
CITY OF KELOWNA

MEMORANDUM

DATE: December 12, 2008
TO: City Manager
FROM: Community Sustainability Division

APPLICATION NO. Z08-0100 **OWNER:** Eunkyung Chang
AT: 905 Lanfranco Rd **APPLICANT:** Eunkyung Chang

PURPOSE: TO REZONE FROM THE RU2 - MEDIUM LOT HOUSING ZONE TO THE
RU2s – MEDIUM LOT HOUSING WITH SECONDARY SUITE ZONE TO
ALLOW FOR LEGALIZATION OF AN EXISTING SECONDARY SUITE
WITHIN THE PRINCIPAL DWELLING.

EXISTING ZONE: RU2 – Medium Lot Housing
PROPOSED ZONE: RU2s – Medium Lot Housing with Secondary Suite
REPORT PREPARED BY: Andrew Browne

1.0 RECOMMENDATION

THAT Rezoning Application No. Z08-0100 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 1 District Lot 135 ODYD Plan 39866, located at 905 Lanfranco Road, Kelowna, B.C. from the RU2 – Medium Lot Housing zone to the RU2s – Medium 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

The applicant proposes to rezone the subject property from RU2 – Medium Lot Housing to RU2s – Medium Lot Housing with Secondary Suite in order to legalize the existing secondary suite contained within the principal dwelling.

3.0 BACKGROUND

3.1 Site Context

The subject property is located in South Pandosy at 905 Lanfranco Road. The area is predominantly zoned for a mix of residential uses, including mobile home parks, medium and large lot housing, townhouses and other multi-unit developments, and agricultural land.

The adjacent land uses are as follows:

North	RM3 – Low Density Multiple Housing
South	RU2 – Medium Lot Housing
East	RU2 – Medium Lot Housing
West	A1 – Agriculture 1



3.2 The Proposal

An existing single family dwelling lies on the subject property, within which exists a non-permitted secondary suite. The applicant proposes to rezone the property to legalize the existing secondary suite use.

The table below shows this application's compliance with the requirements of the RU2s zone.

Zoning Bylaw No. 8000		
<u>CRITERIA</u>	PROPOSAL	RU2s ZONE REQUIREMENTS (FOR SECONDARY SUITE)
Subdivision Regulations		
Lot Area	560 m ²	400 m ²
Lot Width	17.57 m	15.0 m
Lot Depth	32.43 m	30.0 m
Development Regulations		
Site Coverage (buildings)	28.9%	40%
Site Coverage (buildings, driveways, and parking)	45.4%	50%
Front Yard	7.15 m	4.5 m
Side Yard (north)	5.17 m	4.5 m
Side Yard (south)	3.48 m	1.5 m
Rear Yard	6.82 m	6.0 m
Secondary Suite Size	27.1 m ²	90 m ²
Other Requirements		
Parking Stalls (#)	3 spaces	3 spaces
Private Open Space	Meets requirements	30 m ² per dwelling unit

4.0 TECHNICAL COMMENTS

4.1 Fire Department

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

4.2 Inspections Department

Building and mechanical permits required. Existing illegal suite to be upgraded to requirements of BCBC 2006.

4.3 Works & Utilities Department

Please see attached correspondence from the Works & Utilities Department dated November 12, 2008.

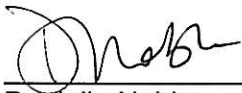
4.4 Bylaw Enforcement

City Bylaws has an open file, #08-129872 - Zoning, Illegal Suite. The complaint was received on September 2, 2008, and still remains open. City Bylaws is now aware that the owner of the property came into City Hall on October 8th and spoke with One Window staff; will be making a rezoning application to have the suite become legal.

5.0 LAND USE MANAGEMENT DEPARTMENT COMMENTS

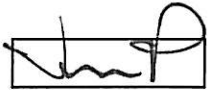
Land Use Management staff have no concerns with the proposed rezoning. The provision of secondary suites is a low-impact method of providing additional housing while preserving overall neighbourhood character. No significant impact on adjacent or nearby properties is anticipated. This Zoning Bylaw Amendment application conforms to the intent of the future land use designation for the subject property as expressed in the City of Kelowna's Official Community Plan.

Exterior alterations not requiring a Development Permit will be necessary at the Building Permit stage. Changes are likely to include removal of the garage door and replacement with a man-door and window suitable for a bedroom under the British Columbia Building Code 2006.



Danielle Noble
Urban Land Use Supervisor

Approved for inclusion



~~F~~ Shelley Gambacort, Director of Land Use Management

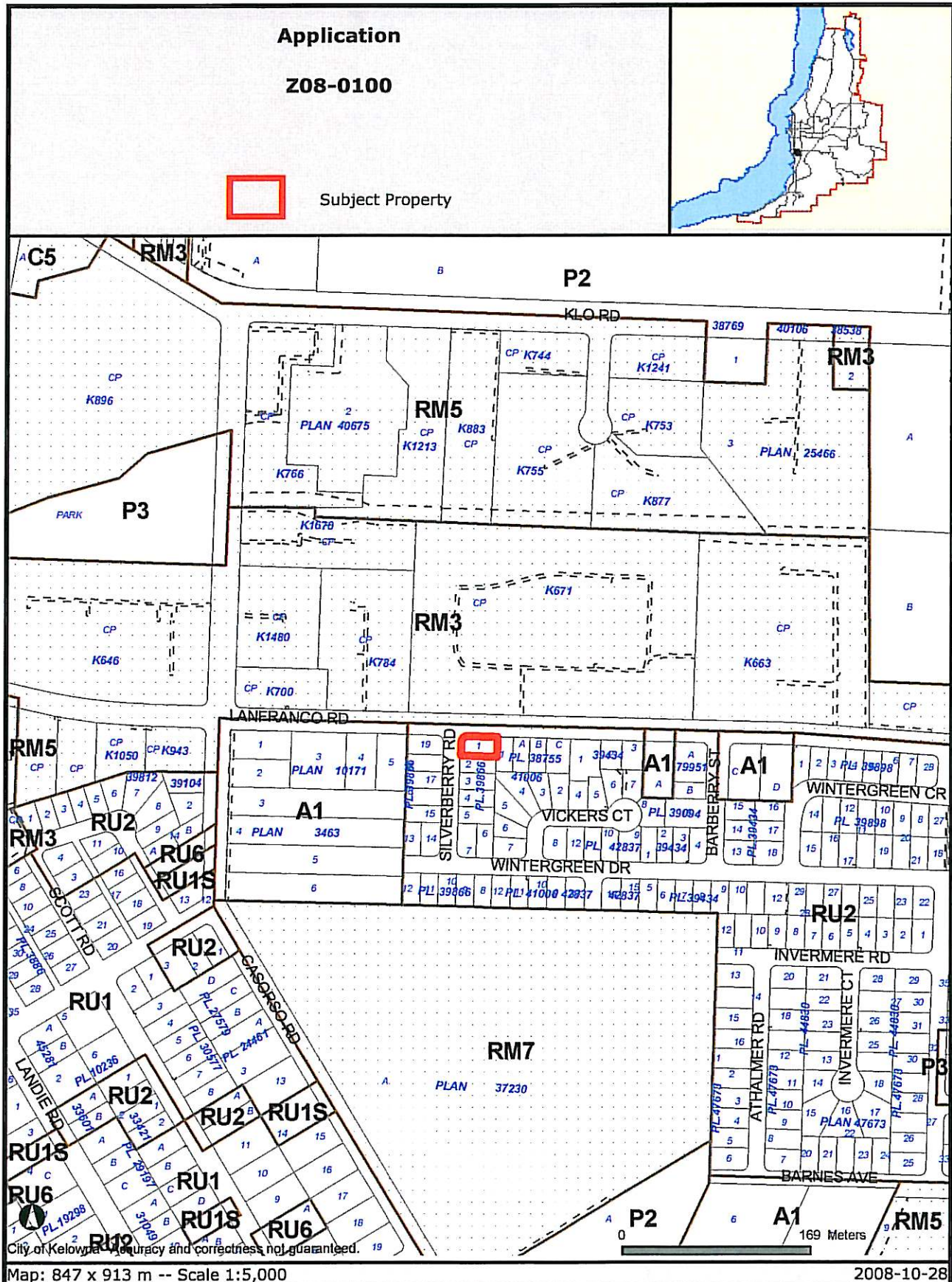
ATTACHMENTS

Location and zoning map

Site plan

Floor plan

Correspondence from Works & Utilities Department



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.

CITY OF KELOWNA
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Date: November 12, 2008
File No.: Z08-0100
To: Planning & Development Services Department (AB)
From: Development Engineering Manager (SM)
Subject: 905 Lanfranco Road Lot 1 Plan 69866 Suite

The Works & Utilities Department comments and requirements regarding this application to rezone from RU-2 to RU-2s 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 supply the suite.

2. Sanitary Sewer

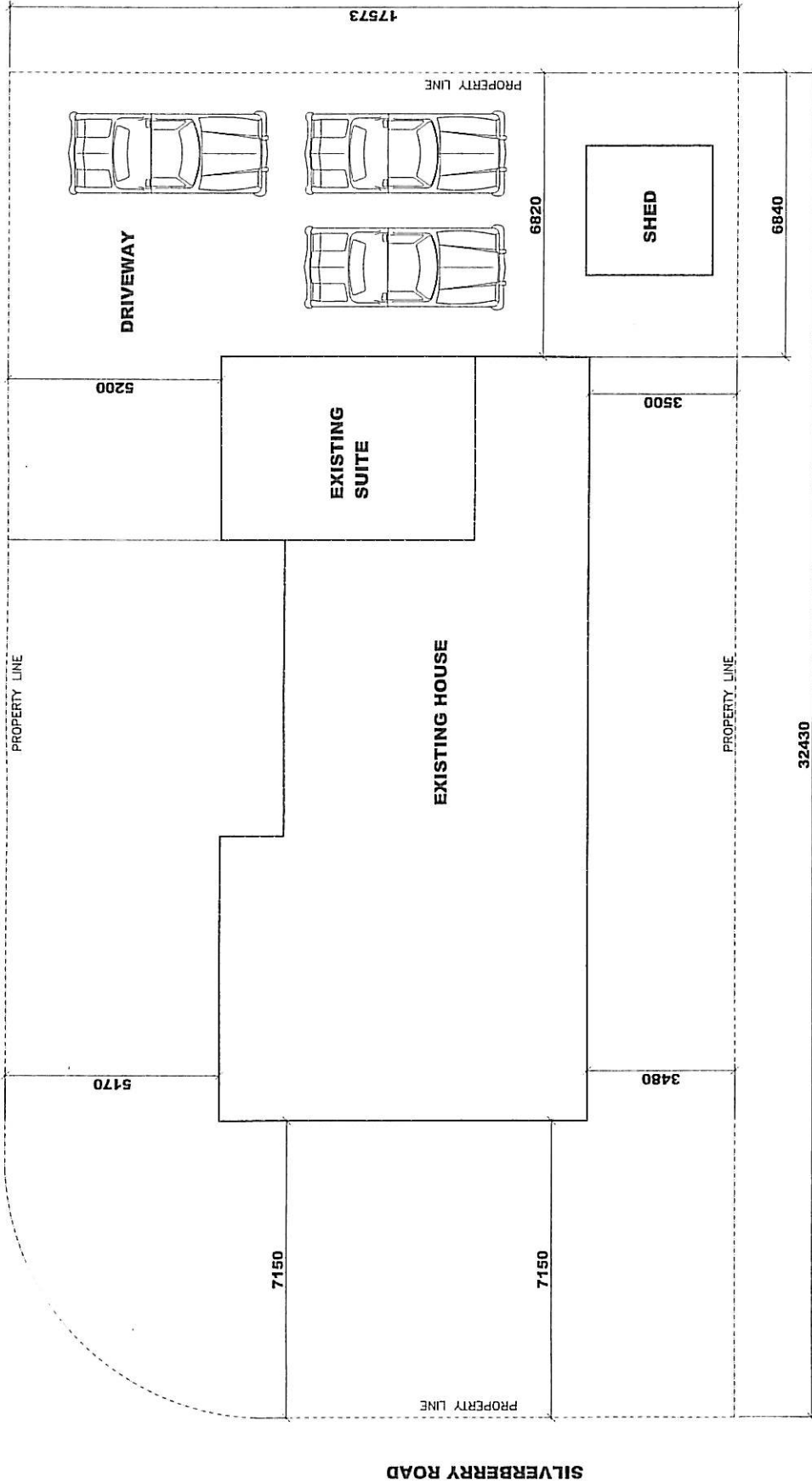
The existing lot is adequately serviced with a 100mm-diameter sanitary sewer connection that will service both the main residence and suite.

3. Development Permit and Site Related Issues

A curb cut application will be required from the Transportation Department for modifications to the existing driveway. Construction will include the removal of a portion of the existing barrier curb and sidewalk to accommodate the required widening of the driveway access.

Steve Muenz, P. Eng.
Development Engineering Manager
JF

LANFRANCO ROAD



SITE PLAN
SCALE: 1:100

MUNICIPAL ADDRESS: 905 LANFRANCO ROAD, KELOWNA, BC
LEGAL ADDRESS: LOT 1, PLAN 39866, DISTRICT LOT 135, O.D.Y.D

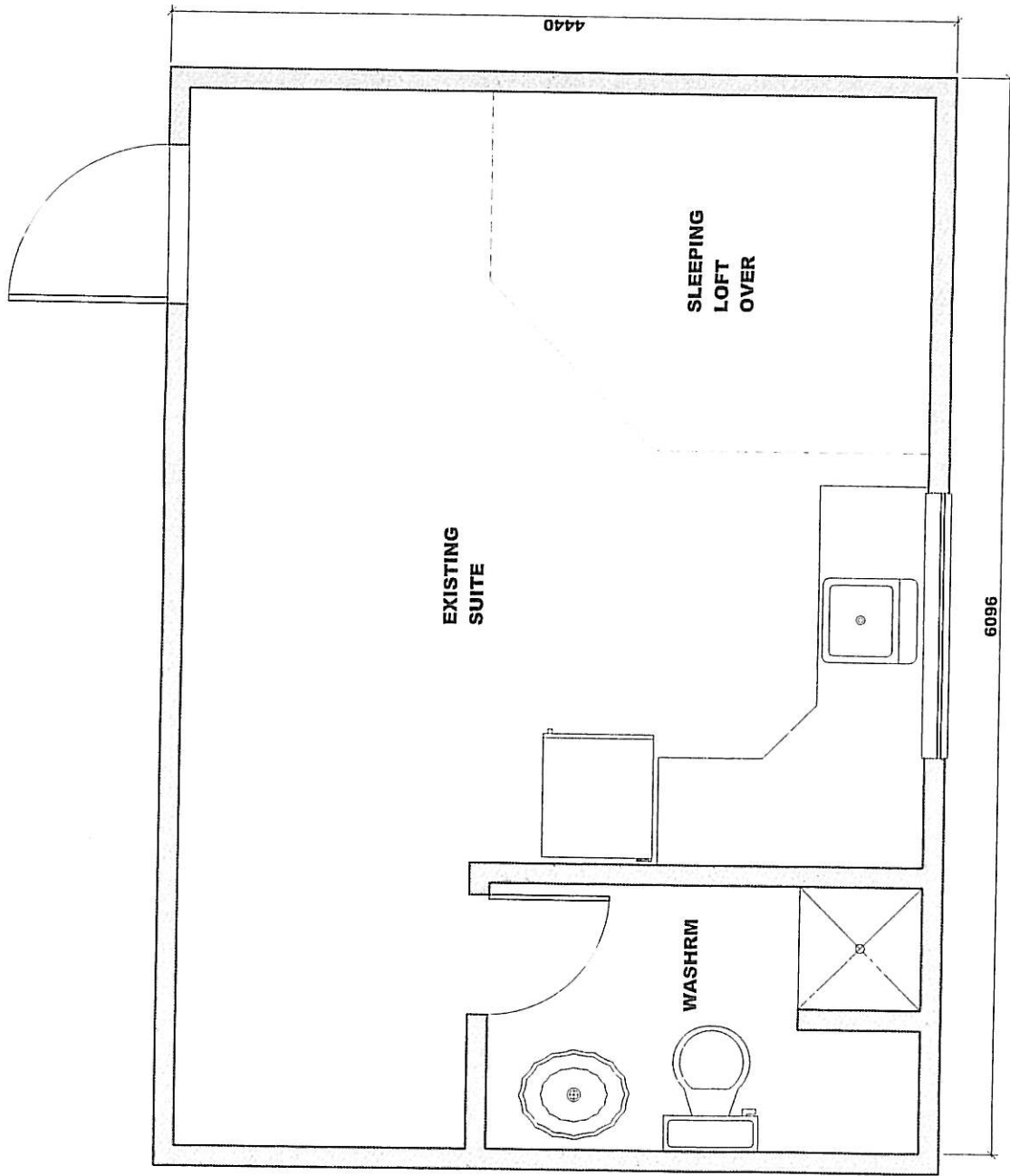
OCTOBER 11, 2008



AJAY INWATSI 10790 CHERL ROAD, WINFIELD, BC TELEPHONE: 250-766-1872

SECONDARY SUITE
905 LANFRANCO ROAD, KELOWNA, BC

A1



FLOOR PLAN
SCALE: 1:25



OCTOBER 14, 2008

A2

SECONDARY SUITE
905 LANFRANCO ROAD, KELOWNA, BC

ALAN WATSON 10790 CHERYL ROAD, WHIFELD, BC TELEPHONE: 250-766-1892

