
CITY OF KELOWNA
MEMORANDUM

DATE: April 16, 2008
TO: City Manager
FROM: Planning & Development Services Department

APPLICATION NO. Z08-0020 **APPLICANT:** Carla Boyczuk
AT: 886 Stonybrook Rd **OWNER:** Christine Nicholls

PURPOSE: TO REZONE THE SUBJECT PROPERTY FROM THE RU1 - LARGE LOT HOUSING ZONE TO THE RU1S - LARGE LOT HOUSING WITH SECONDARY SUITE ZONE IN ORDER TO ALLOW FOR THE CONSTRUCTION OF A SECONDARY SUITE IN A PROPOSED ACCESSORY BUILDING.

EXISTING ZONE: RU1 - LARGE LOT HOUSING

PROPOSED ZONE RU1s - LARGE LOT HOUSING WITH SECONDARY SUITE

REPORT PREPARED BY: Corine (Cory) Gain, MCIP

1.0 **RECOMMENDATION**

THAT Rezoning Application No. Z08-0020 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot A District Lot 579 Similkameen Division Yale District Plan KAP84472, located at 886 Stonybrook, Kelowna, B.C. from the RU1 - Large Lot Housing Zone to 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 RU1 - Large Lot Housing to RU1s - Large Lot Housing with Secondary Suite zone to allow for the construction of a secondary suite in an accessory building to be constructed at the same time as a single-family dwelling on the subject property.

3.0 **THE PROPOSAL**

The applicant proposes to construct a single-family dwelling and a secondary suite in an accessory building on the subject property. The single-family dwelling will be occupied by the applicant and the secondary suite will be occupied by the applicant's parents.

The applicant has provided a thorough description of the proposal in a 'Statement of Intent' as shown in Attachment "A" of this report.

The floor plans submitted show the proposed principal dwelling is to have a footprint of approximately 92 m². The proposed secondary suite is to have a floor area of 88.8 m². The total floor area of the principal dwelling is 177 m². The proposed floor plan of the principal dwelling precludes the development of a separate dwelling within that building as access to the basement area can only be achieved through the living area of the principal dwelling.

The table provided in Attachment "B" of this report demonstrates the proposal's compliance with the requirements of the RU1s zone.

3.1 Site Context

The subject property is located in Lower Mission at 886 Stonybrook Road (formerly known as Gordon Road). The subject property was recently created by subdivision of the lot between Stonybrook/Gordon Drive and Paret Road. The surrounding area has been developed primarily as a single neighbourhood. 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

There are RU1s – Large Lot Housing with Secondary Suite and RU6 – Two Dwelling Housing zoned properties in the broader neighbourhood.

3.2 Existing Development Potential

The property is currently zoned RU1 – Large Lot Housing. The purpose of the RU1 designation is to provide a zone for single detached housing and compatible secondary uses on large sized serviced urban lots. Principal uses are "single dwelling housing", with secondary uses such as bed and breakfast homes, minor care centres and group homes, as well as home based businesses. Construction of a secondary suite will preclude operation of a bed and breakfast home on this property.

3.3 Current Development Policy

Kelowna 2020 Official Community Plan (OCP)

Future Land Use Designation - The property is designated Single/Two Unit Residential, pursuant to Map 19.1 of the OCP. The proposed RU1s zone is consistent with that future land use designation.

4.0 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT COMMENTS

The Official Community Plan designates the subject property as Single/Two Unit Residential. The proposed land use is consistent with the direction of this policy document. OCP Housing Policies state that the City will work towards achieving more efficient use of land within developed single-detached neighbourhoods by encouraging rezoning, subdivisions and building permit applications that would allow for smaller lot sizes, suites, duplexes, etc. that are

sensitively integrated into a neighbourhood. Further the OCP directs the City to encourage the development of a variety of housing forms to ensure that the housing supply meets the needs of Kelowna's diverse population and satisfies a range of life cycle and lifestyle choices. This proposal is consistent with these policies.



Shelley Gambacort
Current Planning Supervisor

SG/cg

ATTACHMENTS

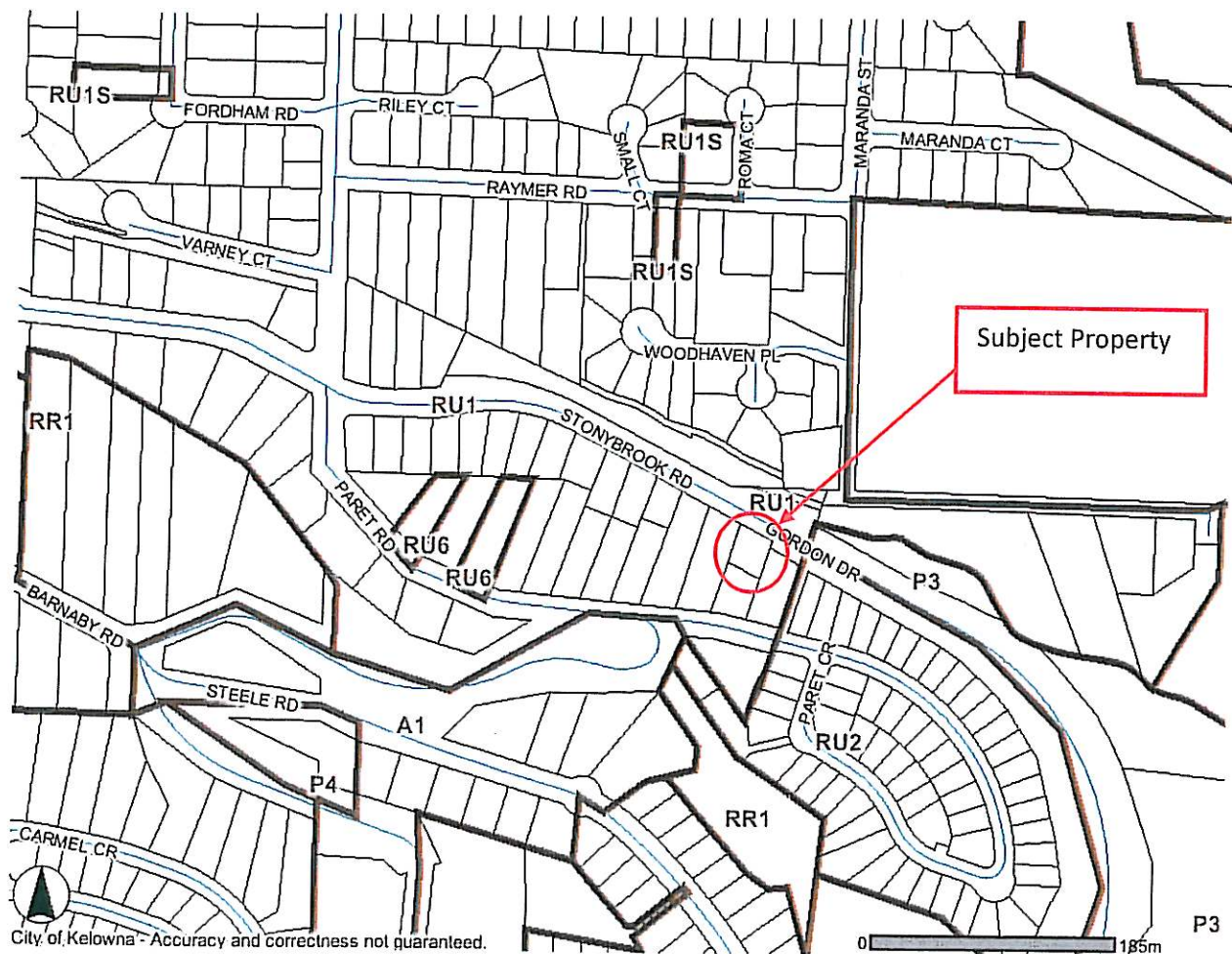
- A - Statement of Intent
- B - Zoning Chart
- C - Development Application File Circulation Report (Technical Comments)
- D - Works & Utilities Department comments
- E - Location Map
- F - Orthophoto Map
- G - Letter of support from neighbouring property owner
- H - Site Plan
- I - Conceptual Landscape Plan
- J - Elevations and Floor Plans of proposed Principal Dwelling (6 pages)
- L - Elevations and Floor Plans for the proposed Accessory Building (3 pages)

STATEMENT OF INTENT

This rezoning application is to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot A, DL 579, SDYD PL KAP 84472, located at 886 Stonybrook Rd., Kelowna B.C. from the RU1 - Large Lot Housing zone to the RU1s – Large Lot Housing with Secondary Suite zone.

Our intention for the rezoning of the subject property is to allow a secondary suite in a proposed accessory building.

The subject property is located in the area known as Lower Mission in the City of Kelowna. The surrounding area is characterized by urban residential development and encompasses RU6, RU1, RU1s and RU2 land designations.



The 3 lots that are adjacent to the property are; 872, 880 and 888 Paret Road. All three properties front Paret with backyards backing onto Stonybrook.



The current use of the property is vacant land. The development on this property will be a single family dwelling with an accessory building (garage) which is proposed to contain a secondary suite. The intent is for the applicants, Carla Boyczuk and Richard Berrie, to be residing in the primary residents, with Carla's retiring parents Duncan and Judy Boyczuk residing within the proposed secondary suite. In order to ensure that the secondary suite can meet the future needs of the occupants, ease of accessibility will be incorporated into the building design.



The look and feel of both the primary dwelling and the accessory building will be designed such that they complement each other and complement the feel of the existing neighborhood. An example of a home style in the neighboring subdivision on Paret is shown on the right. Hardy plank is the proposed exterior material. Exterior colors have yet to be finalized but will be of a neutral color palette.



Existing landscape is comprised primarily of grass as well as a row of cedars along the west side of the property line. The other existing landscape is comprised of 2 mature trees along the east side of the property line as well as 2 young trees that are located in the middle of the property. These trees will be removed. A cedar fence will be constructed that will serve to provide privacy for the abutting neighbors. In addition to the construction of a cedar fence, new landscaping will consist of grass areas and some shrubbery as well as the installation of a lighted path along the east edge of the proposed driveway.

The lot dimension are 30m (d) by 27.58m (w) which is considerably larger than the minimum requirements for an RU1 or RU1s designation as outlined in Section 13.1.5 of Zoning Bylaw No. 8000 (see completed zoning chart attached). The subject property is approx .20 acres of land and is a flat, private lot. All services are at the lot line and include: water, sewer, natural gas, hydro, cable and telephone.

The proposed building, as graphically depicted on the attached site plan and elevation drawings, meet all the development regulations as outlined in Section 13.1.6 in Zoning Bylaw No. 8000. Also of note is the ample availability of parking which exceeds the minimum requirements. The applicants are engaging T Squared Services (ph: 763-8769) for the building designs and Protech Consultants (ph: 860-1771, fax: 860-1994) for any required site design.

ZONING CHART

Criteria	Proposal	RU1s Zone Requirements
Total Site Area	815 sq. m.	550 sq. m.
Site Width	27.58m	16.5m
Site Depth	30m	30m
Site Coverage %	32% (258 sq. m.)	No more than 40% (326 sq.m.)
Site Coverage Including Building Parking and Driveways %	47% (385 sq. m.)	No more than 50% (407.5 sq. m.)
Parking Stalls #	3+	3
Parking Stall Size(m)	6.1 x 3.6 (accessory building) 6.79 x 3.2 (each spot - primary dwelling unit)	6.0 x 2.5
Floor Area of Secondary Suite	88.8 sq. m.	90 sq. m.
Principle Building		
Total Floor Area of Principal Building	177 sq. m	min 112 sq. m.
Setbacks		
- Front	6.0 m	4.5 (building) m 6.0 (Garage) m
- Rear	12.76 m	7.5 m
- Side	8.0m	2.3 m
- Side	3.6m	2.3 m
Private Open Space	115 sq.m.	30 sq. m.
Height	7.92m	Less than 9.5m
Accessory Building with Secondary Suite		
Size (footprint) of Accessory Building	88.8 sq. m.	90 sq. m.
Lot Coverage of Accessory Building	11%	Less than 14%
Height	4.5 m	4.5 m
Setbacks		
- Front	21.14 m	18.0 m
- Rear	1.5 m	1.5 m
- Side	9.02 m	2.0 m
- Side	4.0 m	2.0 m
Separation between Accessory Building and Principle Building	6.4m	5m min
Private Open Space	82 sq. m.	30 sq. m.
Lit Pathway between street and accessory building	Yes	Yes

Type: REZONING - NON APC

Seq	Out	In	By	Comment
B.C. Assessment Authority (info only)				
2008-03-05	2008-03-05			
Bylaw Enforcement Officer				No concerns
2008-03-05	2008-03-05		PTURNER	
Community Development & Real Estate Mgr				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.
2008-03-05	2008-03-26		KGENGE	
Fire Department				Maintain, in all seasons, a minimum width of 1100mm for fire fighter access to the rear of the property. Fire fighter access from the front or street side of the property to the back building(s)/property line is not to be impeded at anytime. If a fence is ever constructed between the dwellings a six foot wide gate is required. Any gate is to open with out special knowledge. The addresses for all residences are to be visible from the street. Fire department access, fire flows, and hydrants as per the BC Building Code and City of Kelowna Subdivision Bylaw.
2008-03-05	2008-03-25		MNEID	
FortisBC				No response
2008-03-05	2008-04-14			
Inspections Department				The proposed building height of accessory building (7.92m) exceeds 4.5m maximum permitted by zoning bylaw. Proposed location of accessory building related to rear property line setback and existing home on the adjacent property may present spatial separation issues, measurement(distance between buildings) required to clarify issue.
2008-03-05	2008-03-11		RREADY	
				NOTE: Building plans reviewed with Ron Ready on April 15, 2008. It was determined that the height of the proposed accessory building meets the Zoning Bylaw height requirements at 4.5 m and that the spatial separation between the proposed accessory building and the existing single-family dwelling located on the property directly to the south is adequate to satisfy spatial separation requirements.
Public Health Inspector				No concerns provided water & sewer available.
2008-03-05	2008-03-26			
Works & Utilities				see documents tab
2008-03-05	2008-03-18			

CITY OF KELOWNA
MEMORANDUM

Date: March 14, 2008
File No.: Z08-0020
To: Planning & Development Services Department (CG)
From: Development Engineering Manager (SM)
Subject: 886 Stonybrook Rd. Lot A Plan 84472 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 **\$365.37** (\$730.73 valid until March 31, 08 x0.5 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.

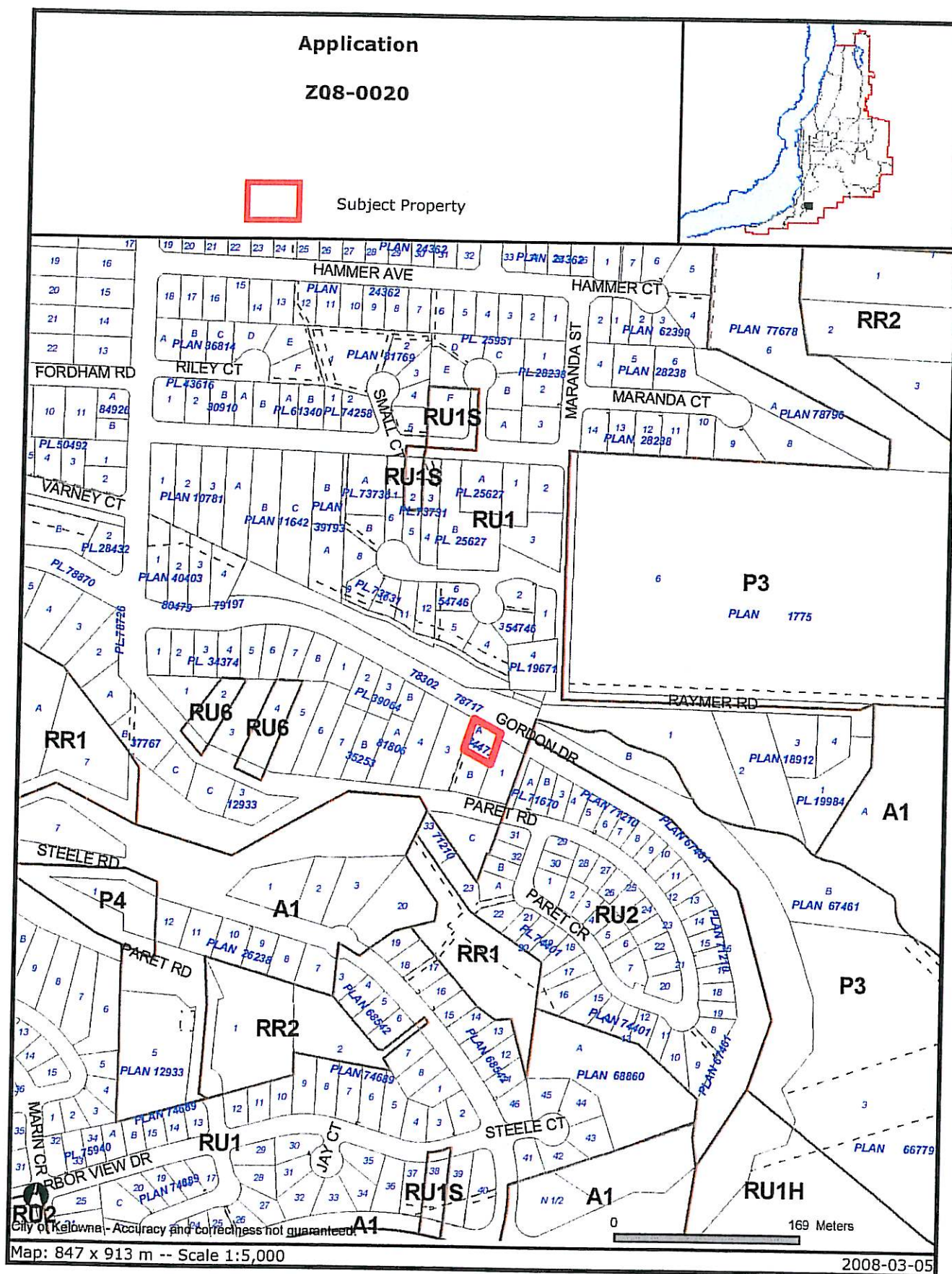
Direct the roof drains into on-site rock pits. This will help dissipate the roof drain water and prevent additional concentrated flows onto the road right-of-way.

The development shall make use of the existing access and widening will not be permitted.

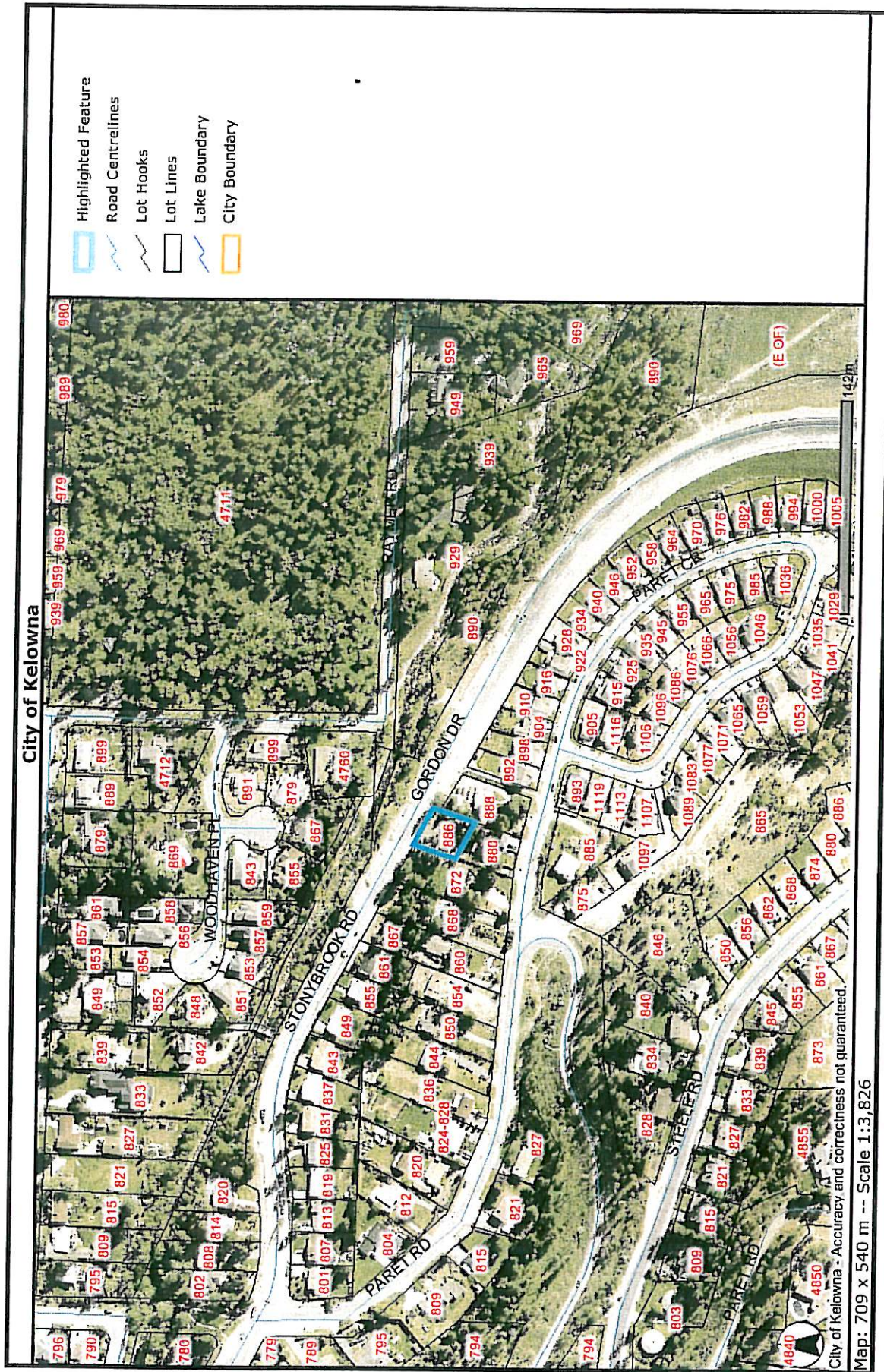
4. Electric Power and Telecommunication Services

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.



This map is for general information only. The City of Kelowna does not guarantee its accuracy. All information should be verified.

February 20th, 2008

To Whom it May Concern,

Re: 886 Stonybrook Rd, Kelowna BC – Lot A DL 579, SDYD PL KAP 84472

I, Christine Nicholls am the legal owner of 880 Paret Road, which is the neighbor property to the south of the above referenced property. I would like to support the rezoning of 886 Stonybrook Road from an RU1 designation to an RU1s.

Sincerely,

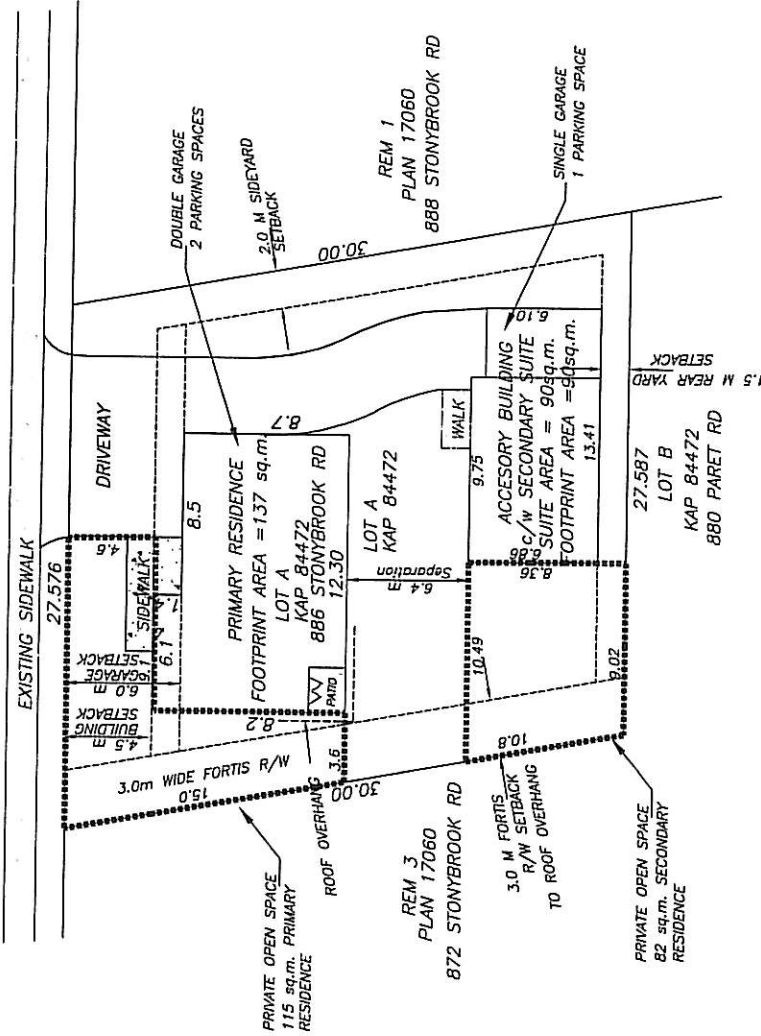
A handwritten signature in cursive script that reads "C. E. Nicholls".

Christine Nicholls

SITE INFORMATION - RU1S ZONE

AREAS IN sq. m	Required	Actual
Lot Area	550sq.m. Minimum	815sq.m.
Max. Site Coverage with Driveway and Parking	50%	385sq.m.
Site Coverage Buildings Maximum Allowed	40%	258sq.m.
Secondary Suite Area	90sq.m.	90sq.m.

CENTERLINE OF STONYBROOK ROAD (GORDON DRIVE)



SITE PLAN TO ACCOMPANY REZONING APPLICATION
LOT A PLAN KAP 84472, 886 STONEYBROOK ROAD

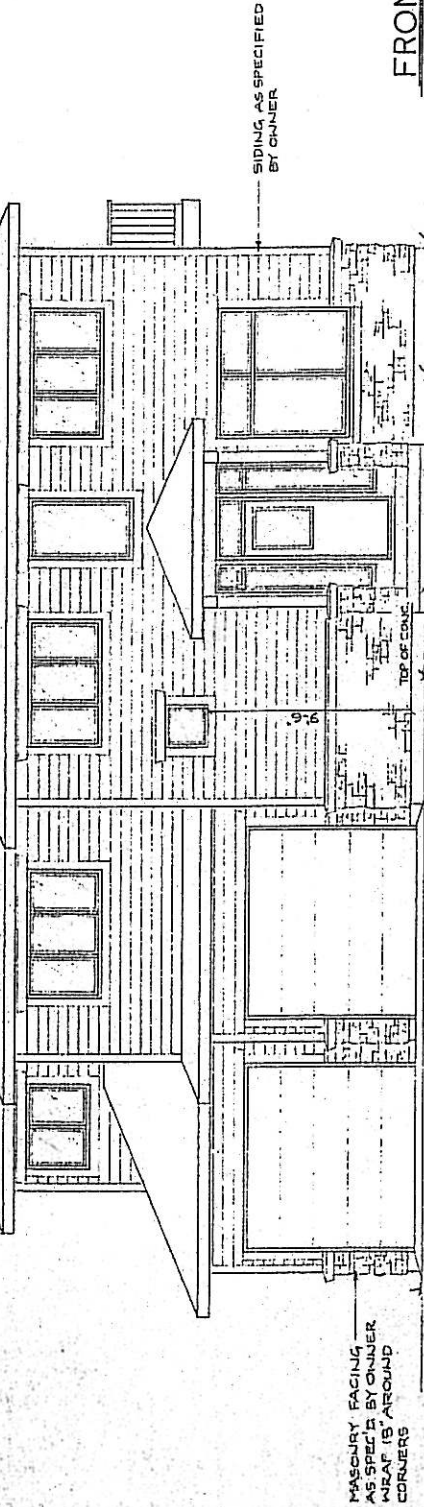
SCALE 1:250 FOR 11x17 DRAWING
SCALE 1:400 FOR 8 1/2 x 11 DRAWING



SCALE 1:250 FOR 11x17 DRAWING
SCALE 1:400 FOR 8 1/2 x 11 DRAWING

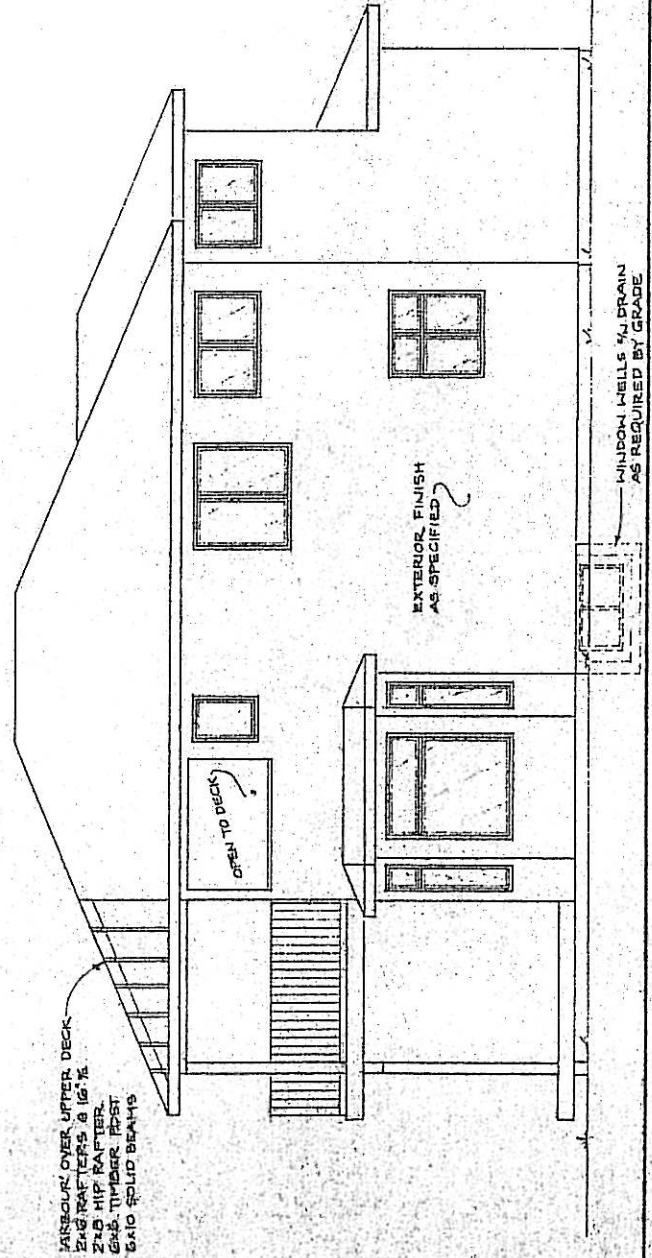
T-SQUARE SERVICES
 311-1791 Suburban Ave. Kalamazoo, MI 49001
 DATE: APRIL 1, 2005
 JOB NO:
 DRAWN BY: TERRY TOMPKINS
 FOR:

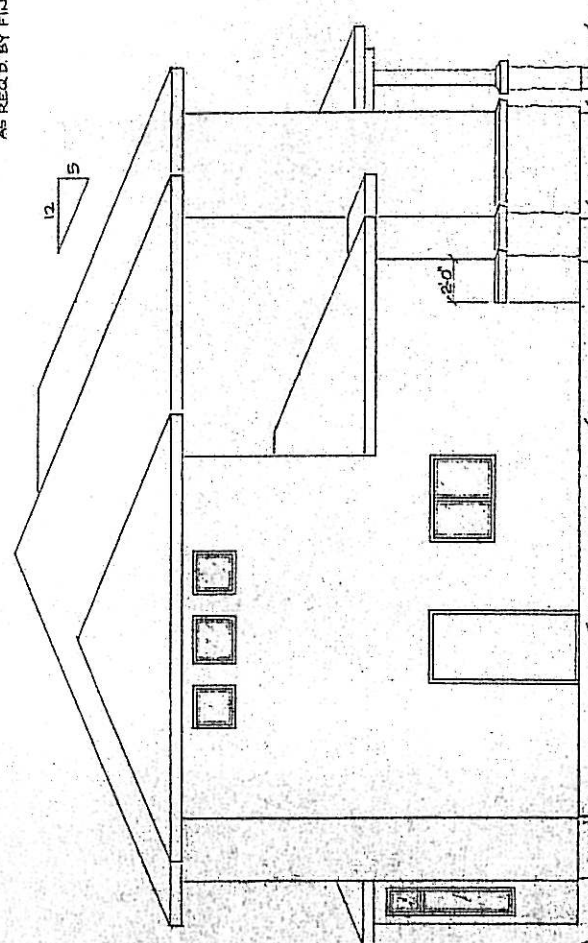
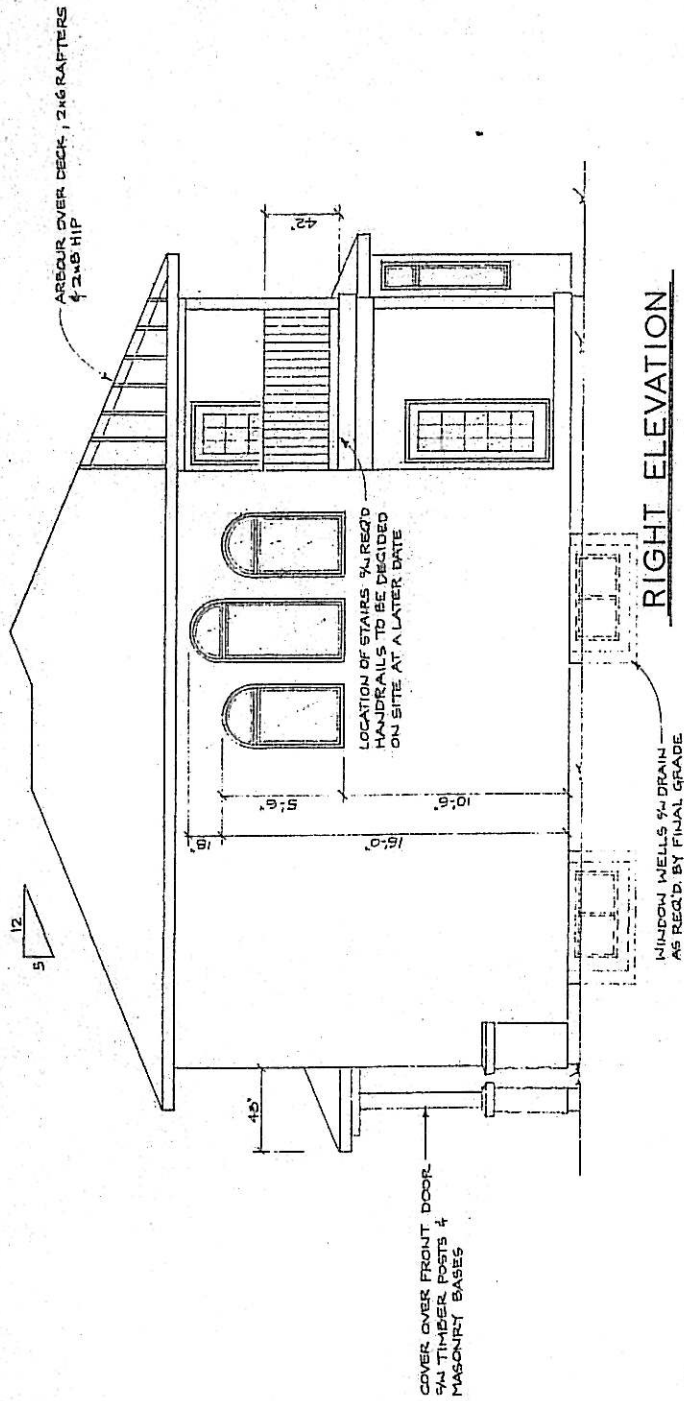
FRONT ELEVATION



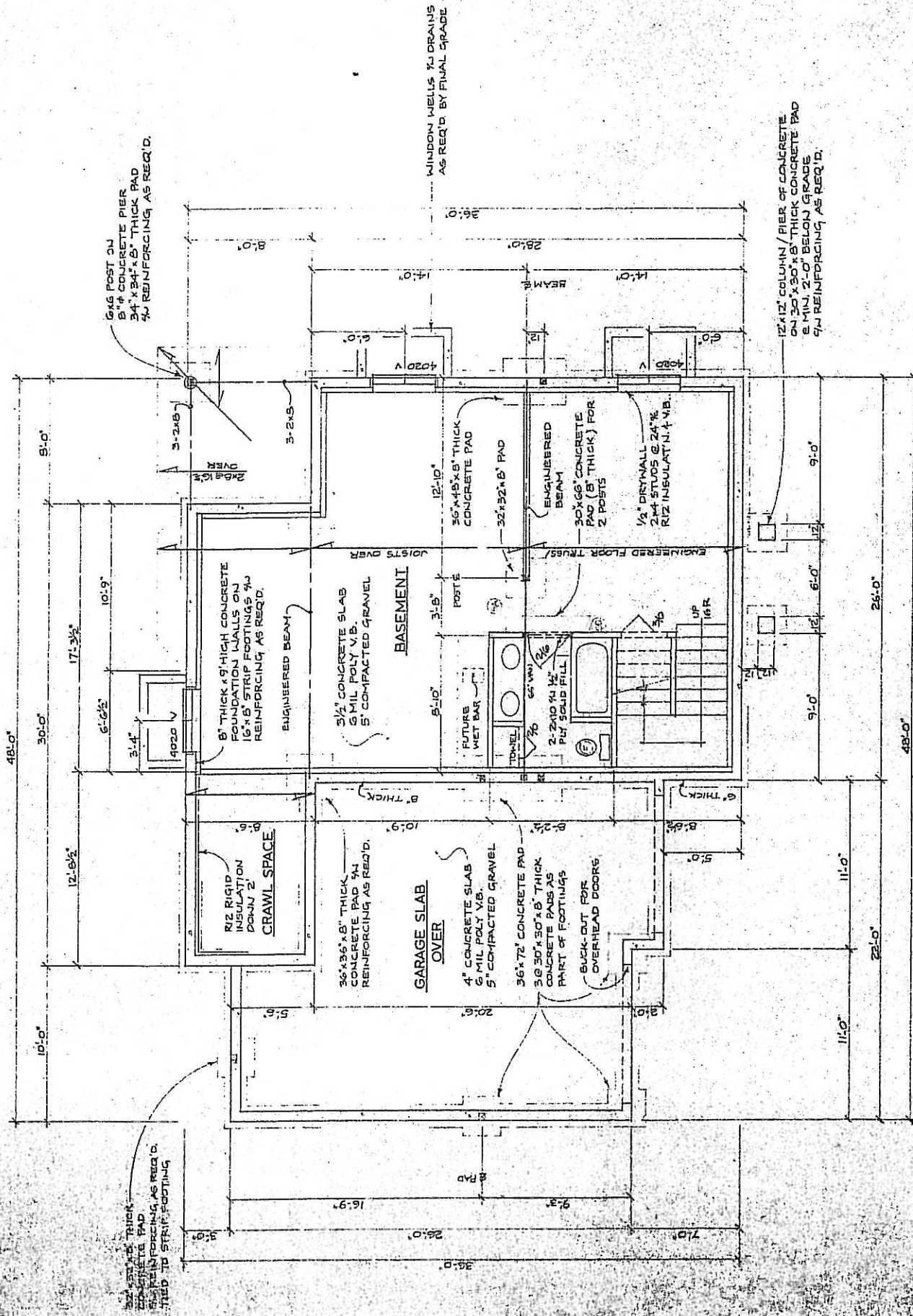
REAR ELEVATION

SCALE: 1/4" = 1'-0"



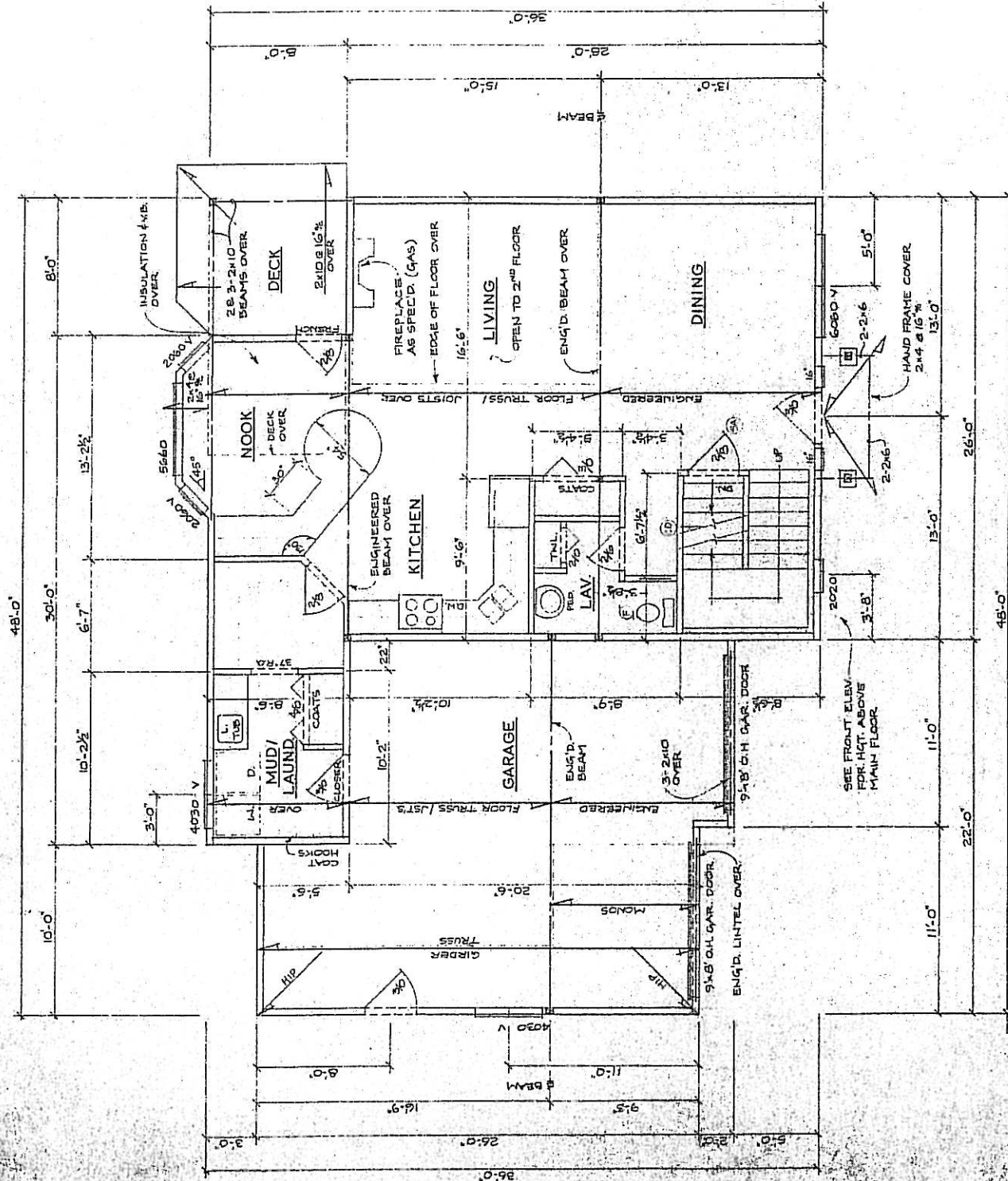
**IMPORTANT NOTES:**

1. LOCATION OF BUILDING ON SITE (INCLUDING SETBACK FROM E. PROPERTY LINE) IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. THE BUILDING MUST BE LOCATED WITH THESE DIMENSIONS SHOWN ONLY ONE HYPOTHETICAL LOCATION.
2. GENERAL CONTRACTOR TO DECIDE PLANS FOR WINDOWS AND DOORS PRIOR TO BEGINNING CONSTRUCTION. ALL DIMENSIONS AND LOCATIONS MUST BE RELIABLE. GENERAL CONTRACTOR TO BE RESPONSIBLE FOR THE FEASIBILITY OF THIS PLAN TO THE GENERAL CONTRACTOR.
3. ALL WORK TO COMPLY WITH THE CURRENT B.C. BUILDING CODE AND ALL LOCAL BYLAWS.
4. ANY ENGINEERING VERIFICATION OF STRUCTURAL VARIETY OF PLANS IS THE RESPONSIBILITY OF THE ENGINEER. THIS INCLUDES ANY ATTENDING CONSTRUCTION (I.E. RETAINING WALLS).
5. GENERAL CONTRACTOR TO INSTALLATION OF THE SAME. FINISHING DETAILS TO BE CO-ORDINATED BETWEEN MASONRY AND GENERAL CONTRACTOR. DETAILS OF FINISHING ARE NOT INCLUDED IN DRAWING CONTRACT.
6. MECHANICAL AND ELECTRICAL CONTRACTORS TO CO-ORDINATE ANY REQUIRED HEATING, PLUMBING OR ELECTRICAL WITH THE GENERAL CONTRACTOR (I.E. TUBING FOR DUCTS OR FLUES OR BACKING, ETC).
7. (N.T.S.) DETAILS (NOT TO SCALE). DO NOT SCALE DRAWINGS FOR IMPORTANT DIMENSIONS. ALWAYS REFER TO PRINTED DIMENSIONS.



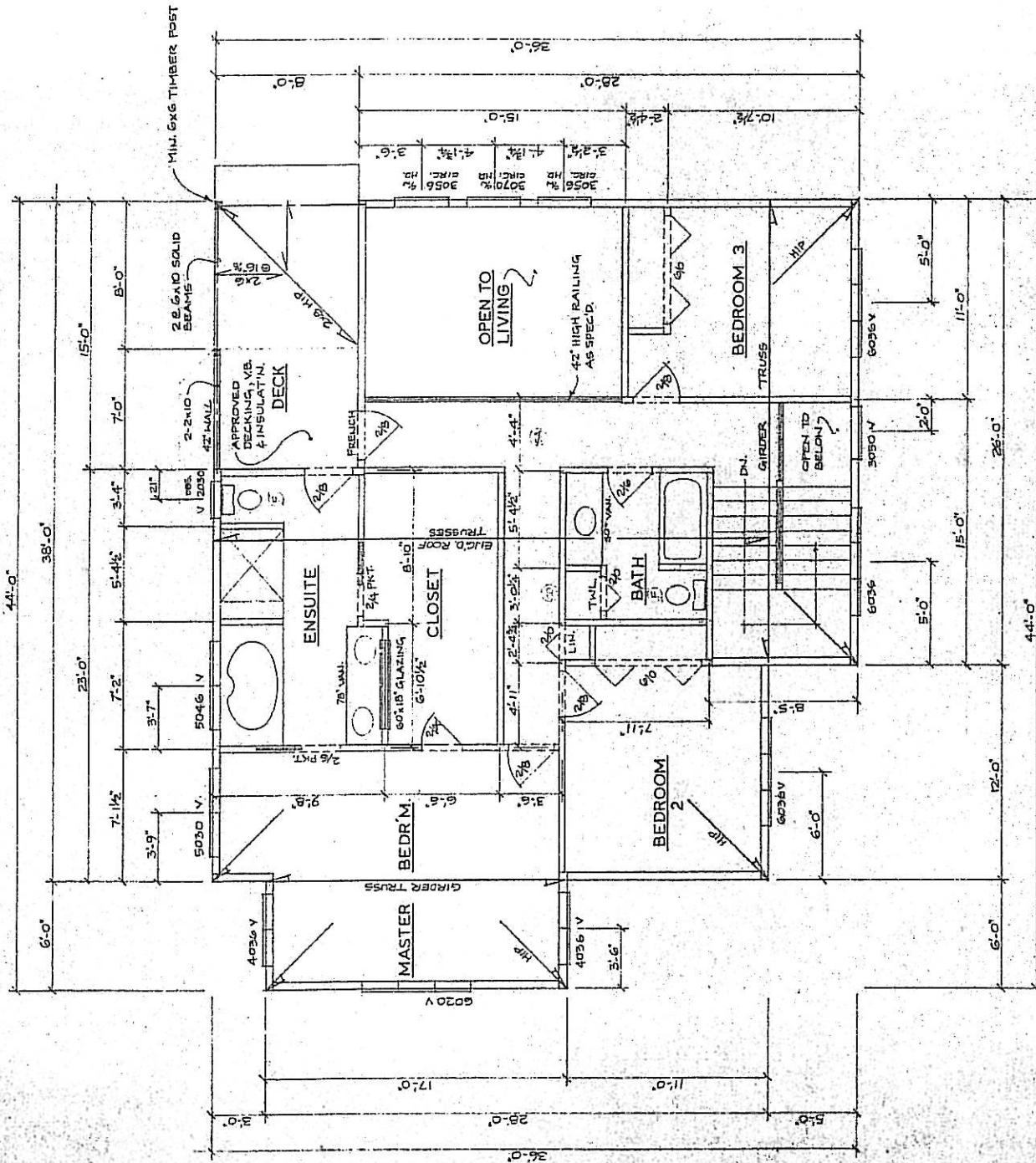
BASEMENT / FOUNDN. PLAN

SCALE: 1/4" = 1'-0"

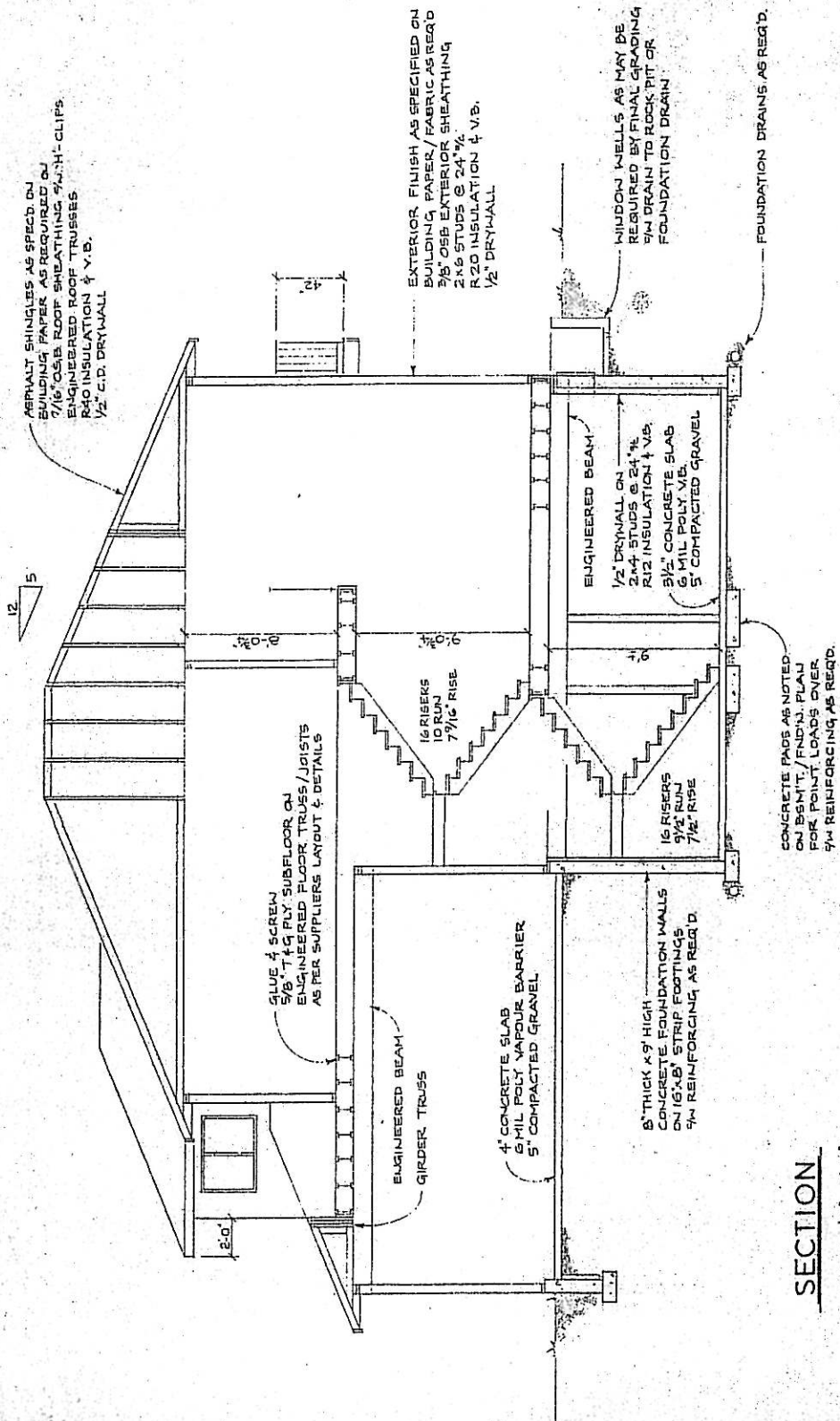


MAIN FLOOR PLAN 990 SQ. FT.

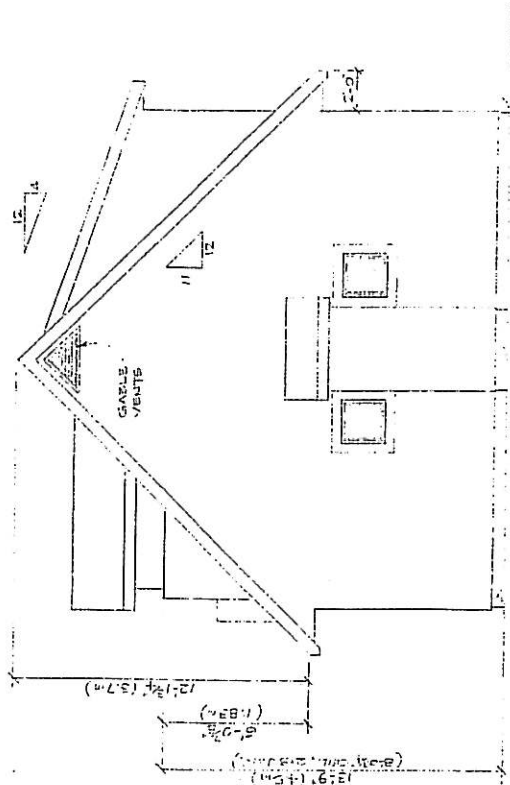
SCALE: 1/4" = 1'-0"



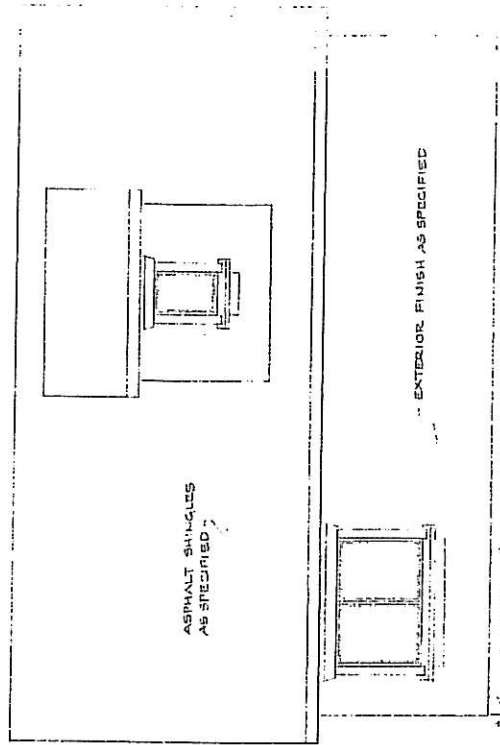
SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0" 1,015 SQ. FT.

**SECTION**

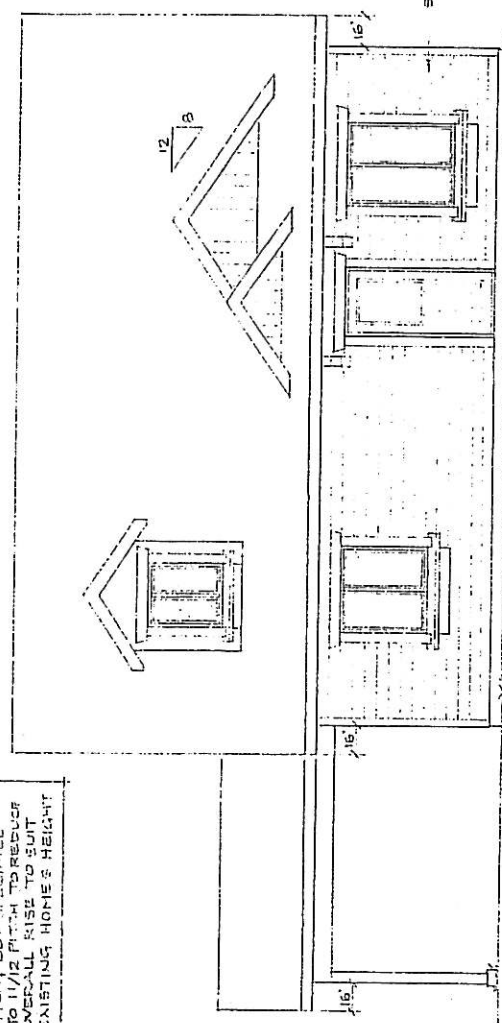
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ELEVATION

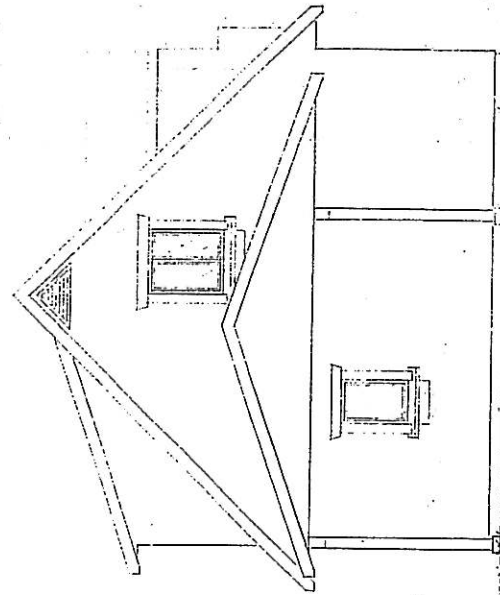
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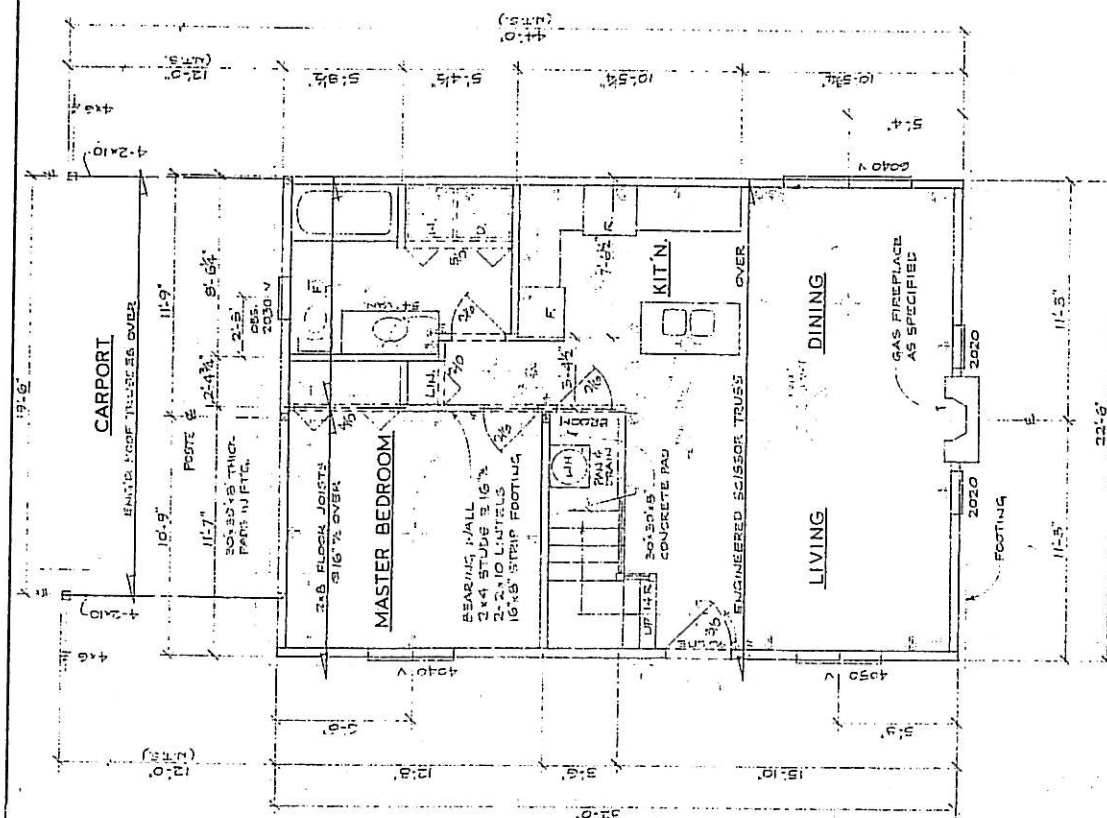


ELEVATION



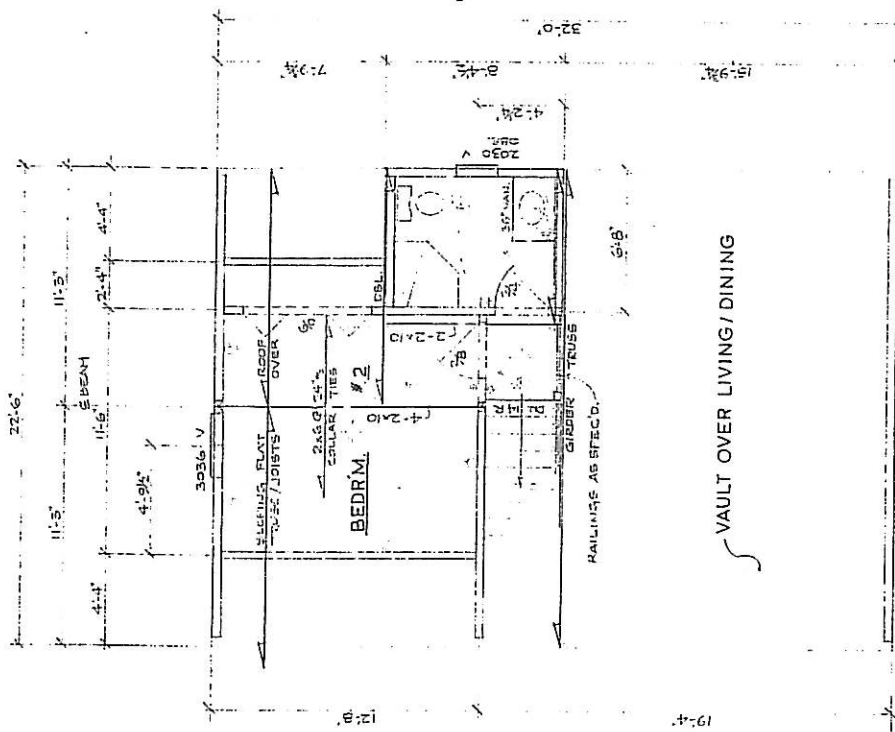
ELEVATION

ELEVATION:

**MAIN FLOOR PLAN**

720 SQ. FT. 956 SQ. FT. TOTAL
(66.88m²)
88.8m² TOTAL

SCALE: 1/4" = 1'-0"

**SECOND FLOOR PLAN**

236 SQ. FT.
(21.92m²)

SCALE: 1/4" = 1'-0"

ASPHALT SHINGLES & PAPER
7/16" OS.B. SHEATHING 1/4" H. CLIP.
2x4 @ 16" R.O.P. RAFTERS AND/OR ROOF TRUSSES @ 24"
R40 INSULATION & V.B.
2x4 CEILING JOISTS
1/2" C.D. DRYWALL

ASPHALT SHINGLES AS SPEC'D ON
BUILDING PAPER AS REQUIRED
7/16" OS.B. ROOF SHEATHING 1/4" H. CLIP.
2x6 ROOF JOISTS @ 16" OR
SLOPING FLAT TRUSS/JOISTS
R15 BATT INSULATION 1 1/2"
1" VENT. TO TOP OF JOISTS
1/2" C.D. DRYWALL

BEARING OF ROOF JOISTS ON
FLOOR DECK IS IMPORTANT
FOR MAX. HEIGHT DEVELOPMENT
ON SECOND FLOOR (14'-9")
TO HIG. POINT OF ROOF
2x4 OVERHANGS

EXTERIOR FINISH AS SPECIFIED ON
BUILDING PAPER AS REQUIRED
3/8" OS.B. EXTERIOR SHEATHING
2x6 STUDS @ 24"
R20 INSULATION & V.B.
1/2" DRYWALL

6" THICK & MIN. 2'-3" DEEP
CONCRETE FOUNDATION WALL
16"x8" STRIP FOOTINGS
4# REINFORCING AS REQ'D.

SECTION

SCALE: 1/4" = 1'-0"

HAND FRAME DOOR LK. KMP
2x4 @ 24" FOR RAFTERS
AND CEILING

2x4 @ 24" OR
MONOS. FOR CH.
VENTED ALUMINUM
SOPRITS

SECTION STAIRS, DORMERS & CARPORT

8" THICK & MIN. 2'-0" HIGH
CONCRETE FOUNDATION WALLS ON
16"x8" STRIP FOOTINGS
4# REINFORCING AS REQ'D.

R12 RIGID INSULATION
DOWN 2'-0" AROUND
INTERIOR PERIMETER
OF CONCRETE FOUNDATION
4" CONCRETE SLAB
6 MIL POLY V.B.
5" COMPACTED GRAVEL
36"x36"x10" THICK
CONCRETE PAD
4# REINFG. AS REQ'D.
(TYPICAL FOR 2)

30"x30"x8" THICK
CONCRETE PAD
(TYPICAL FOR 2)
16"x8" STRIP FT'G.
4# REINFG. AS
REQUIRED

NOTE:
(SEE MAIN FLOOR PLAN
FOR CARPORT PADS)

FOUNDATION PLAN

SCALE: 1/4" = 1'-0"

* USE THIS PLAN FOR SLAB ON GRADE FOUNDATION