
**CITY OF KELOWNA
MEMORANDUM**

DATE: March 26, 2009
TO: City Manager
FROM: Community Sustainability Division

APPLICATION NO. Z09-0002 **APPLICANT:** Axel Hilmer

AT: 446 Dell Road **OWNER:** Jaskaran Kaur Kandola

PURPOSE: TO REZONE FROM THE RU1 – LARGE LOT HOUSING ZONE TO THE RU1(S) LARGE LOT HOUSING WITH SECONDARY SUITE ZONE TO CONSTRUCT A PRINCIPAL DWELLING CONTAINING A SECONDARY SUITE

EXISTING ZONE: RU1 – LARGE LOT HOUSING

PROPOSED ZONE: RU1(S) LARGE LOT HOUSING WITH SECONDARY SUITE

REPORT PREPARED BY: BIRTE DECLOUX

1.0 RECOMMENDATION

THAT Rezoning Application No. Z09-0002 to amend City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot A, Section 23, Township 26, O.D.Y.D., Plan KAP87488, located on Dell Road, Kelowna, B.C. from the RU1 – Large Lot Housing Zone to RU1(s) – Large Lot Housing with a secondary suite be considered by Council;

AND THAT the zone amending bylaw be forwarded to a Public Hearing for further consideration;

2.0 SUMMARY

This application seeks to rezone from RU1 – Large Lot Housing Zone to RU1(s) – Large Lot Housing with a secondary suite to construct a new single family dwelling containing a secondary suite.

3.0 BACKGROUND

The subject property was subdivided in 2007 to create this vacant infill lot. The applicant proposes to build a new single family dwelling with a secondary suite on the site. All the criteria for a secondary suite have been incorporated including parking, a dedicated pathway to the suite entrance and useable outdoor space.



The proposed application meets the requirements of RU1(s) – Large Lot Housing with a secondary suite as follows:

Zoning Bylaw No. 8000		
CRITERIA	PROPOSAL	RU1(s) ZONE REQUIREMENTS (Suite within Principal Dwelling)
Subdivision Regulations		
Lot Area	603 m ²	550 m ²
Lot Width	19.7 m	16.5 m
Lot Depth	30 m	30.0 m
Development Regulations		
Site Coverage (buildings)	40 %	40%
Site Coverage (buildings/parking)	46.6 %	50%
Height (existing house)	2 ½ storeys / 9.02 m	2 ½ storeys / 9.5 m
Floor Area of principal dwelling	550 m ²	
Floor Area of Secondary Suite / Size ratios	88 m ² / 16%	In building can't exceed lessor or 90 m ² or 40%
Front Yard	6.0 m	4.5 m / 6.0 m to a garage
Side Yard (north)	2.3 m	2.3 m (2- 2 ½ storey)
Side Yard (south)	2.3 m	2.3 m (2- 2 ½ storey)
Rear Yard	8.76 m	7.5 m
Other Requirements		
Parking Stalls (#)	4 spaces	3 spaces
Private Open Space	meets requirements	< 30m ²

3.1 Site Context

The subject property is located on the west side of Dell Road, north of Hollywood Road in Rutland. 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

3.2 Site Location: 446 Dell Road



4.0 CURRENT DEVELOPMENT POLICY

The property is proposed to be zoned RU1(s) – Large Lot Housing with Secondary Suite. The purpose of this zone is to provide for single detached housing as a principal use, and compatible secondary uses.

4.1 Kelowna 2020 – Official Community Plan

The proposal is consistent with the future land use designation of Single/Two Unit Residential in the Official Community Plan. The Single/Two Unit Residential designation covers single detached homes for occupancy by one family, single detached homes with a secondary suite, semi-detached and detached buildings used for two dwelling units, and complementary uses.

5.0 TECHNICAL COMMENTS

The application has been submitted to various technical agencies and City departments, and the following relevant comments have been submitted:

5.1 Development Engineering

This application does not trigger any servicing requirements.

5.2 Building and Permitting

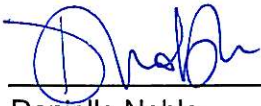
3/4 hr. fire separation required between suite and main dwelling, suite to be constructed to requirements of BCBC 2006.

5.3 Fire Department

Requirements of Section 9.36, Secondary Suites, of the BCBC 2006 are to be met. Fire separations per BCBC 2006. The address for the suite and main house is to be visible from Dell Rd.

6.0 LAND USE MANAGEMENT DEPARTMENT COMMENTS

Policies within the Official Community Plan support the sensitive integration of infill of existing neighbourhoods, where services are already in place and densification can easily be accommodated. The lot is of sufficient area and in a neighbourhood where there are some properties within reasonable proximity of similar zoning. The proposal allows for more efficient use of the subject property and helps to diversify the housing supply in the area.



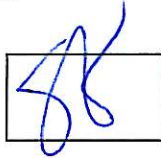
Danielle Noble

Urban Land Use Manager

Approved for Inclusion

Shelley Gambacort

Director of Land Use Management



ATTACHMENTS

Location of subject property

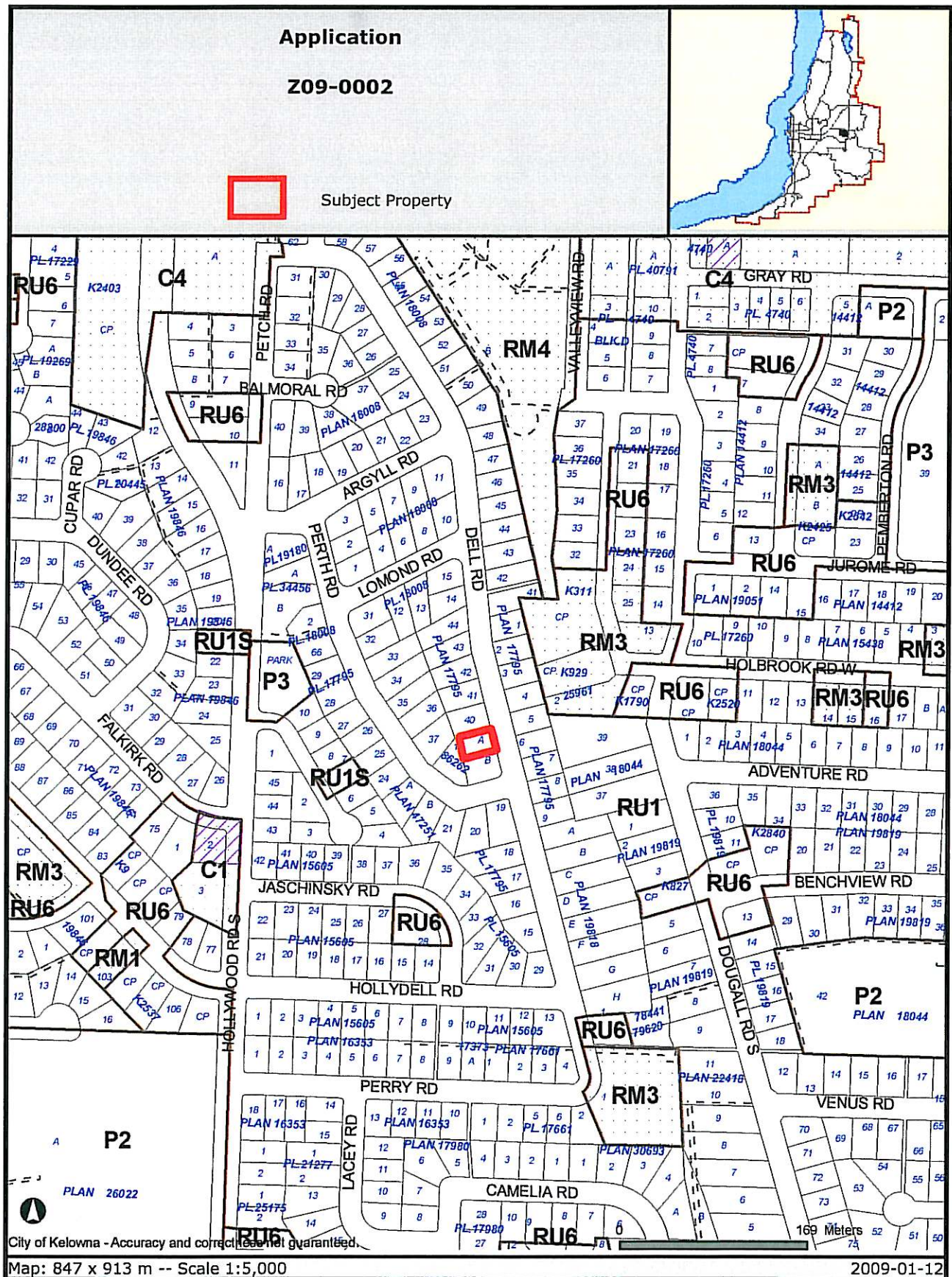
Site Plan

Elevation drawings

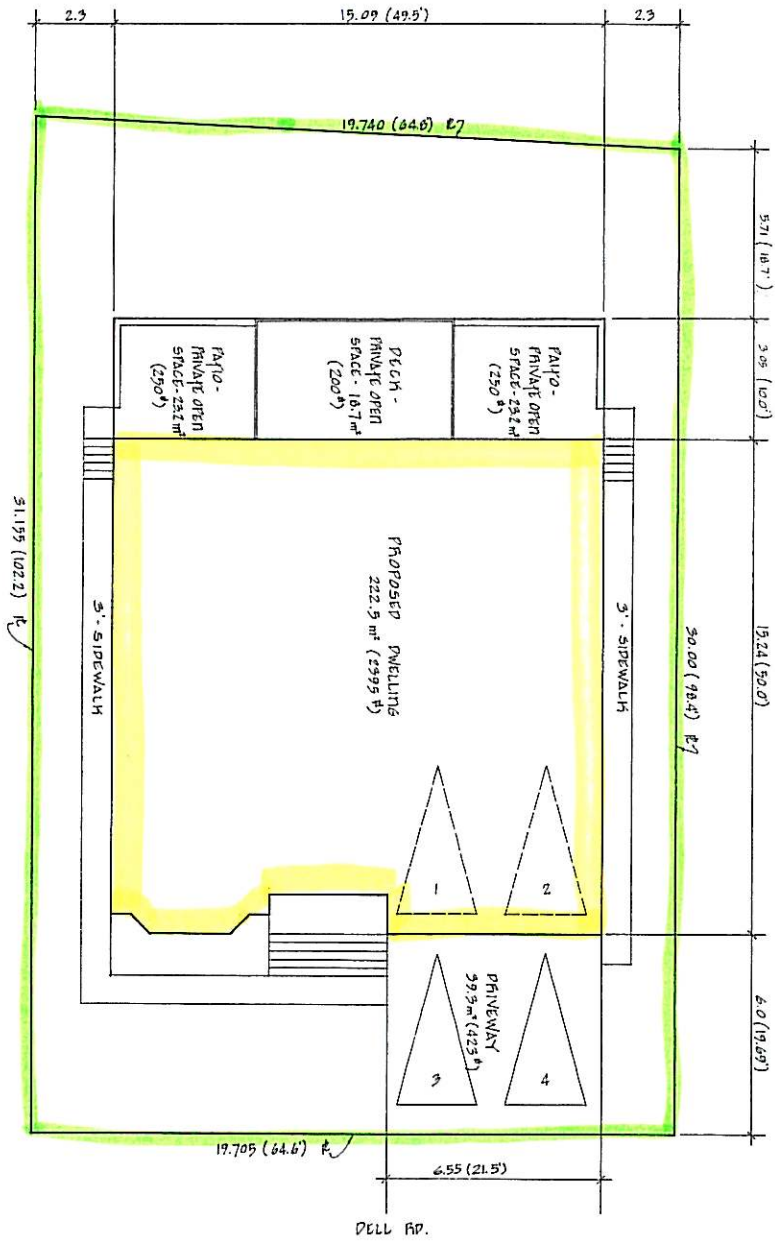
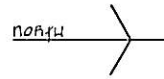
Suite Floor Plan

Landscape Drawing



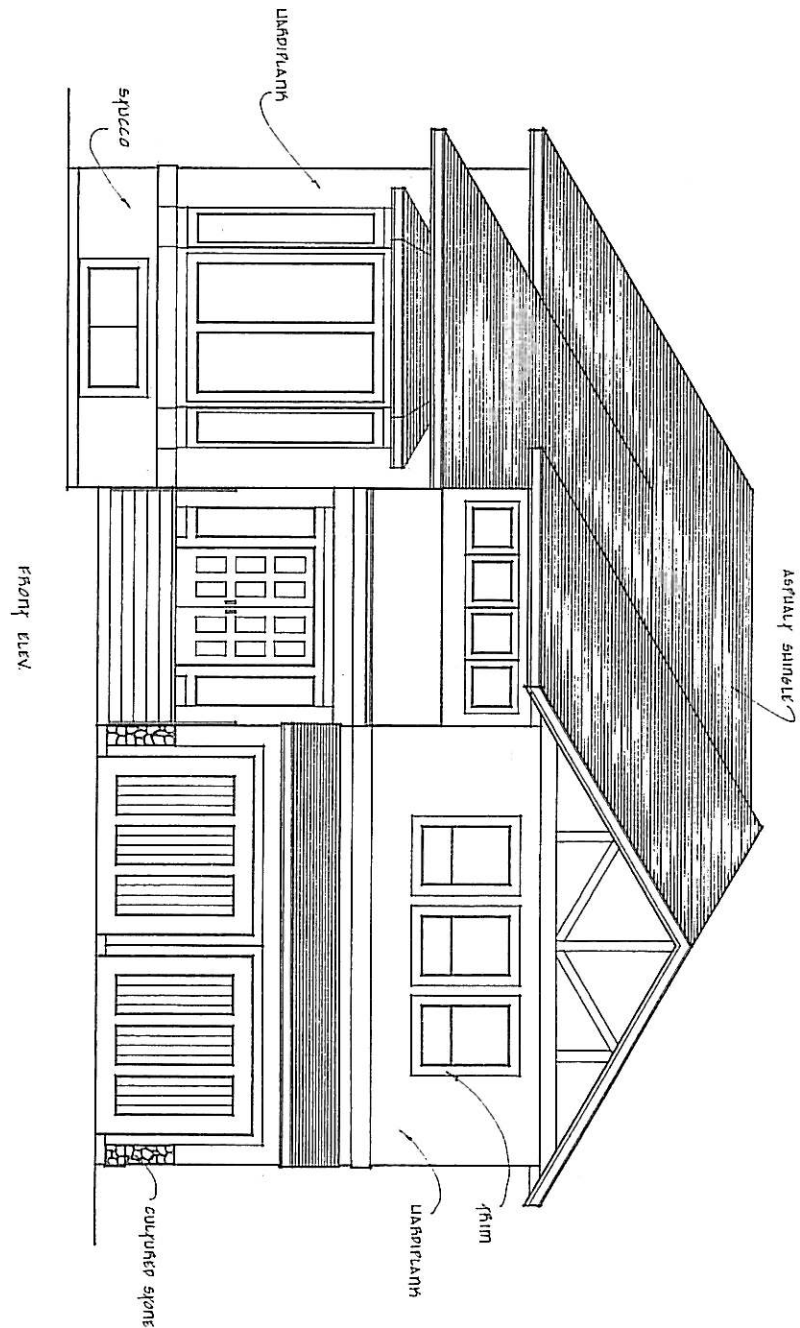


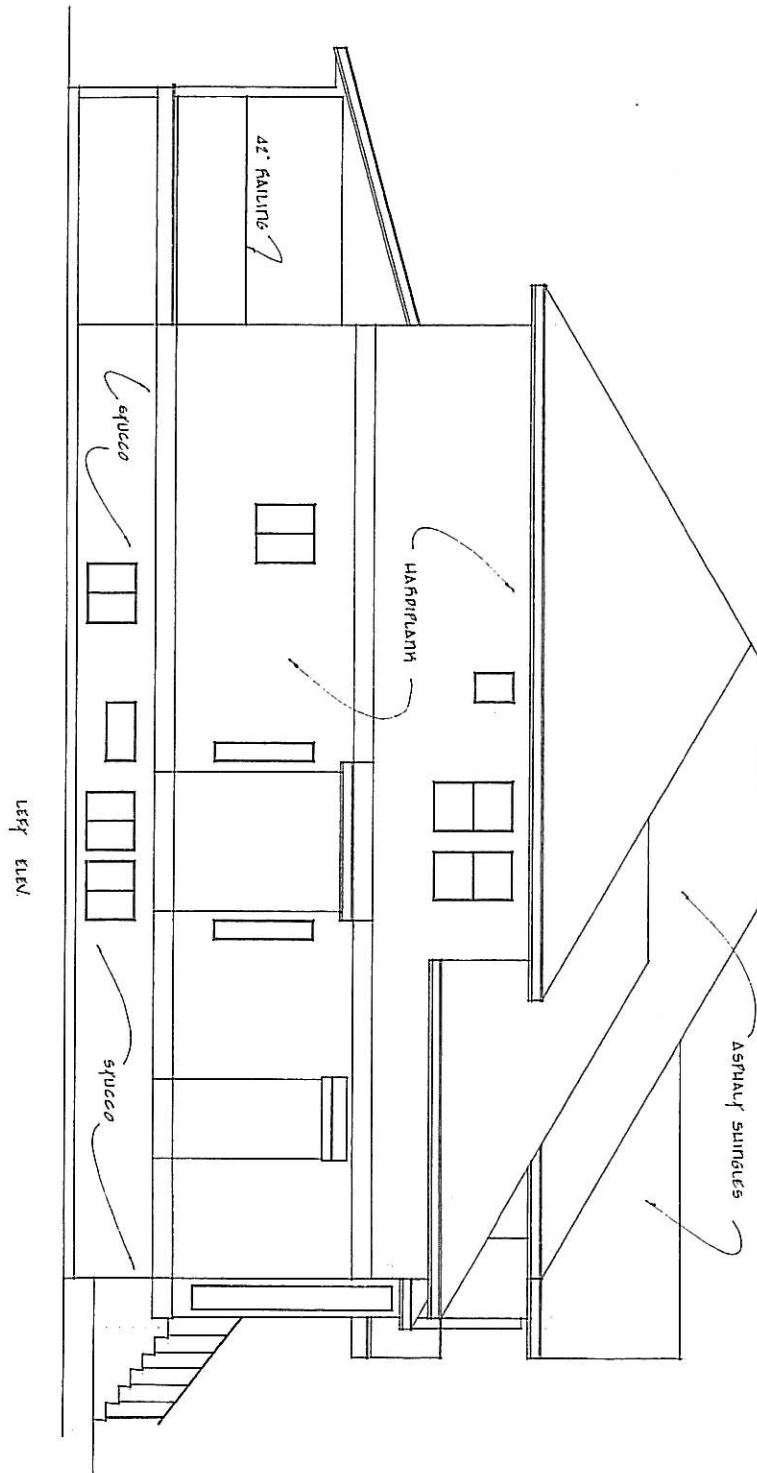
Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only.
The City of Kelowna does not guarantee its accuracy. All information should be verified.

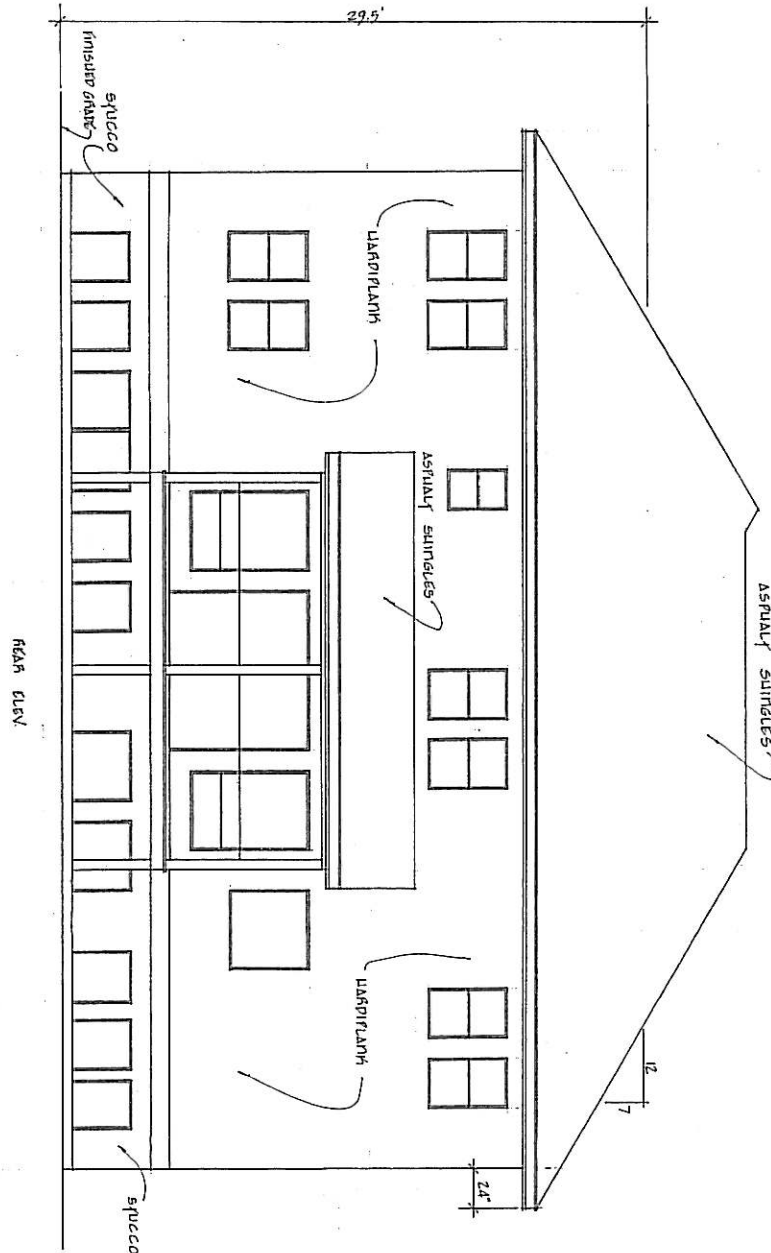


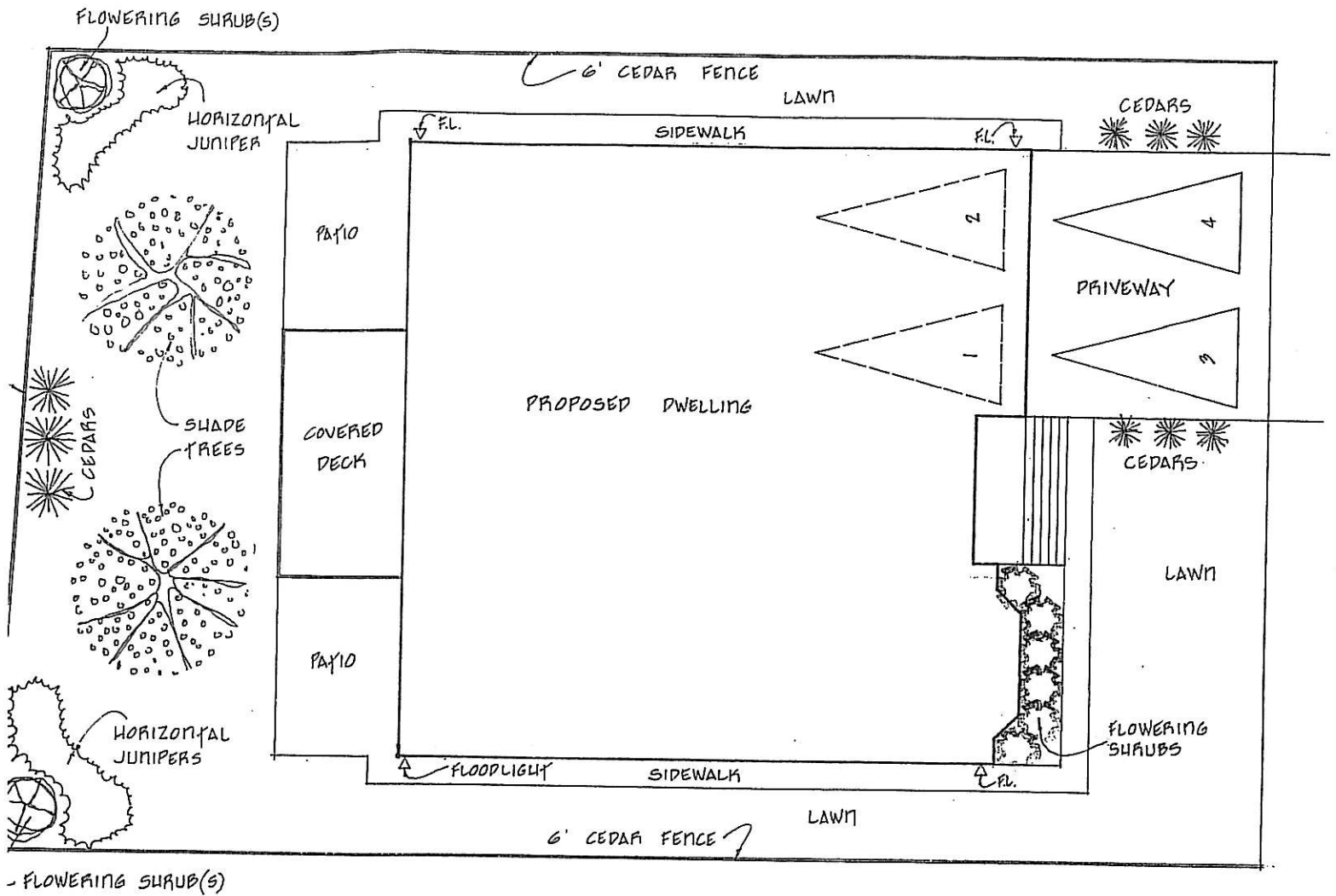
LEGAL DESCRIPTION:
 LOT - A
 PLAN - 87498
 SEC. - 25
 TWP. - 26
 CIVIC ADDRESS:
 442 DELL RD

SITE CALCULATIONS:
 LOT AREA - 602.5 m²
 BUILD AREA - 241.2 m²
 SITE COVERAGE - 40%
 DRIVEWAY AREA - 39.3 m²
 SITE COVERAGE - 6.5%
 TOTAL COVERAGE - 46.5%









DELL RD

CONCEPTUAL
LANDSCAPE PLAN

Scale : $\frac{1}{8}" = 1'-0"$
Date : DEC 08
Drw by : A.L.I.

NOTE: All dir
to be check
by builder.