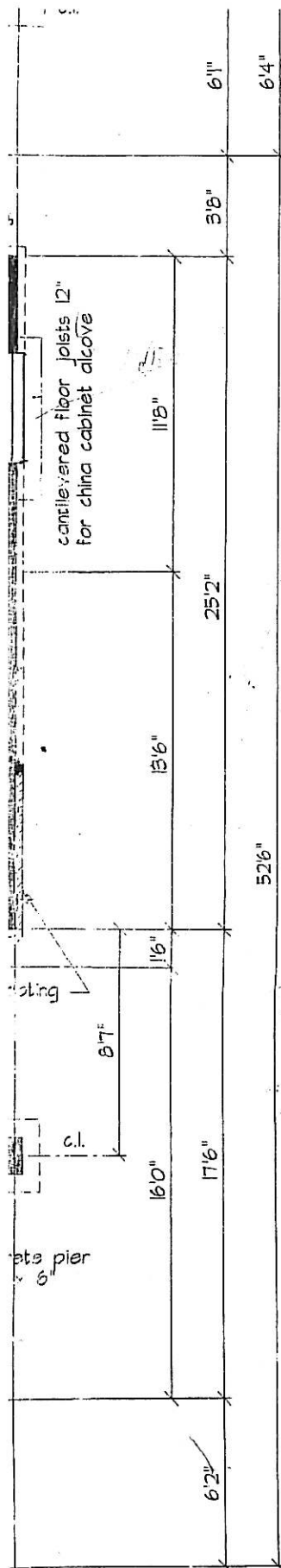
STREET Feedham Avenue
SITE PLAN scale = 1/8" = 1'0"

NOTE

lintels in exterior and bearing walls be 2x10s unless otherwise specified
bedroom windows to have a minimum size of 24" x 36" for egress
wind snow load of 41.8 p.s.f. (2.0 KPa.)
bearing columns of girder trusses and support
columns are to be posted to foundation

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Tanaka Crescent

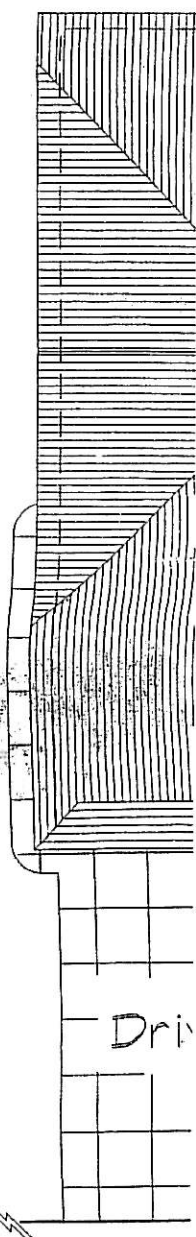
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AND LE

LEGAL
PED 02
LA 17
CITYD

PROPOSED SUITE - BASEMENT

Floor area: $30'4" \times 21'4" = 647.10$
 $+ 4' \times 10' = 40.82$
 $+ 15'4" \times 4 = 61.3$

748.40 sq ft
 69.49 m^2



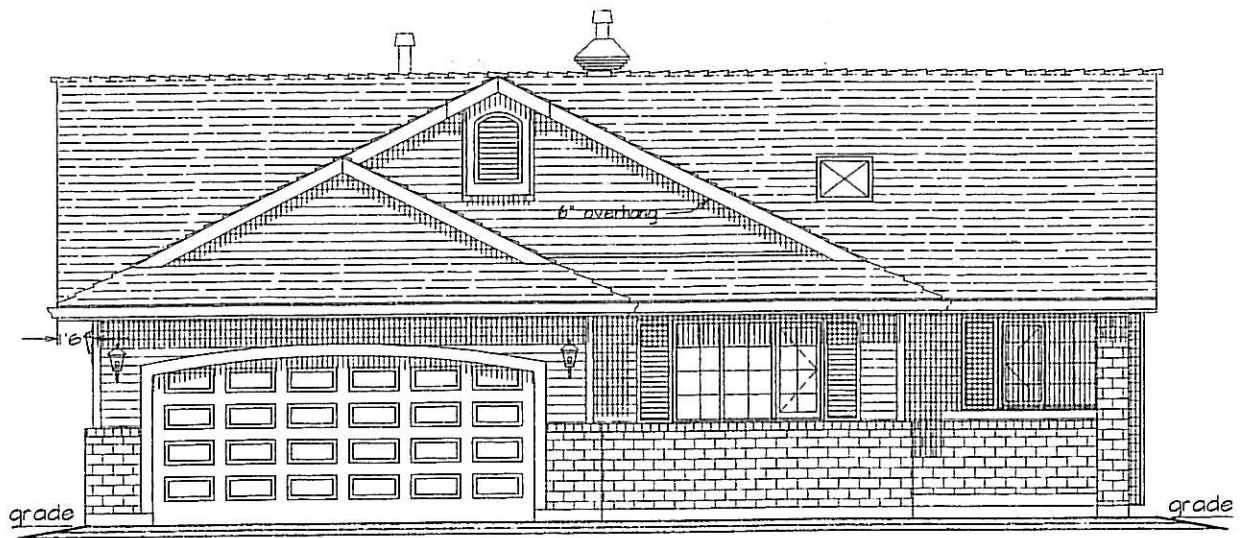
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1519 Feedham Ave
Kelowna, B.C
VIP-IN8

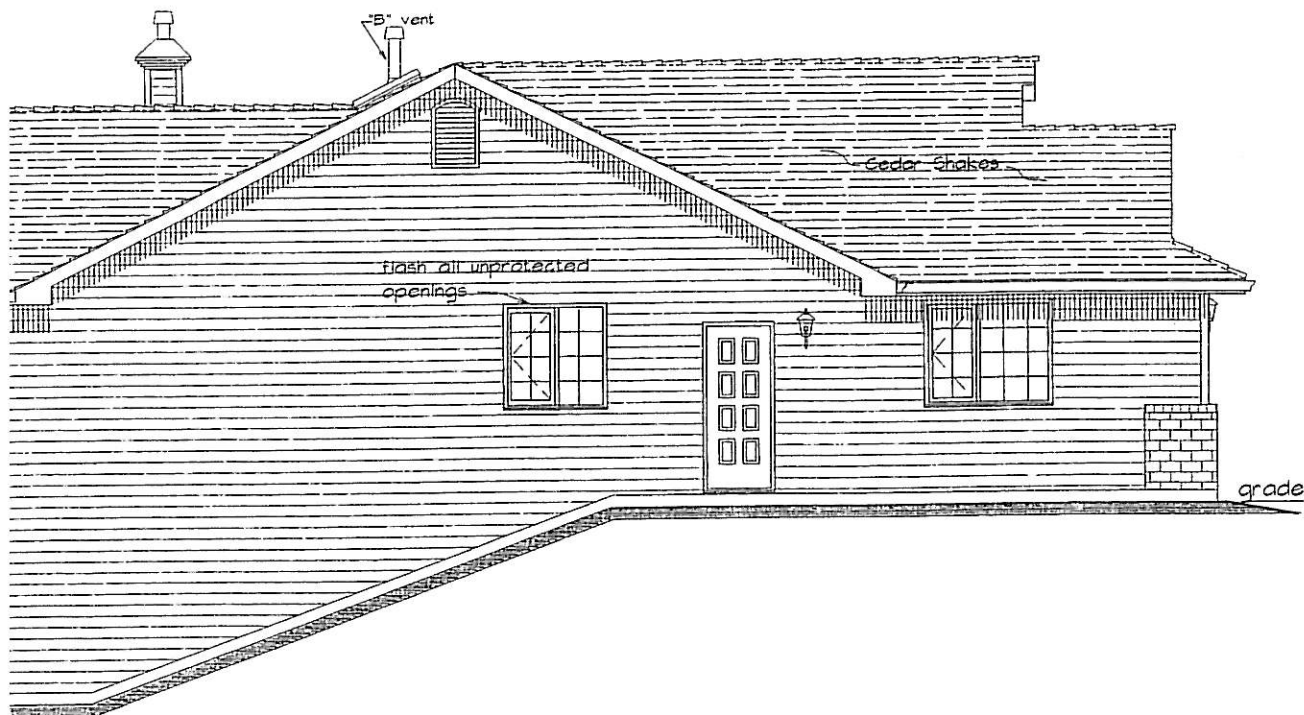
SUBMITTED
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NOTE

All lintels in exterior and bearing walls



FRONT ELEVATION scale = 1/4" = 1' 0"



LEFT ELEVATION scale = 1/4" = 1' 0"



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SHEET TITLE:
ELEVATIONS

SCALE:
AS NOTED

SHEET **4**
OF

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