
CITY OF KELOWNA
MEMORANDUM

DATE: MAY 22, 2008
TO: CITY MANAGER
FROM: PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
APPLICATION NO. Z08-0043 **OWNER:** Carey Cook, Johanne Chevalier-Cook
AT: 2110 Burtch Rd. **APPLICANT:** Johanne Chevalier-Cook
PURPOSE: TO REZONE THE SUBJECT PROPERTY FROM THE RU1 – LARGE LOT HOUSING ZONE TO THE RU1S – LARGE LOT HOUSING WITH SECONDARY SUITE ZONE TO ALLOW FOR THE LEGALIZATION OF A SUITE.
EXISTING ZONE: RU1 – LARGE LOT HOUSING ZONE
PROPOSED ZONE: RU1S – LARGE LOT HOUSING ZONE WITH SECONDARY SUITE
REPORT PREPARED BY: DANIELLE NOBLE

1.0 RECOMMENDATION

THAT Rezoning Application No. Z08-0043 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 49, Sec. 19, Twp 26, ODYD, Plan 25943, located on Burtch Rd., 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;

2.0 SUMMARY

The applicant is proposing 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 accommodate the legalization of a suite. The bi-level house accommodates the principal residence on a portion of the main floor and the lower floor, while the remaining portion is allocated for the secondary suite. Total habitable area will measure 87m² in size and will contain two bedrooms, a living room, kitchen, and two bathrooms. Three parking spaces are allocated on the driveway and garage.

The application compares to the requirements of the proposed RU1S – Large Lot Housing with Secondary Suite zone as follows:

CRITERIA	PROPOSAL	RU1S ZONE REQUIREMENTS
Lot Area (m ²)	881m ²	550m ²
Lot Width (m)	18.3m	16.5m
Lot Depth (m)	48.2m	30.0m
Site Coverage (%)	26%	40%
Total Floor Area (m ²)		
-House	288m ²	90m ²
-Secondary suite	87m ²	
Setbacks-(m)		
-Front	6.1m	4.5m
-Rear	29m	7.5m
-Side(n)	2.89m	2.3m
-Side(s)	2.59m	2.3m
Parking Spaces (Total)	4	3

3.0 SITE CONTEXT

The subject property is located on the west side of Burtch Road, just north of Springfield Road.

Adjacent zones and uses are:

- North - RU2 – Medium Lot Housing
- East - RM3 – Low Density Multiple Housing
- South - RU1 – Large Lot Housing
- West - RU1 – Large Lot Housing

4.0 LOCATION MAP



5.0 EXISTING/PROPOSED DEVELOPMENT POTENTIAL

The purpose of the RU1 – Large Lot Housing zone is to provide a zone for single detached housing, and compatible secondary uses, on larger serviced urban lots.

Secondary suites are a permitted secondary use in the RU1s – Large Lot Housing with Secondary Suite zone provided that a rezoning to the “s” designation is approved by Council.

5.1 Current Development Policy

5.1.2 Kelowna Official Community Plan

The subject property is designated as Single/Two Family Residential on Generalized Future Land Use Map 19.1 which forms part of the Official Community Plan. The proposed land use (single dwelling housing with a secondary suite) is consistent with the direction of this policy document.

5.1.3 Kelowna Strategic Plan

One of the objectives of the Strategic Plan is “to develop a more compact urban form by increasing densities through infill and re-development within existing urban areas and to provide for higher densities within future urban areas” (Objective 1.1). The proposal is consistent with these objectives and with their accompanying strategies.

6.0 TECHNICAL COMMENTS

The application has been submitted to various technical agencies and City departments and the following comments were received:

6.1 Inspections Department

Building permit required for existing suite and to be upgraded to requirements of BCBC 2006.

6.2 Fire Department

The requirements of Section 9.36, Secondary Suites, of the BCBC 2006 are to be met.

6.3 Bylaw Enforcement

No comment.

6.4 Works and Utilities Department

1. Domestic Water and Fire Protection

This property is currently serviced with a 19mm-diameter copper water service. The service should be adequate for this application. Metered water from the main residence must be extended to supply the proposed suite.

2. Sanitary Sewer

The 100mm-diameter sanitary sewer service should be adequate for the proposed application. 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

On-site parking modules must meet bylaw requirements.

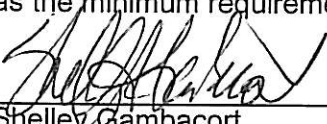
4. Electric Power and Telecommunication Services

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.

7.0 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

The Planning and Development Services Department notes that policies within the OCP support the sensitive integration of infill of existing neighbourhoods and where services are already in place and densification can easily be accommodated. This upzoning to the 's' designation is similar to those properties within the general neighbourhood that have the 's' designation.

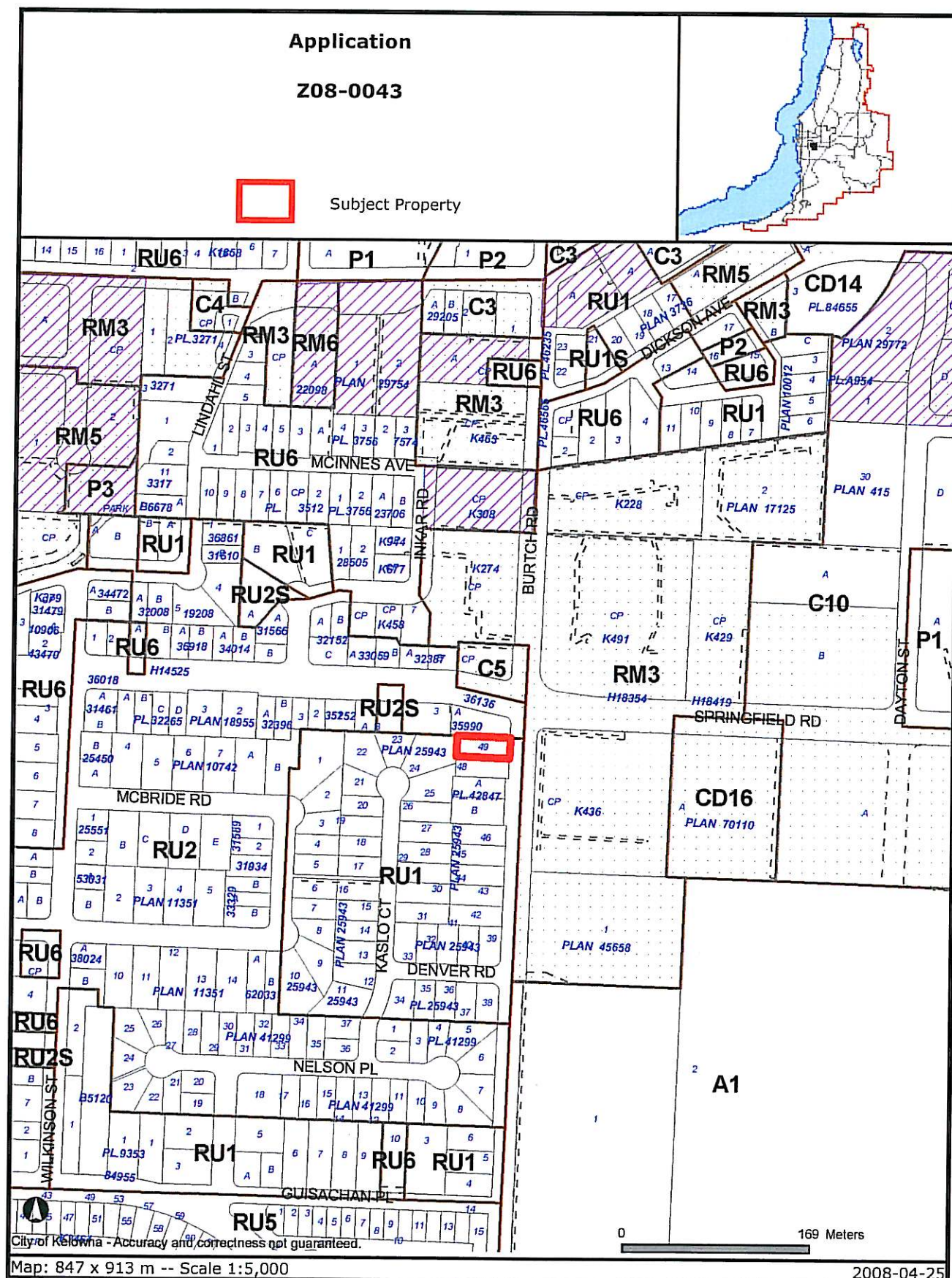
There has been concern noted about the use of the suite already for this dwelling by adjacent neighbours, with respect to on-street parking and number of vehicles. However, the bylaw requirements can be satisfied to allow for three on-site vehicle stalls as the minimum requirement to accommodate this 's' designation.



Shelley Gambacort
Current Planning Supervisor

Attachments

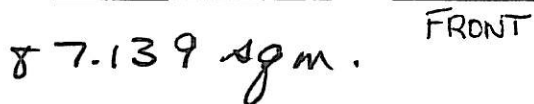
- Site Map
- Site Plan
- Lower Floor Plan
- Subject Property Photos



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.



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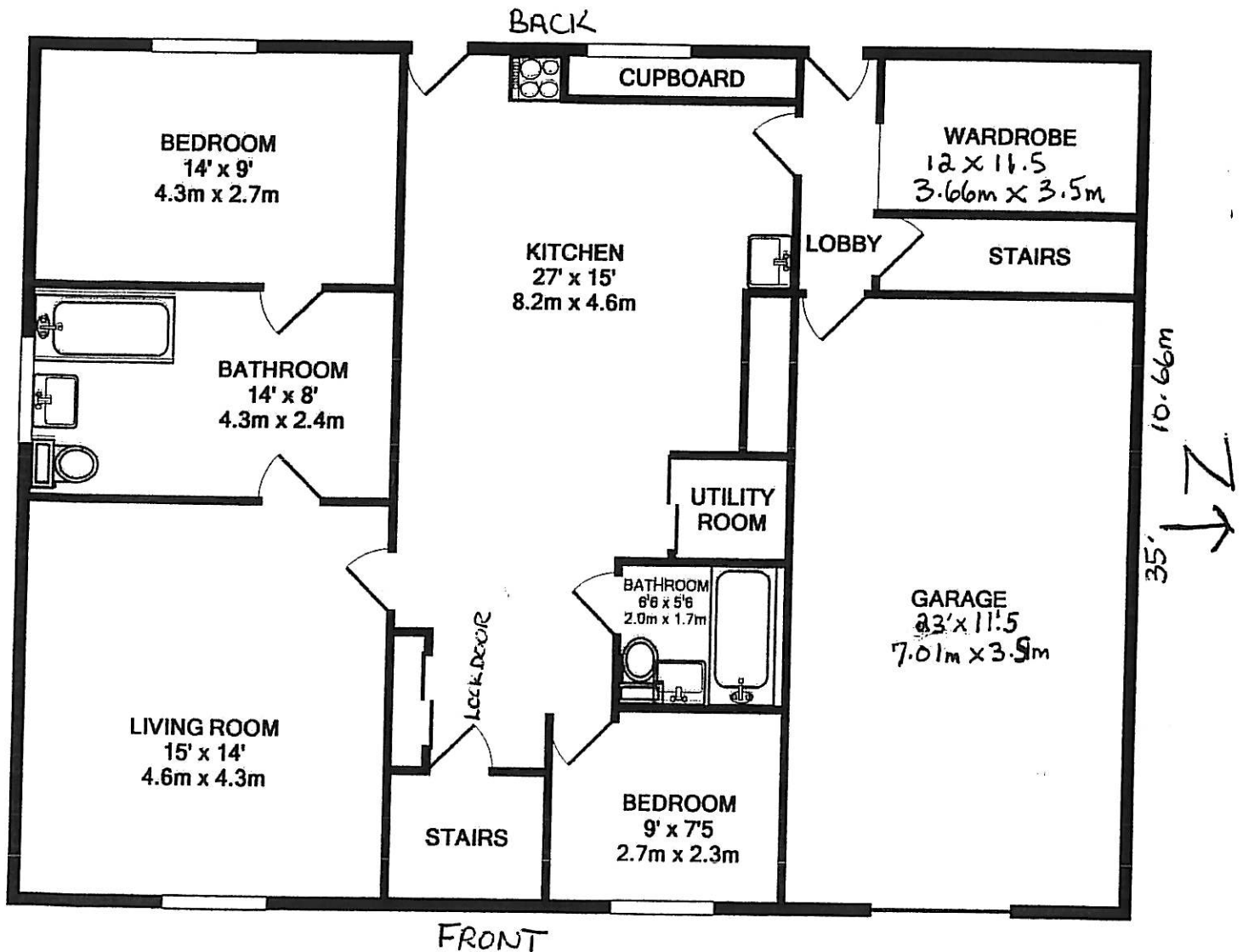


2110 BURTCR RD KELOWNA, BC V1Y 4B5

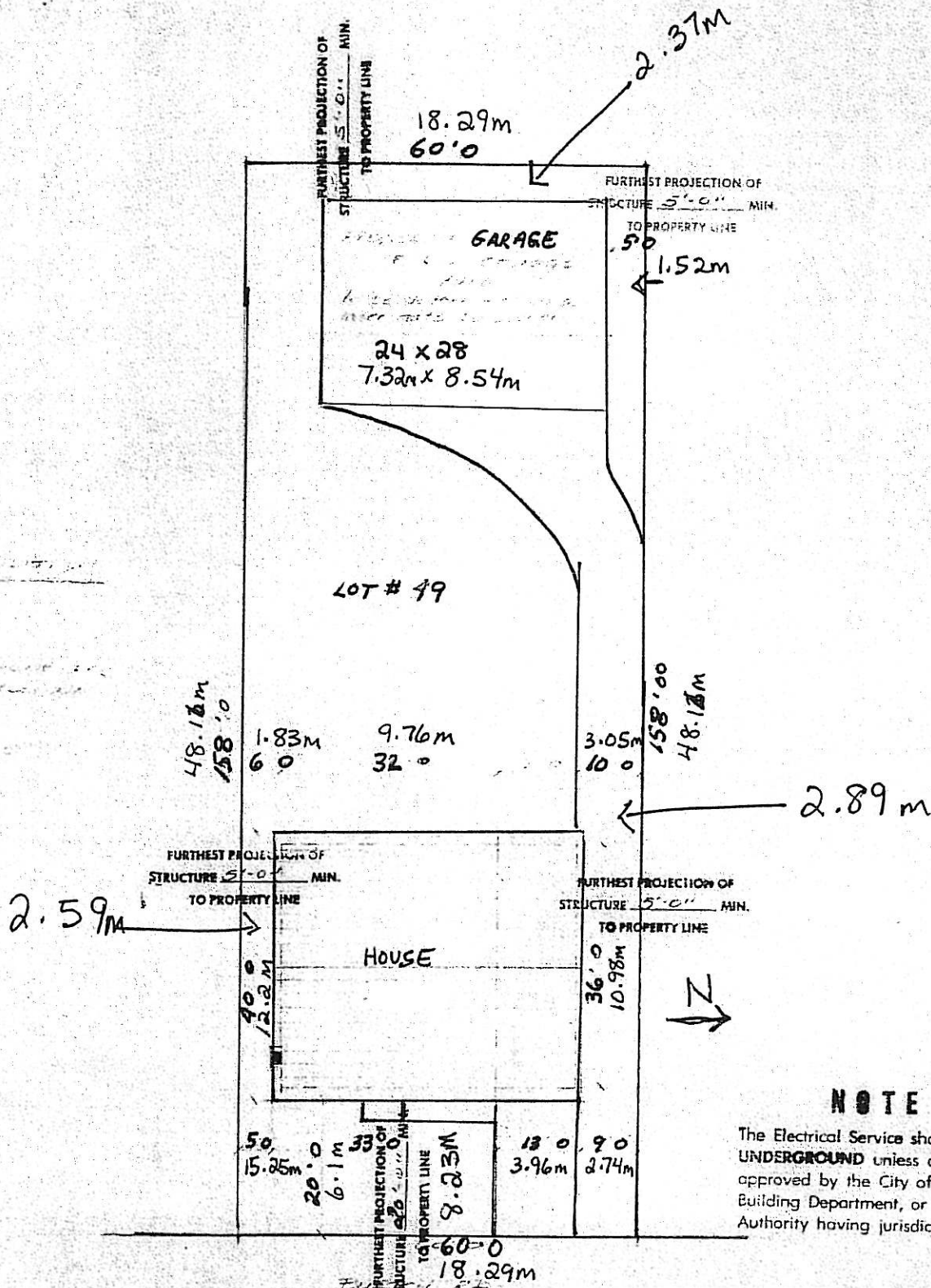
JOHANNE-CAREY COOK 860-0534

MAIN DWELLING IS DOWNSTAIRS

2



MAIN DWELLING DOWNSTAIR
2110 BURTCR RD KELOWNA, BC V1Y4B5
JOHANNE-CAREY COOK 860-0534



NOTE

The Electrical Service shall be **UNDERGROUND** unless otherwise approved by the City of Kelowna Building Department, or the Authority having jurisdiction.

2110 BURTCH RD.

SITE PLAN - CHENG ECE

1152 sq ft - 4/80 RM - BI-LEVEL
UNFINISHED BASEMENT



Engineering Design
#7 1985 Kelowna Rd.
KELOWNA B.C. 860-1919

DATE: 1985
BY: [Signature]

LINE PLAN
LOCAL ZONATION
NOTES
1. 1985-86

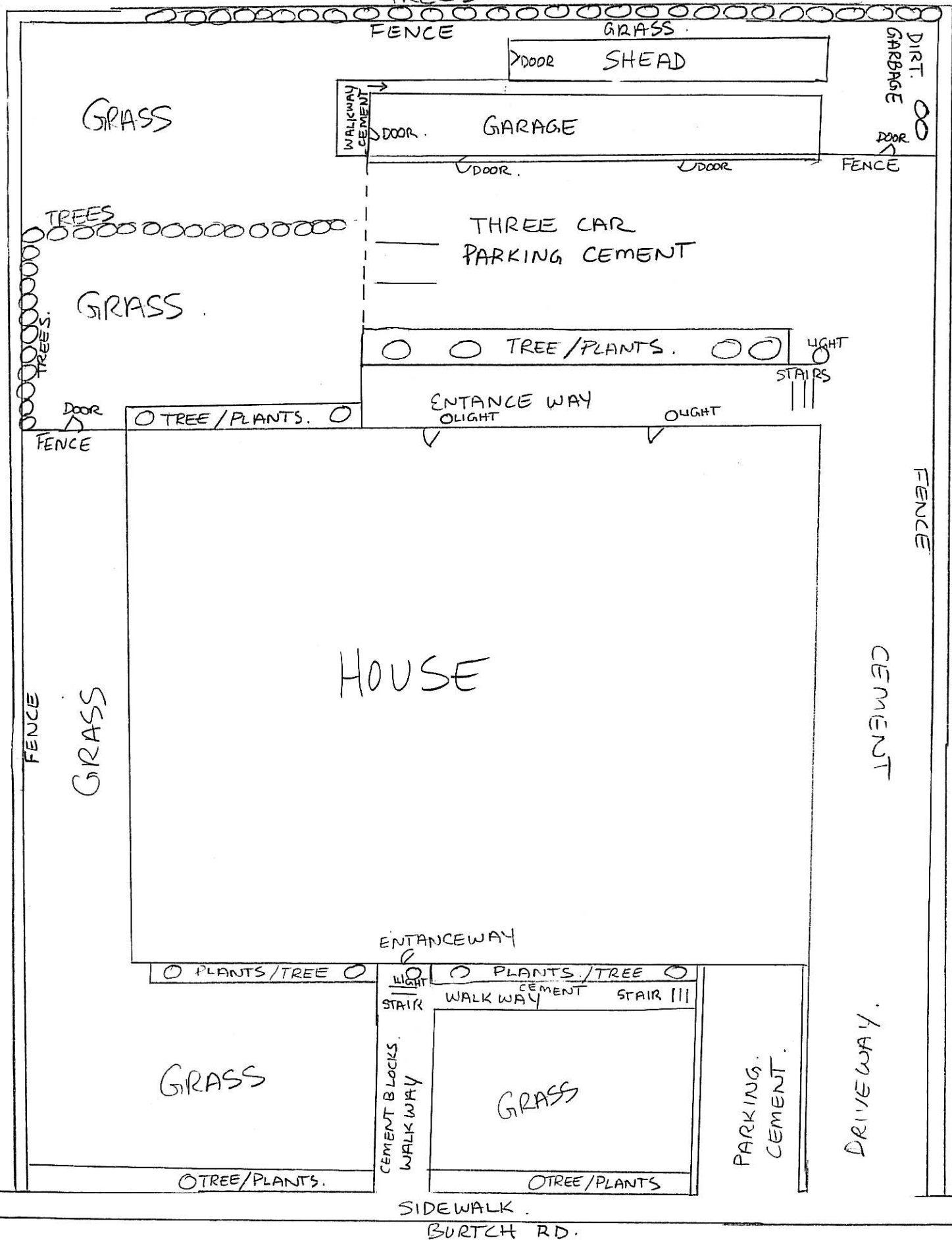
CHENG ECE
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PAGE

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HOUSE BACK
TREES.

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LANDSCAPING PLAN

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