
**CITY OF KELOWNA
MEMORANDUM**

DATE: March 27, 2008

TO: City Manager

FROM: Planning & Development Services Department

APPLICATION NO. Z08-0018

APPLICANT: David & Corrina Pazdzierski

AT: 4439 Gordon Drive

OWNERS: David & Corrina Pazdzierski

PURPOSE: TO REZONE THE SUBJECT PROPERTY FROM RU1 – LARGE LOT HOUSING TO RU1S – LARGE LOT HOUSING WITH SECONDARY SUITE TO CONSTRUCT A SECONDARY SUITE LOCATED WITHIN THE BASEMENT OF THE SINGLE FAMILY DWELLING.

EXISTING ZONE: RU1 – LARGE LOT HOUSING

PROPOSED ZONE RU1s – LARGE LOT HOUSING WITH SECONDARY SUITE

REPORT PREPARED BY: Alec Warrender

1.0 RECOMMENDATION

THAT Rezoning Application No. Z08-0018 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 2, D.L. 358, ODYD, Plan KAP54772, located at 4439 Gordon Drive, Kelowna, B.C. from the RU1 – Large Lot Housing Zone to the RU1s – 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.

AND THAT final adoption of the zone amending bylaw be considered subsequent to the requirements of the Works & Utilities Department being completed to their satisfaction;

2.0 SUMMARY

This rezoning application seeks to rezone the subject property from the RU1 – Large Lot Housing to the RU1s – Large Lot Housing with Secondary Suite.

3.0 THE PROPOSAL

The single family dwelling was recently moved onto a new foundation. The applicant would like to construct a secondary suite in the new basement. Information provided by the applicant indicates that the proposed secondary suite is to have a floor area of 77m² or 43% of the single family dwelling's total floor area. The total floor area for the existing single family dwelling is 177 m².

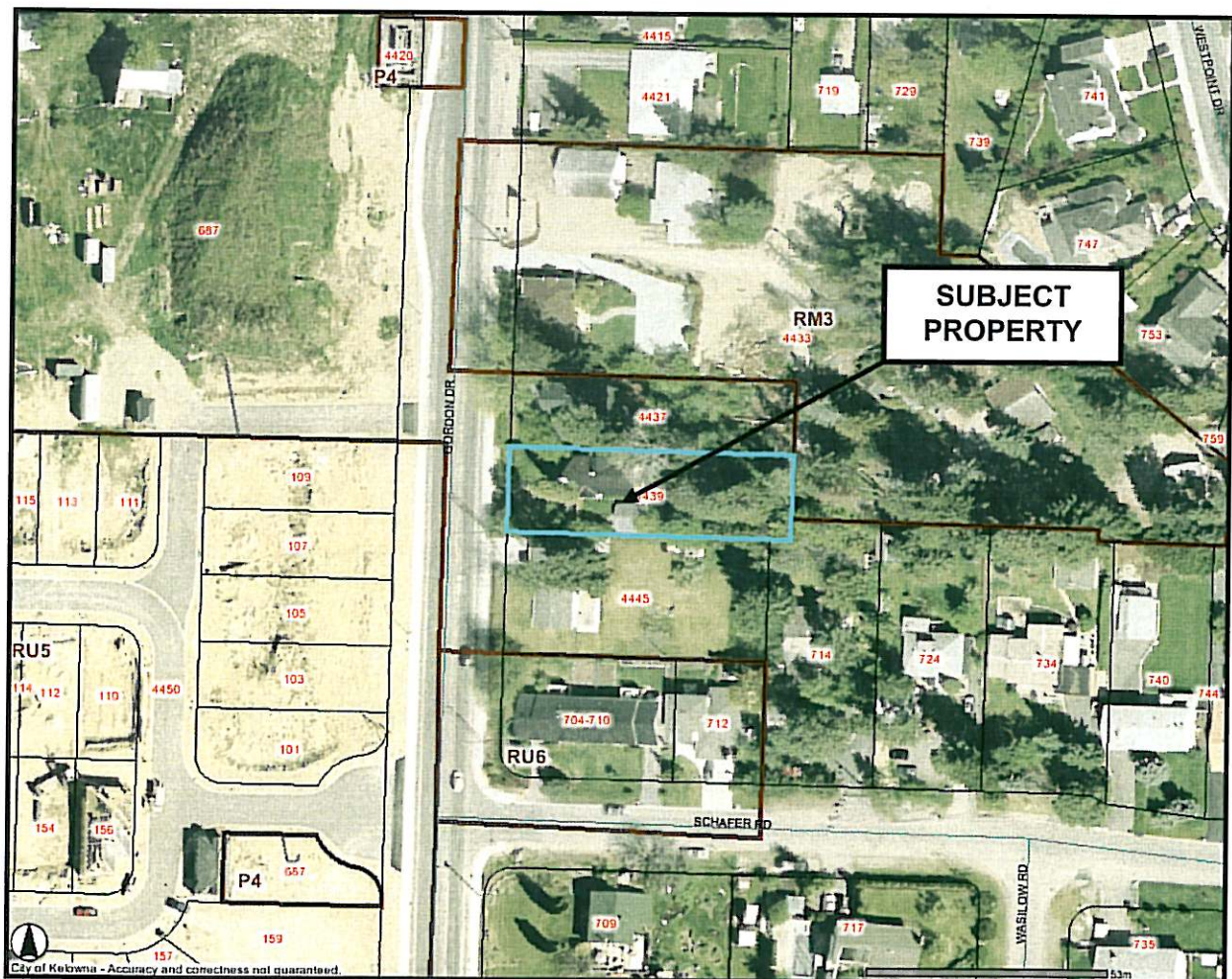
3.1 Site Context

The surrounding area has been developed primarily as a single family neighbourhood. More specifically, the adjacent land uses are as follows:

North	RU1 – Large Lot Housing – Residential
East	RM3 – Low Density Multiple Housing – Residential
South	RU1 – Large Lot Housing – Residential
West	RU5 – Bareland Strata Housing - Residential

3.2 Site Location Map:

4439 Gordon Drive



3.4 Current Development Policy

This proposal is supported by the policies of the City of Kelowna's Strategic plan and Kelowna 2020 - Official Community Plan.

4.0 TECHNICAL COMMENTS

4.1 Works & Utilities
See Attached

4.2 Inspections Department
Separate building permit required for construction of proposed suite, to meet requirements of BCBC 2006.

4.3 Fire Department
Requirements of Section 9.36, Secondary Suites, of the BCBC 2006 are to be met. Fire department access, fire flows, and hydrants as per the BC Building Code and City of Kelowna Subdivision Bylaw.

5.0 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT COMMENTS

The Planning and Development Services Department has no concerns with the proposed rezoning of the property from RU1 - Large Lot Housing to RU1s - Large Lot Housing with Secondary Suite. The Official Community Plan supports the creation of secondary suites and the proposed development is in line with Zoning Bylaw No. 8000.



Shelley Gambacort
Current Planning Supervisor
SG/aw

ATTACHMENTS

Location of subject property
Site Plan
Photographs
Works & Utilities

CITY OF KELOWNA
MEMORANDUM

Date: March 13, 2008 Revised
File No.: Z08-0018
To: Planning & Development Services Department (AW)
From: Development Engineering Manager (SM)
Subject: 4439 Gordon Dr. Lot 2 Plan 54772 RU-1s 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

The existing house is provided with a single 100mm-diameter sanitary sewer service, complete with I.C. that will be used to service the main residence and the proposed suite.

The property is located within Specified Area #17 and is serviced by the municipal wastewater collection system. The applicant is required to pay the specified area # 17 charges in the amount of \$730.73 (\$730.73 valid until March 31, 08 x1.0 Units).

3. Development Permit and Site Related Issues

Adequate, hard surface on-site parking must be provided. The parking modules must meet by-law requirements.

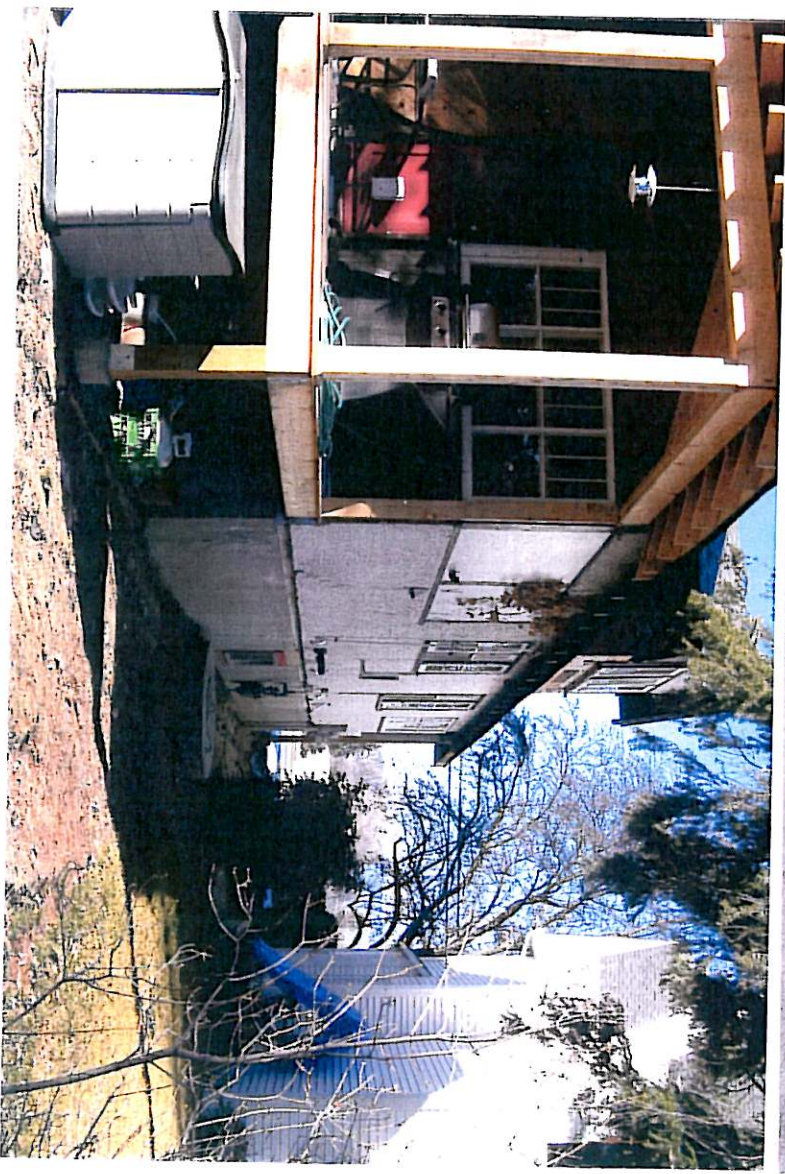
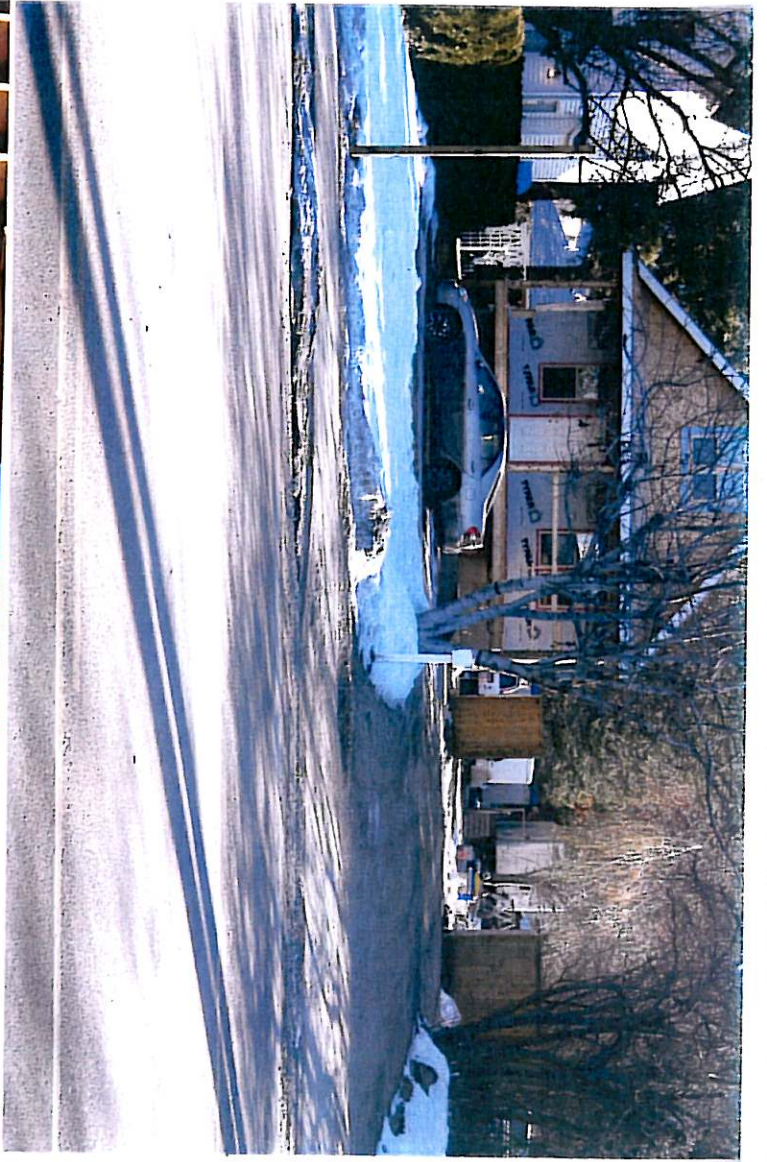
Direct the roof drains into on-site rock pits. This will help dissipate the roof drain water and prevent additional concentrated flows onto the road right-of-way.

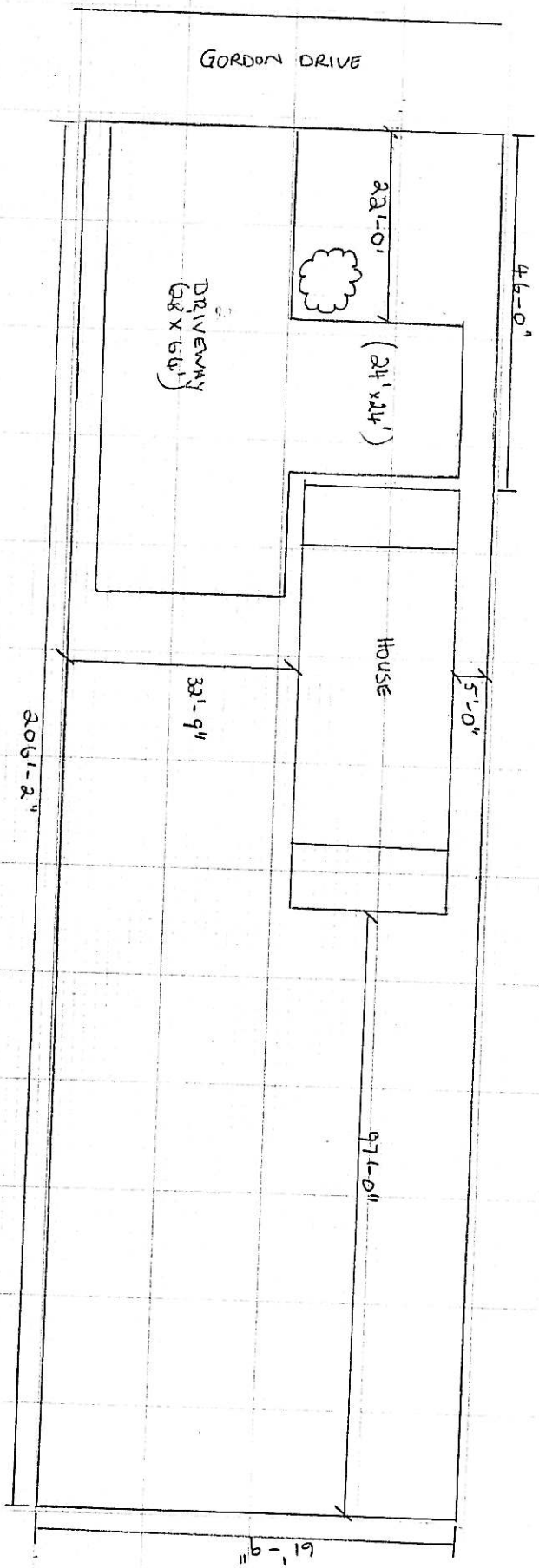
4. Electric Power and Telecommunication Services

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







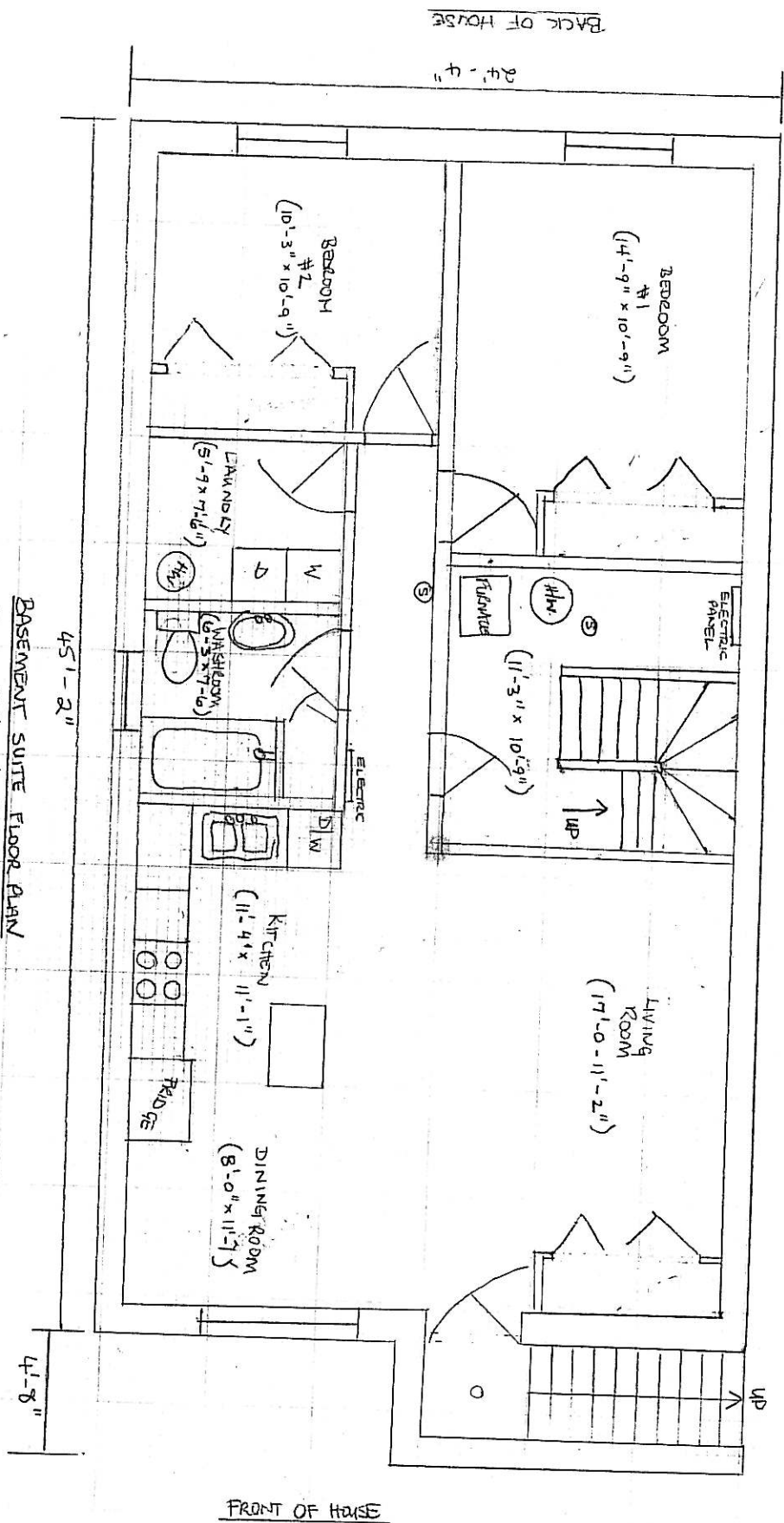
CIVIC ADDRESS : 4439 GORDON DRIVE

LEGAL DESCRIPTION: PLAN OF SUBDIVISION OF LOT 8, PLAN 3540
 D.L. 358, AND OF PRCED. 8 OF LOT 2, PLAN 260
 D.L. 358 AS SHOWN ON PLAN 34459 EXCEPT
 PLAN 9344 DSOY005 DIVISION OF YACU DISTRICT

SITE PLAN
 SCALE 1" = 16'



DRAWN BY : DAVID PATZOLDERSKY
 (ASD) 744-1805



ADDRESS : 4437 GORDON DRIVE
 DRAWN BY: DAVID PODZIELSKI
 PHONE: (850) 764 1805