
**CITY OF KELOWNA
MEMORANDUM**

DATE: July 7, 2008
FILE NO.: Z08-0028
TO: City Manager
FROM: Planning & Development Services Department
SUBJECT:

APPLICATION NO. Z08-0028 **APPLICANT:** Ken Faust
AT: 4887 Jay Ct **OWNER:** Kenneth & Clara Faust

PURPOSE: TO REZONE FROM THE RU1 – LARGE LOT HOUSING ZONE TO THE RU1(s) – LARGE LOT HOUSING (WITH SECONDARY SUITE) ZONE, IN ORDER TO ESTABLISH A SECONDARY SUITE WITHIN AN EXISTING SINGLE DETACHED DWELLING

EXISTING ZONE: RU1 – LARGE LOT HOUSING ZONE
PROPOSED ZONE: RU1(s) – LARGE LOT HOUSING WITH SECONDARY SUITE ZONE
REPORT PREPARED BY: CARLIE FERGUSON

1.0 RECOMMENDATION

THAT Rezoning Application No. Z08-0028 to amend City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 33, District Lot 579, S.D.Y.D, Plan KAP74689, located on Jay Ct, Kelowna, B.C. from the RU1 – Large Lot Housing zone to the RU1(s) – 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

This rezoning application seeks to rezone from RU1 – Large Lot Housing to RU1(s) – Large Lot Housing (with Secondary Suite) zone to allow for a secondary suite within an existing single detached dwelling on the subject property.

3.0 BACKGROUND

3.1 The Proposal

This application is for the addition of a small secondary suite to be located on the lower floor (ground level) of an existing single detached dwelling. The proposed suite is to be a small bachelor suite with a full kitchen, bathroom, and laundry facilities. The applicant is proposing to add a separate entrance to the suite to be located on the east side of the house. The minimum required 3 parking spaces and 30m² open space per dwelling unit have been provided.

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The table below shows this application's compliance with the requirements of the proposed RU1(s) – Large Lot Housing (with Secondary Suite) zone:

Zoning Bylaw No. 8000		
CRITERIA	PROPOSAL	RU1s ZONE REQUIREMENTS
Subdivision Regulations		
Lot Area	937m ²	550m ²
Lot Width	17.75m	16.5m
Lot Depth	31m	30m
Development Regulations		
Site Coverage (buildings)	20%	40%
Site Coverage (buildings/parking)	30%	50%
Total Floor Area of Principal Building	239m ²	n/a
Total Floor Area of Secondary Suite	28.71m ²	Lesser of 90m ² or 40% of total floor area of principal dwelling
Height of Existing Dwelling	7.62m	9.5m
Front Yard	6.6m	6.0m
Side Yard (e)	2.0m ^A	2.3m
Side Yard (w)	2.3m	2.3m
Rear Yard	14.25m	7.5m
Other Requirements		
Parking Stalls (#)	4	3
Private Open Space	Meets Requirements	30m ² per dwelling unit

^A This is an existing non-conforming side yard setback.

3.2 Site Context

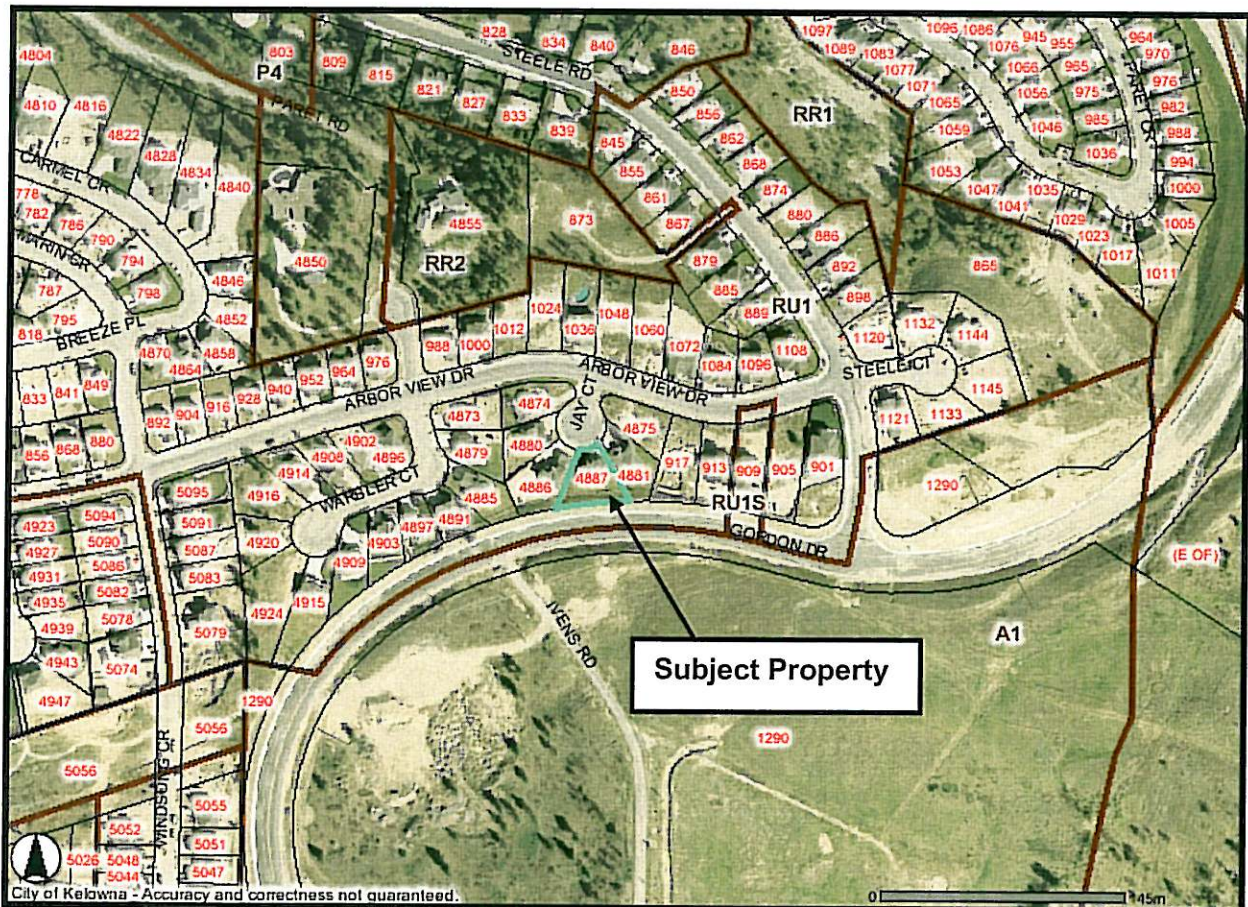
The subject property is located on the Jay Ct backing onto Gordon Dr. The surrounding properties are developed for single family housing with the exception of the property located to the South across Gordon Dr. This area is currently undeveloped but designated to be commercial in the OCP through the development of Neighbourhood 3.

More specifically, the adjacent land uses are as follows:

North	RU1 – Large Lot Housing
East	RU1 – Large Lot Housing
South	A1 – Agriculture
West	RU1 – Large Lot Housing

3.3 Site Location Map

Subject Property: 4887 Jay Ct



4.0 CURRENT DEVELOPMENT POLICY

4.1 Kelowna 2020 Official Community Plan (OCP)

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.

4.2 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.

5.0 **TECHNICAL COMMENTS**

5.1 Fire Department

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

5.2 Inspections Department

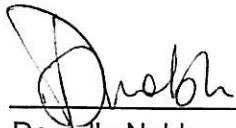
Proposed suite requires building permit and must comply to requirements of BCBC 2006.

5.3 Works and Utilities Department

No concerns.

6.0 **PLANNING AND DEVELOPMENT SERVICES**

The Planning and Development Services Department is generally supportive of the proposed rezoning of the property to the RU1(s)- Large Lot Housing (with Secondary Suite) zone. The Official Community Plan designates the future land use of the subject property is Single / Two Unit Residential. The proposed land use (single unit housing with a secondary suite) is therefore consistent with the future land use designation. As the suite is within the existing house, there will be no negative visual impact on the single-family character of the area. Adequate parking is also available on site. As the house was approved for construction prior to June 1, 2004, no direct Development Permit will be required and only a Building Permit to ensure code compliance.



Danielle Noble

Current Planning Supervisor

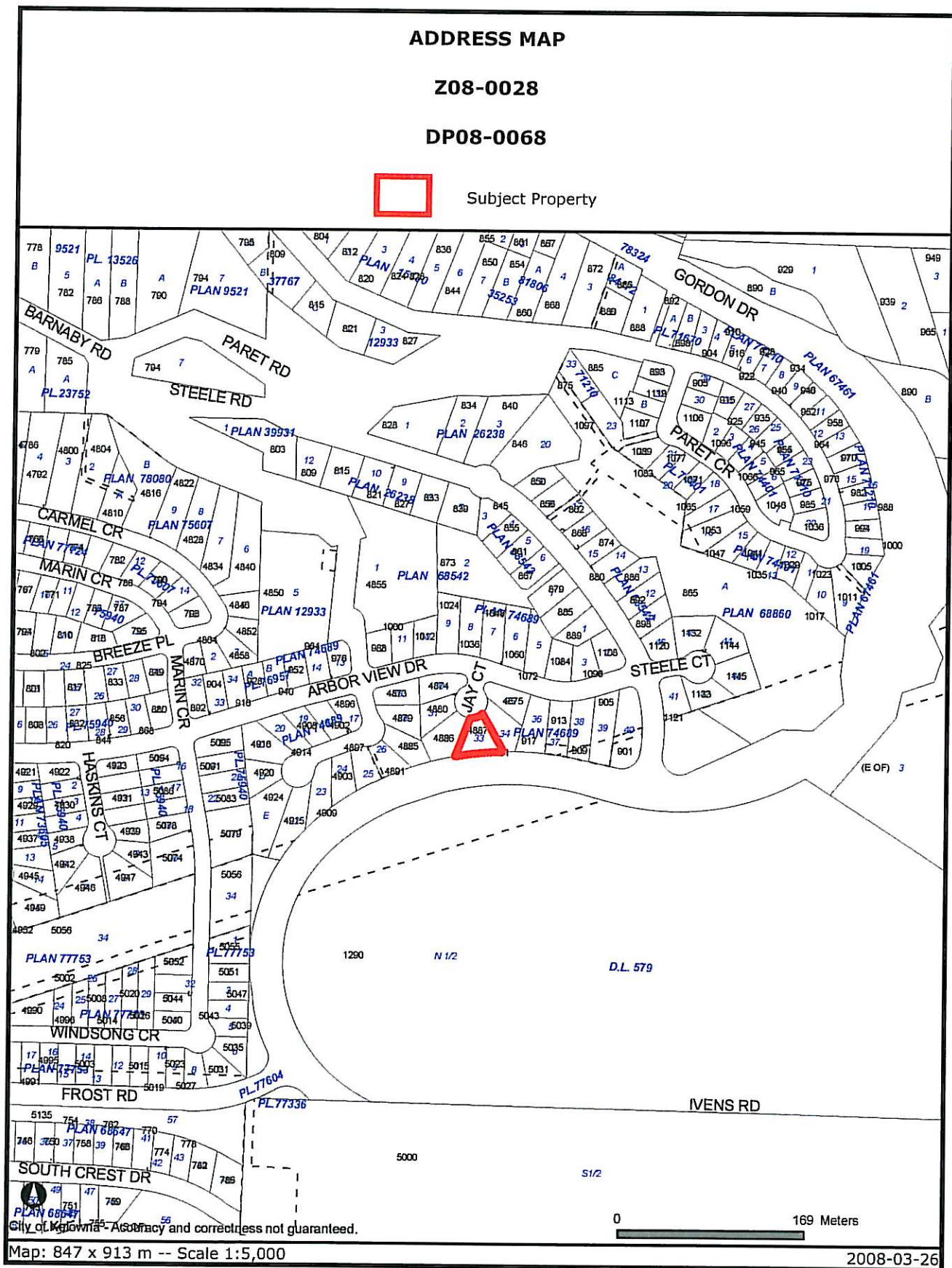
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ATTACHMENTS

Location Map

Site plan

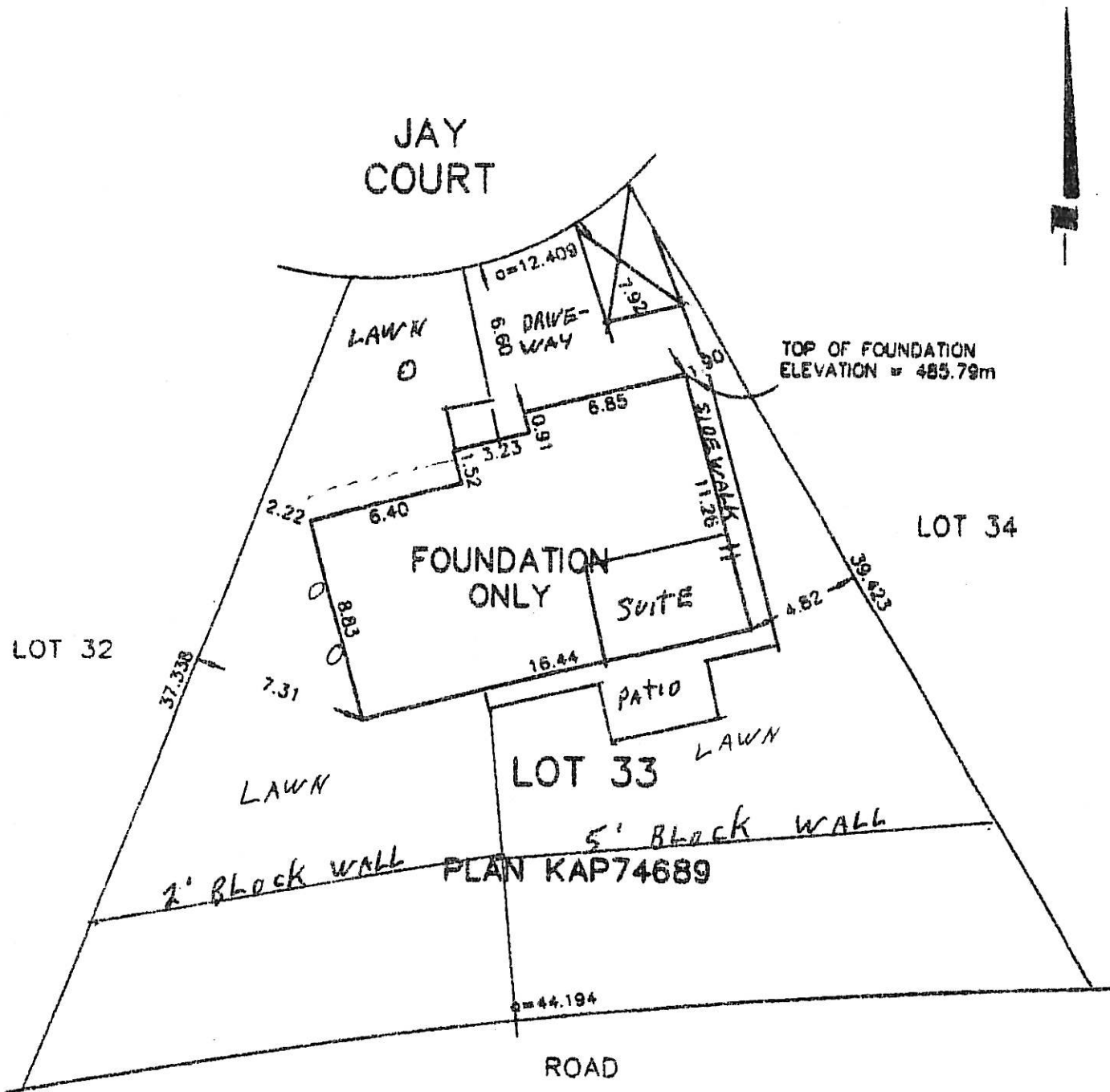
Floor plans



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.

B.C. LAND SURVEYORS CERTIFICATE OF LOCATION ON LOT 33,
PLAN KAP74689, DISTRICT LOT 579, S.D.Y.D.

4887 JAY COURT



I HEREBY CERTIFY THAT THE ABOVE
SKETCH SHOWS THE REGISTERED
DIMENSIONS OF THE ABOVE DESCRIBED
PROPERTY AND RELATIVE LOCATION OF
THE BUILDINGS THEREON.

T.E. Ferguson

B.C.L.S. / S.L.S.

THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY
SIGNED AND SEALED

THIS PLAN IS FOR THE USE OF THE BUILDING INSPECTOR AND/OR MORTGAGEE ONLY
AND IS NOT TO BE USED FOR THE RE-ESTABLISHMENT OF PROPERTY BOUNDARIES.

CLIENT: CARLTON DEVELOPMENT

DATE: MARCH 2, 2004

SCALE: 1:250 METRES

FILE: 15971

©T.E. FERGUSON LAND SURVEYING LTD.

T.E. Ferguson Land Surveying Ltd.

B.C. AND CANADA LAND SURVEYORS
216-1626 RICHTER STREET, KELOWNA, B.C.
TELEPHONE: (250) 763-3115
FAX: (250) 763-0321

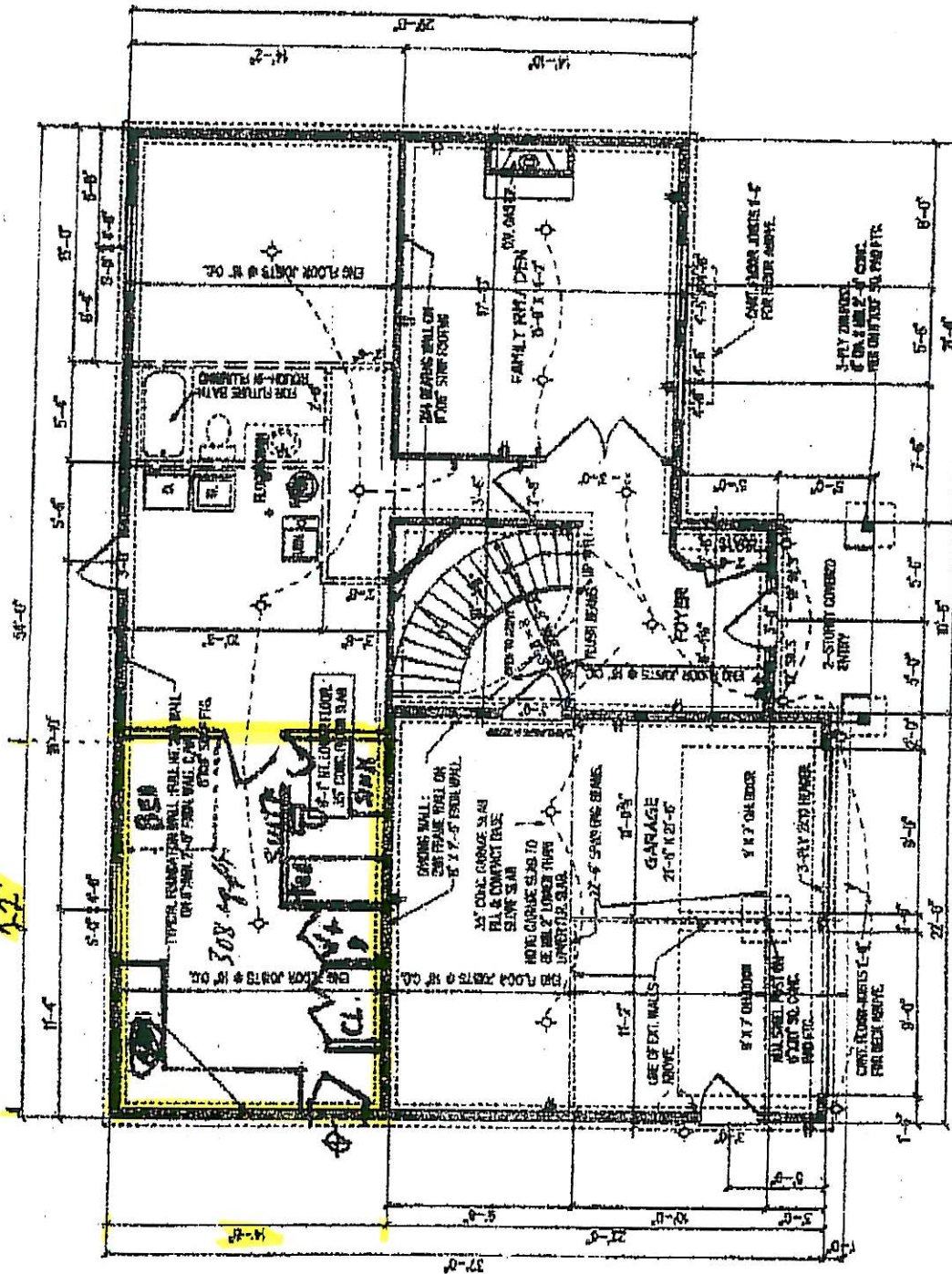
From: KEN FAUST

08/23/2008 10:55

#676 P.001/001

To: CARLIE F.

PROJECT: 2-STORY MOBILE	1
BELLEVERE RIDGE PHASE - 2	
CLIENT:	
DESIGNER: LOF - 33	
REVISION:	
DRAWN BY: QUALITY ASSURE PLANS	
DATE: SEP 25 / 2007	



LOWER FLR. / FNDN. PLAN
SCALE: 1/8" = 1'-0"