
**CITY OF KELOWNA
MEMORANDUM**

DATE: February 11, 2008

TO: City Manager

FROM: Planning & Development Services Department

APPLICATION NO. Z08-0002

APPLICANT: Ron and Marilyn Westlake

AT: 4755 Parkridge Drive

OWNER: Ron and Marilyn Westlake

PURPOSE: TO REZONE FROM THE RR3 – RURAL RESIDENTIAL 3 TO THE RR3(S) – RURAL RESIDENTIAL 3 WITH SECONDARY SUITE, IN ORDER TO CONVERT A LEGAL INLAW SUITE TO A SECONDARY SUITE.

EXISTING ZONE: RR3 – RURAL RESIDENTIAL 3

PROPOSED ZONE: RR3(S) – RURAL RESIDENTIAL 3 WITH SECONDARY SUITE

REPORT PREPARED BY: BIRTE DECLoux

1.0 RECOMMENDATION

THAT Rezoning Application No. Z08-0002 to amend City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot C, SEC. 29, TWP 29, S.D.Y.D., Plan KAP45171, located on Parkridge Drive, Kelowna, B.C. from the RR3 – Rural Residential 3 to RR3(s) Rural Residential 3 with secondary suite, be considered by Council;

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

2.0 SUMMARY

This application seeks to rezone from RR3 – Rural Residential 3 to RR3(s) – Rural Residential 3 with a secondary suite to convert a legal in-law suite to a secondary suite.

3.0 BACKGROUND

The existing single family dwelling on the subject property has an existing legal in-law suite which had a covenant for a permitted second kitchen. Should this rezoning be approved the covenant will then be discharged.

This proposal meets the RR3(s) requirements as follows:

Zoning Bylaw No. 8000		
CRITERIA	PROPOSAL	RR3(s) ZONE REQUIREMENTS
Subdivision Regulations		
Lot Area	2155 m ²	1600 m ²
Lot Width	37.44 m	18 m
Lot Depth	62.95 m	30.0 m
Development Regulations		
Site Coverage (buildings)	16 %	30%
Size ratios	63 m ²	In building can't exceed lessor or 90 m ² or 40%
Height (existing house)	1 storey / 5 m	2 ½ storeys / 9.5 m
Front Yard	20.27 m	6.0 m
Side Yard (north)	5.5 m	4.5 m for flanking street or use below
Side Yard (south)	2.44 m	2.0 m (1 - 1 ½ storey) 2.3 m (2- 2 ½ storey)
Rear Yard	6.5 m	7.5 m / 1.5 m for accessory buildings
Other Requirements		
Parking Stalls (#)	3 spaces	3 spaces
Private Open Space	meets requirements	No requirement

3.1 **Site Context**

The subject property is located on the west side of Parkridge Drive in Crawford Estates. The surrounding properties are developed for single family housing. More specifically, the adjacent land uses are as follows:

- North – RR3 – Rural Residential 3
- East – RR3 – Rural Residential 3
- South – RR3- Rural Residential 3
- West – RR3 – Rural Residential 3

3.2 Subject Property Map:



3.3 Existing Development Potential

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

4 TECHNICAL COMMENTS

As Attached

5 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT COMMENTS

Staff recommends that this rezoning application be supported, as it represents a sensitive infill project, consistent with the policies contained within the OCP. The impact to the surrounding neighbourhood will be minimal as the suite is pre-existing.


Shelley Gambacort
Current Planning Supervisor
Bcd

ATTACHMENTS

Location of subject property

Site Plan (existing building location)

Site Photos

Overall floor plan

Elevation drawings

Technical comments

Application received: January 22, 2008

CITY OF KELOWNA
MEMORANDUM

Date: January 29, 2008
File No.: Z08-0002
To: Planning and Development Officer (BD)
From: Development Engineering Manager (SM)
Subject: 4755 Parkridge Drive – Lot C, Plan 45171

The Works & utilities Department comments and requirements regarding this application to rezone the subject property from RR3 to RR3s are as follows:

The proposed rezoning for a secondary suite does not compromise Works and Utilities as far as servicing is concerned.

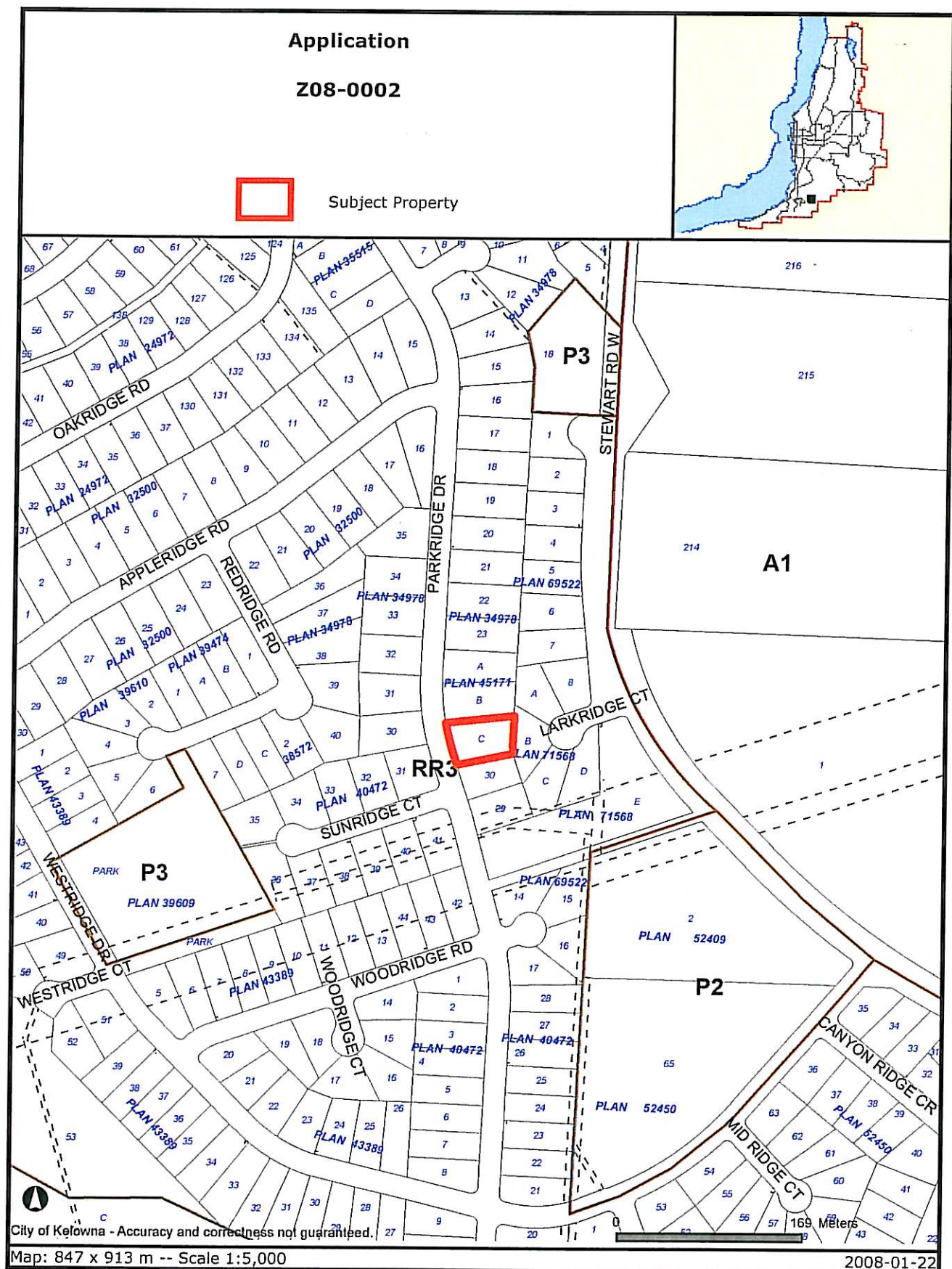
Steve Muenz, P. Eng.
Development Engineering Manager

SS

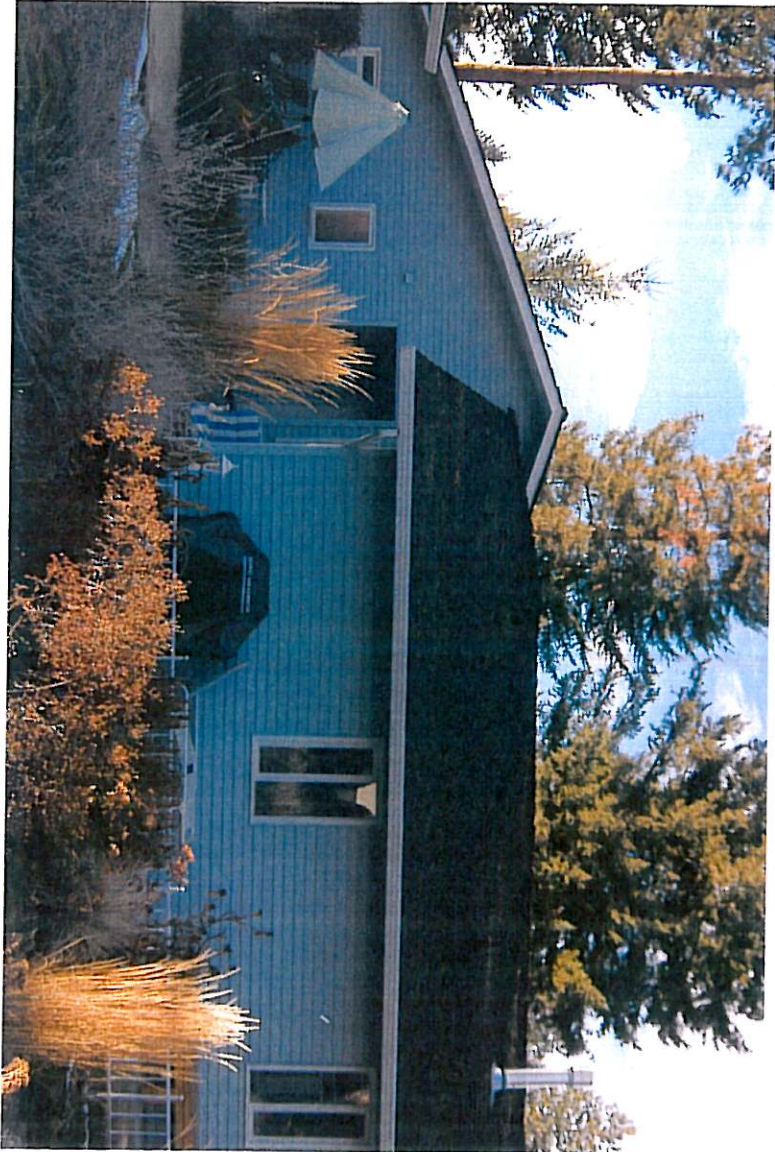
File: Z08-0002

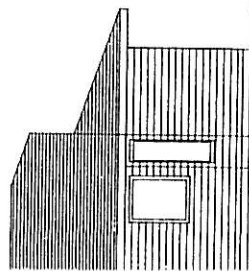
Seq	Out	In	By	Comment
				B.C. Assessment Authority (info only)
	2008-01-22	2008-01-22		
				Bylaw Enforcement Officer
	2008-01-22	2008-01-22	PTURNER	No concerns
				Community Development & Real Estate Mgr
	2008-01-22	2008-02-01	SALEXANC	CD&RE Comments for Inclusion in Council Report: Please contact 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.
				Environment Manager
	2008-01-22	2008-01-25	CDAVIS	No comment
				Fire Department
	2008-01-22			
				FortisBC
	2008-01-22	2008-01-31		No response
				Inspections Department
	2008-01-22	2008-01-26	RREADY	Existing inlaw suite requires building permit to upgrade it to meet requirements of BCBC 2006 for legal secondary suite.
				Public Health Inspector
	2008-01-22	2008-02-07		Owner should seek the services of an authorized person as defined under the sewerage system regulation (BC reg 326/2004) to determine if the system is adequate to accomodate the flows fro mthe construction. If an alteration to the system is needed, the authorized person will be required to file such with this office prior to construction; No records can be found for the exisitng building; The owner is reminded that all onsite sewerage systems do fail eventually and the proposed construction may possibly limit the availability of an area for repair. In the event a repair is needed, an authorized person must be contacted to design and file repair plans. These comments do not address the operating condition of the sewerage system and reflect only the information contained in our files.
				Works & Utilities
	2008-01-22	2008-01-31		see documents tab

Remarks

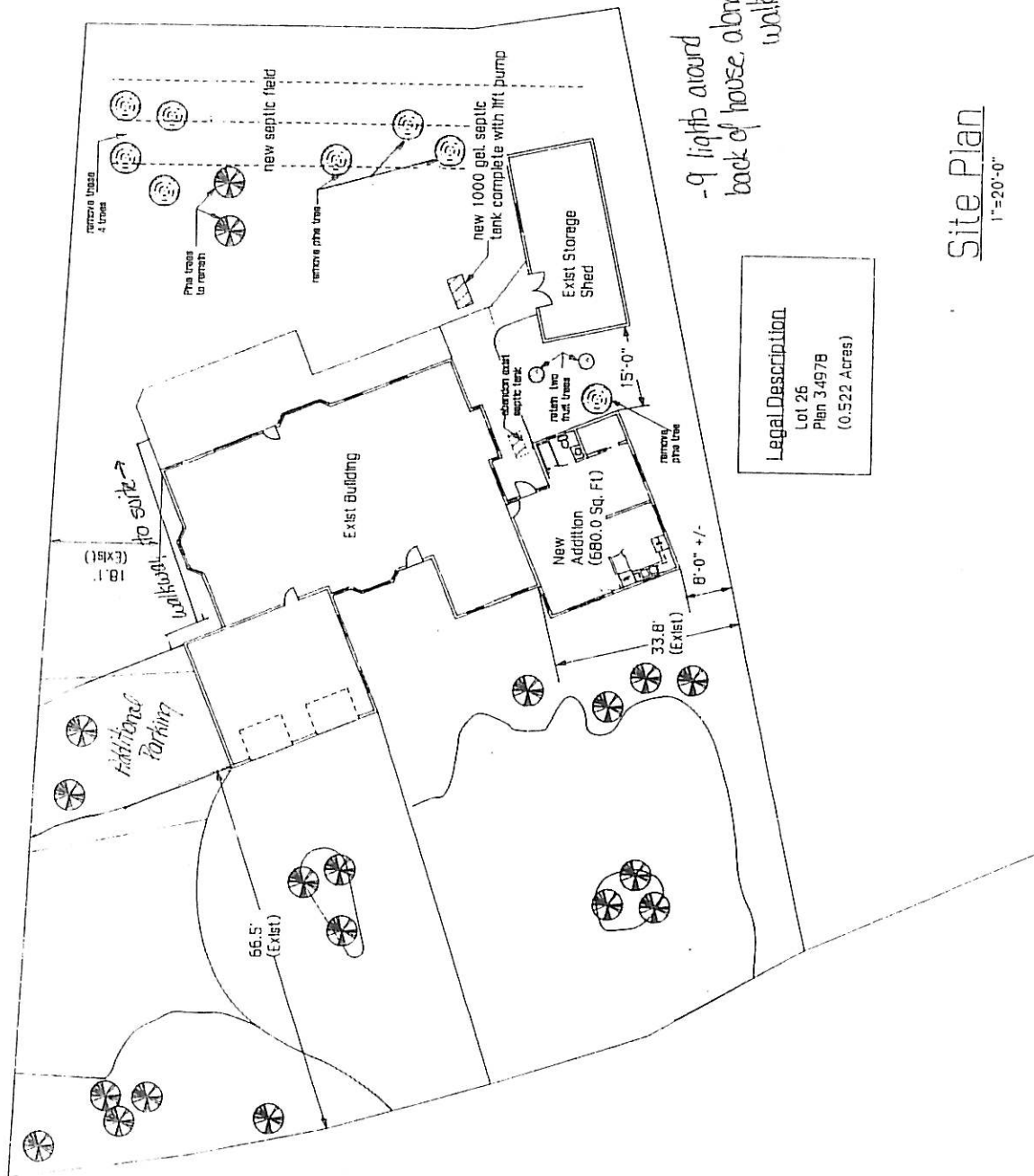


Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only.
The City of Kelowna does not guarantee its accuracy. All information should be verified.





Parkridge Drive



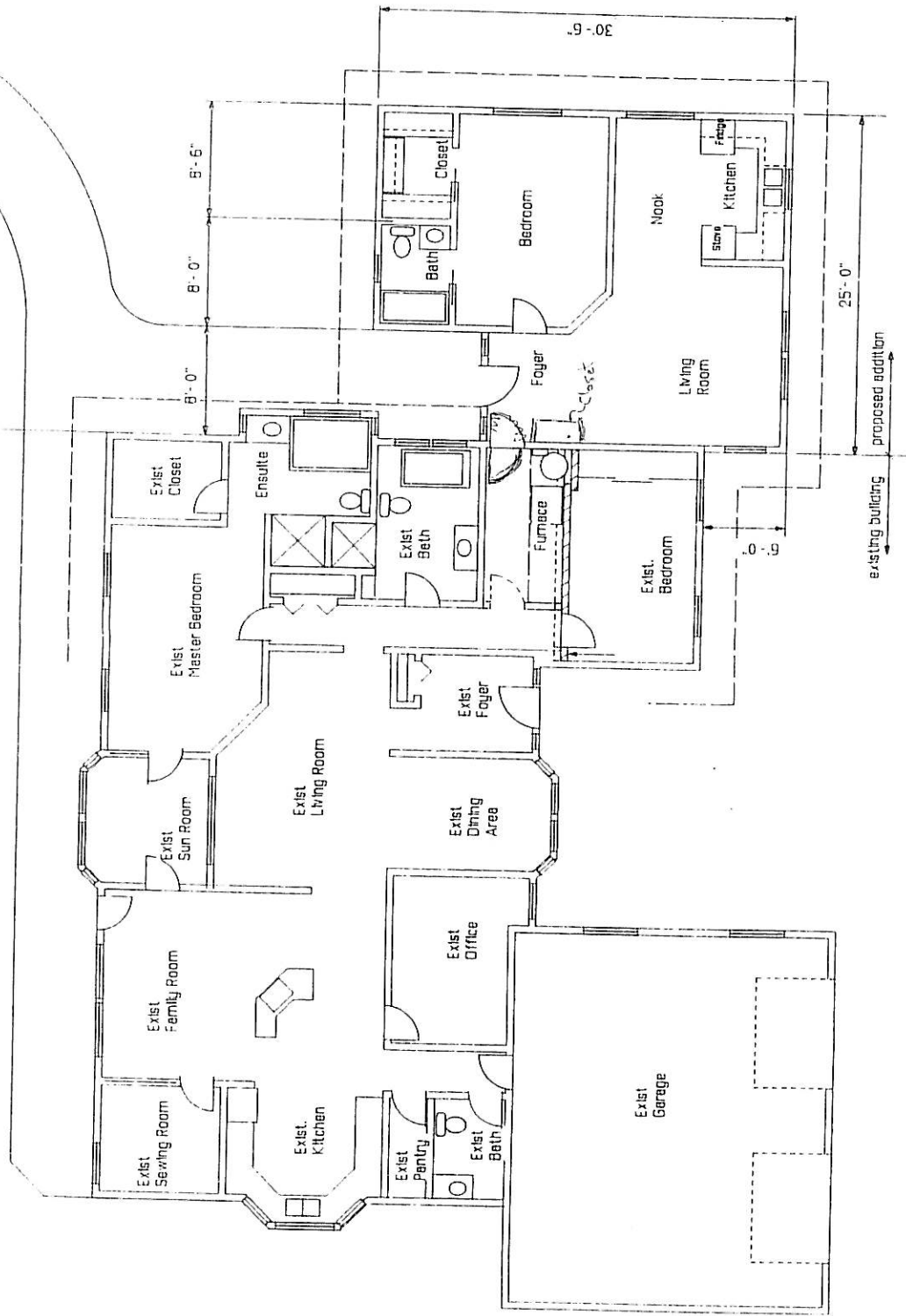
-9 lights around
back of house along
walkway

Legal Description
Lot 26
Plan 34978
(0.522 Acres)

Site Plan
1"=20'-0"

existing building

proposed addition



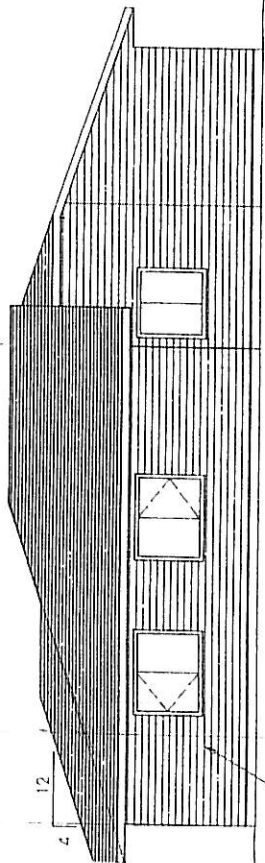
Overall Floor Plan

1/8" = 1'-0"

hand fr
trusses

new construction

exist building



Right Elevation

1/8" = 1'-0"

new construction

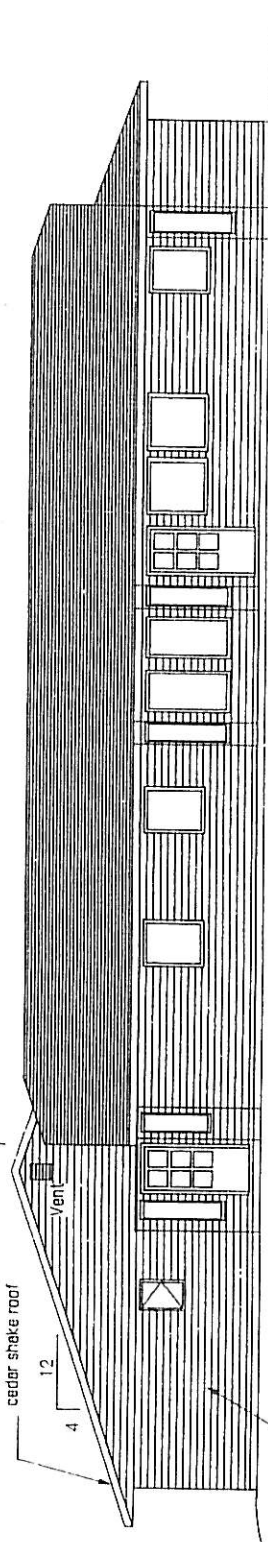
exist building

cedar shake roof

12

4

vent



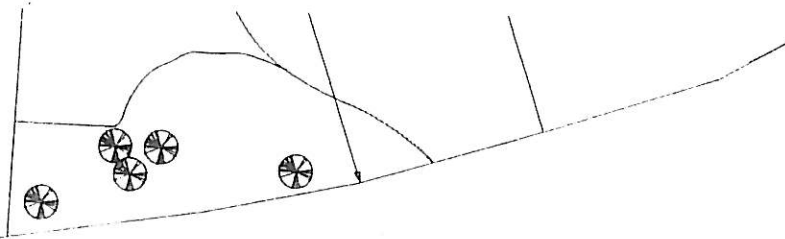
Rear Elevation

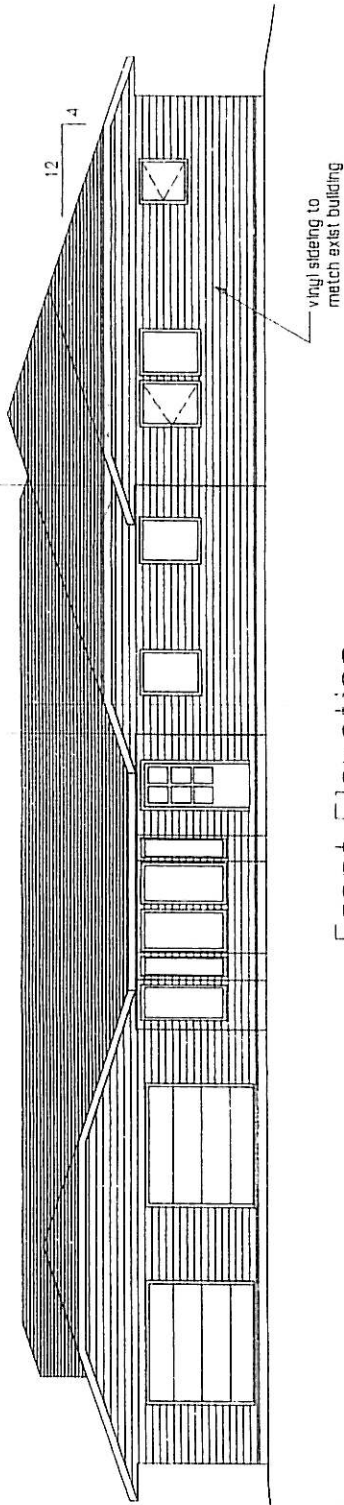
1/8" = 1'-0"

General Notes

1. All work is to be done in accordance with the National Building Code of Canada and local building codes where these take precedence.
2. All site measurements shall be checked by the contractor before commencing construction.
3. While every attempt has been made in the preparation of these plans to avoid mistakes, the maker can not guarantee against human error, the owner and or contractor on the job must check all dimensions and design and be responsible for same.
4. Soil bearing for foundation design is assumed as 2000 p.s.f.

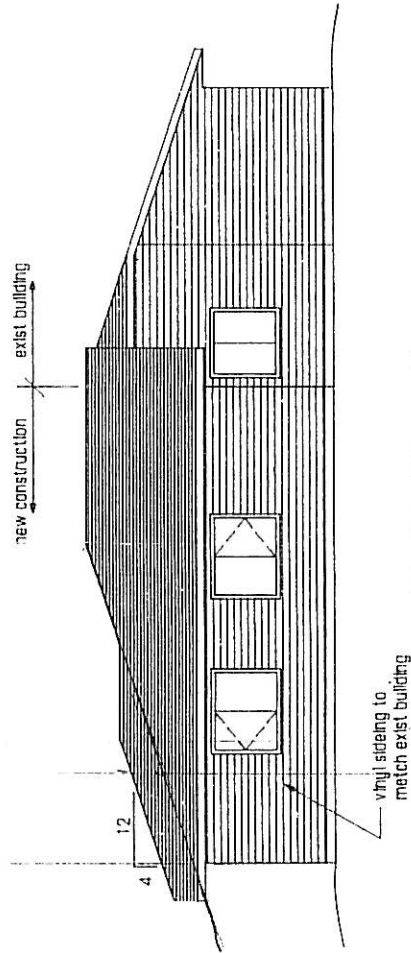
Parkridge Drive





Front Elevation

1/8" = 1'-0"



Right Elevation

1/8" = 1'-0"

