
CITY OF KELOWNA
MEMORANDUM

DATE: February 02, 2009
TO: City Manager
FROM: Land Use Management Department
APPLICATION NO. Z08-0103 **OWNER:** Quentin & Terra Cyre
AT: 1145 Steele Court **APPLICANT:** IHS Designs Ltd.
PURPOSE: TO REZONE FROM THE RU1 - LARGE LOT HOUSING ZONE TO THE
RU1s – LARGE LOT HOUSING WITH SECONDARY SUITE ZONE TO
ALLOW FOR A SECONDARY SUITE WITHIN THE PRINCIPAL
DWELLING.
EXISTING ZONE: RU1 – Large Lot Housing
PROPOSED ZONE: RU1s – Large Lot Housing with Secondary Suite
REPORT PREPARED BY: Andrew Browne

1.0 RECOMMENDATION

THAT Rezoning Application No. Z08-0103 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 43 District Lot 579 SDYD Plan KAP74689, located at 1145 Steele Court, 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 proposes to rezone the subject property from RU1 – Large Lot Housing to RU1s – Large Lot Housing with Secondary Suite in order to construct a secondary suite within the principal dwelling.

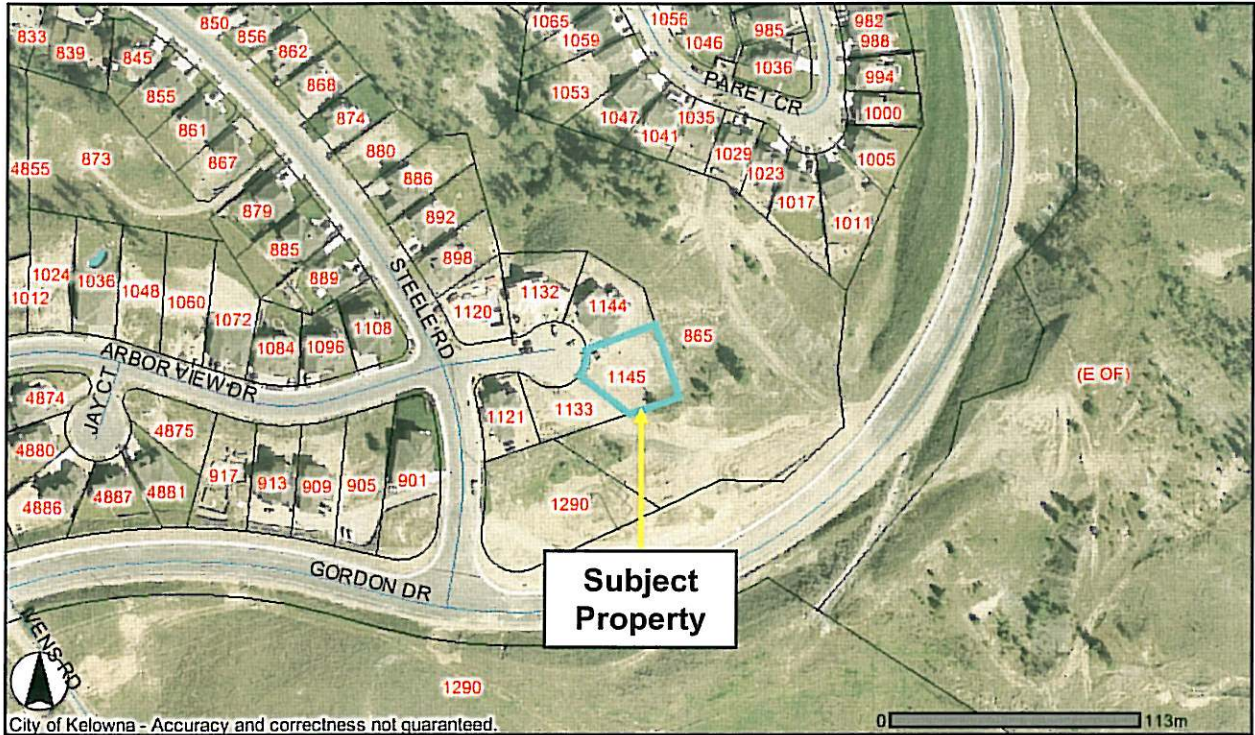
3.0 BACKGROUND

3.1 Site Context

The subject property is located in Southwest Mission at 1145 Steele Court. The area is predominantly zoned for single family dwellings, though the immediate area features a variety of OCP future land use designations including commercial and multiple residential. The adjacent land uses are as follows:

North	RU1 – Large Lot Housing
South	A1 – Agriculture 1
East	RU1 – Large Lot Housing
West	RU1 – Large Lot Housing





3.2 The Proposal

The applicant proposes to rezone the property so as to allow for a secondary suite within the principal dwelling. The table below shows this application's compliance with the requirements of the RU1s zone.

Zoning Bylaw No. 8000		
CRITERIA	PROPOSAL	RU1s ZONE REQUIREMENTS (FOR SECONDARY SUITE)
Subdivision Regulations		
Lot Area	1130 m ²	550 m ²
Lot Width	20 m approx. at front yard setback	16.5 m
Lot Depth	40 m approx.	30.0 m
Development Regulations		
Site Coverage (buildings)	21.3 %	40%
Site Coverage (buildings/parking)	32.6 %	50%
Secondary Suite Size	12.8% and 68.8 m ²	Lesser of 40% of principal dwelling or 90 m ²
Front Yard	9 m approx.	4.5 m
Side Yard	2.3 m	2.3 m
Side Yard	2.3 m	2.3 m
Rear Yard	9 m approx.	7.5 m

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 Building & Permitting Department

SFD is currently under construction (BP#37578). Separate BP required for proposed suite and construction is to meet requirements of BCBC 2006.

4.2 Fire Department

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

4.3 Development Engineering Department

The proposed rezoning for a secondary suite does not compromise City of Kelowna utilities as far as servicing is concerned.

5.0 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT COMMENTS


No significant impact on adjacent or nearby properties is anticipated and the application conforms with the City of Kelowna Official Community Plan and Zoning Bylaw No. 8000.

Land Use Management staff recommend support for the application.



Danielle Noble
Urban Land Use Manager

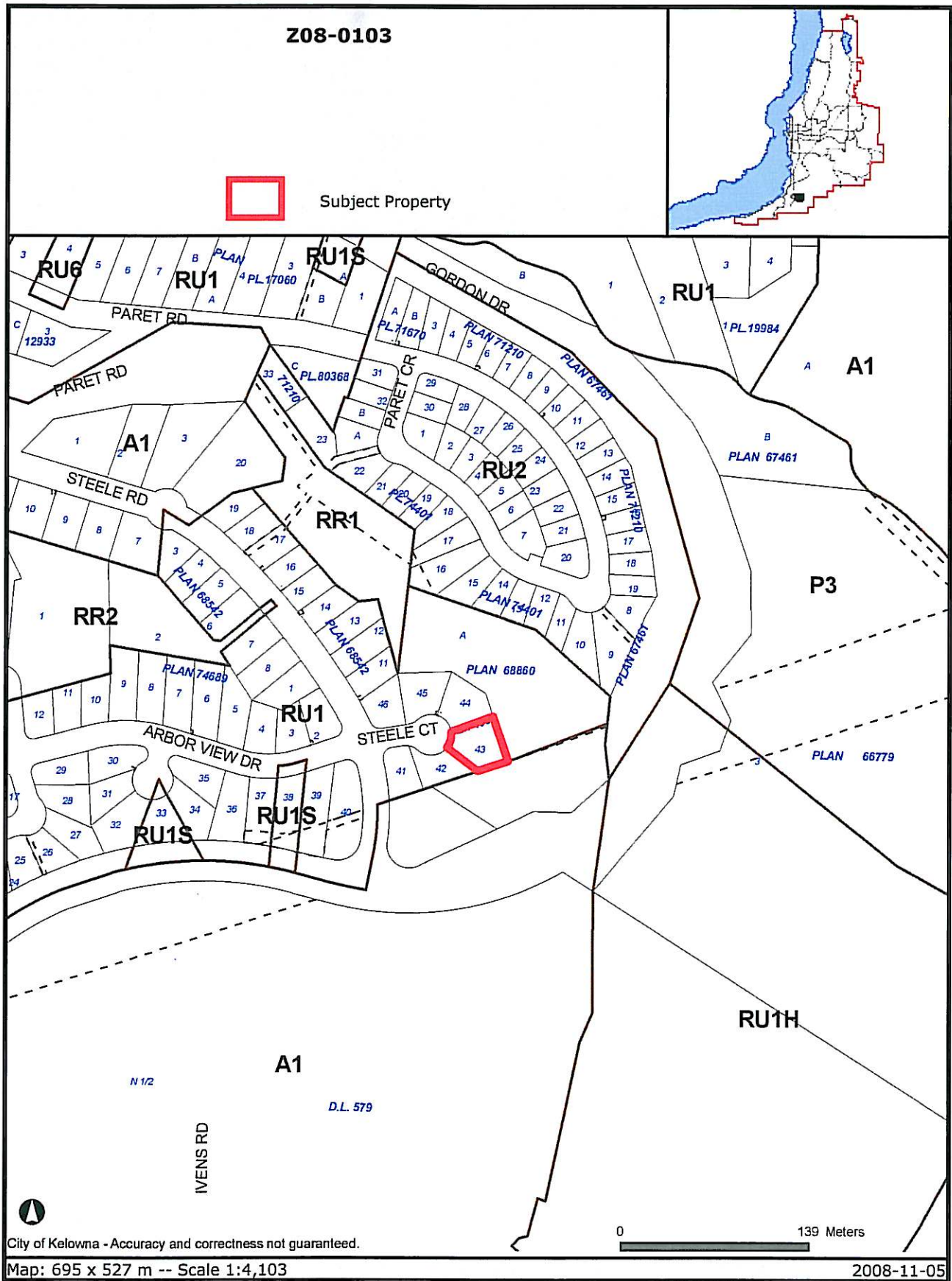
Approved for inclusion: 

 Shelley Gambacort
Director of Land Use Management

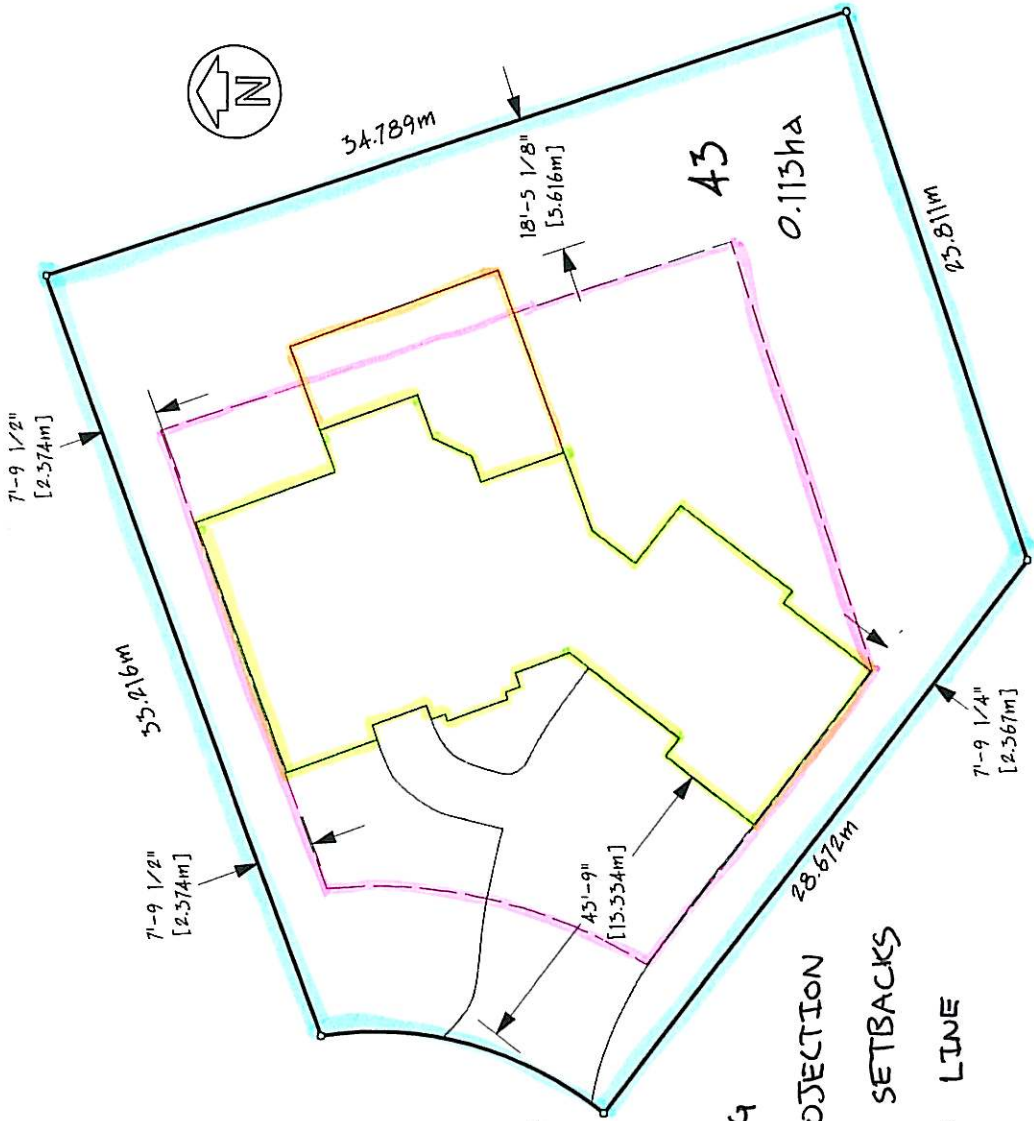


ATTACHMENTS

- Location and zoning map
- Site plan
- Basement floor plan (showing secondary suite area)



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.

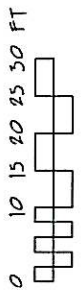


STEELE COURT

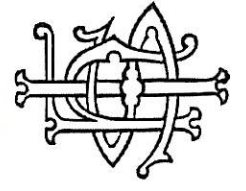
$\Delta = 12.448m$
 $r = 15.000m$

- DWELLING
- DECK PROJECTION
- MINIMUM SETBACKS
- PROPERTY LINE

1 SITE PLAN
 Scale: 1:500



1145 STEELE COURT, KELOWNA BC



IHS DESIGN
 644 ARROWLEAF LANE
 KELOWNA, BC
 V1W 4Y5
 (250) 212-7938

SINGLE FAMILY DWELLING

MARCH 25, 2009
 1 OF 1
 SCALE: AS NOTED



H.S. DESIGN
644 ATROVILEY LAKE
KELOWNA, BC
V1Y 4T5

THIS DRAWING IS THE PROPERTY OF H.S. DESIGN AND MUST BE KEPT IN CONFIDENCE AND NOT REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.



PROJECT NORTH

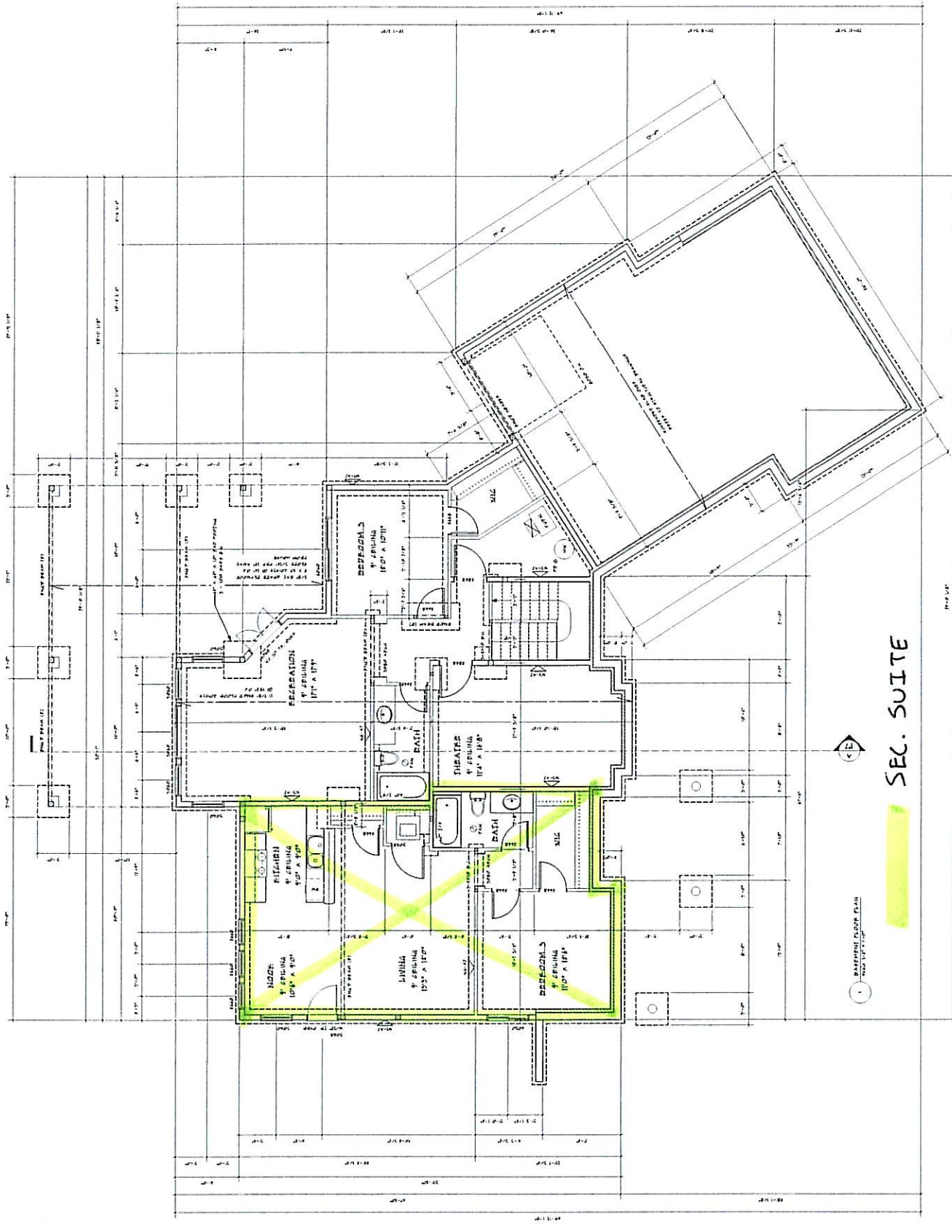
REVISION	DATE	DESCRIPTION	DRAWN BY
1	11/20/08	ISSUED FOR PERMITS	HS
2	11/20/08	ISSUED FOR PERMITS	HS

PROJECT
PRIVATE RESIDENCE
1145 STEELE COURT
KELOWNA, BC
LOT 43 PLAN KAP74689

DRAWING TITLE
BASEMENT PLAN

DATE
SEPTEMBER 15, 2008

DRAWING NUMBER
4 of 7



SEC. SUITE

1. BASEMENT FLOOR PLAN
11/20/08