
**CITY OF KELOWNA
MEMORANDUM**

DATE: April 16, 2009
TO: City Manager
FROM: Community Sustainability Division

APPLICATION NO. Z09-0017 **APPLICANT:** Sonya & William Peitsch

AT: 4485 Gordon Drive **OWNER:** Sonya & William Peitsch

PURPOSE: TO REZONE FROM THE RU1 – LARGE LOT HOUSING ZONE TO THE RU1(s) – LARGE LOT HOUSING WITH A SECONDARY SUITE ZONE TO LEGALIZE A SUITE WITHIN A SINGLE FAMILY DWELLING

EXISTING ZONE: RU1 – LARGE LOT HOUSING

PROPOSED ZONE: RU1(s) – LARGE LOT HOUSING WITH A SECONDARY SUITE

REPORT PREPARED BY: BIRTE DECLOUX

1.0 RECOMMENDATION

THAT Rezoning Application No. Z09-0017 to amend City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot B, District Lot 358, O.D.Y.D., Plan 25928, located on Gordon Drive, Kelowna, B.C. from the from the RU1- Large Lot Housing zone to the RU1(s) – Large Lot Housing with a 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 application seeks to rezone from the RU1- Large Lot Housing zone to the RU1(s) – Large Lot Housing with a Secondary Suite zone to legalize a suite within an existing single family dwelling.

3.0 BACKGROUND

There is an existing single family dwelling on the subject property which has been under investigation for an illegal suite. With this application, the owner is seeking to legalize the suite.

The suite on the lower level of the building consists of two bedrooms and a kitchen/ dining / living room area. A ground floor sliding glass door leads out to a private patio. The large property can provide adequate private outdoor space and appropriate parking for both units.

The proposed application meets the requirements of RU1(s) Large Lot Housing with a Secondary Suite zone follows:

Zoning Bylaw No. 8000		
CRITERIA	PROPOSAL	RU1(s) ZONE REQUIREMENTS (Suite within Principal Dwelling)
Subdivision Regulations		
Lot Area	1079 m ²	550 m ²
Lot Width	19.81 m	16.5 m unless 15 m when access to rear lane; 17 m for corner lot
Lot Depth	54.57 m	30.0 m
Development Regulations		
Site Coverage (buildings)	10 %	40%
Site Coverage (buildings/parking)	17 %	50%
Height (existing house)	1.5 storey	2 ½ storeys / 9.5 m
Floor Area of principal dwelling	220.35 m ²	
Floor Area of Secondary Suite / Size ratios	73 m ² / 33%	In building can't exceed lessor or 90 m ² or 40%
Front Yard	7.62 m	4.5 m / 6.0 m to a garage
Side Yard (north)	1.5 m (existing non-conforming)	2.0 m (1 - 1 ½ storey)
Side Yard (south)	3.65 m	2.0 m (1 - 1 ½ storey)
Rear Yard	35 m	7.5 m
Other Requirements		
Parking Stalls (#)	4 spaces	3 spaces
Private Open Space	meets requirements	30m ² required per dwelling

3.1 Site Context

The subject property is located on the east side of Gordon Drive, in the Mission near the Okanagan Mission Secondary School site. More specifically, the adjacent land uses are as follows:

North RU1 – Large Lot Housing (Single Family Neighbourhood)
East RU1 – Large Lot Housing
South RU1 – Large Lot Housing
West RU1 – Large Lot Housing

3.2 Site Location: 4485 Gordon Drive.



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

See Attached.

5.2 Building and Permitting

Building permit required to upgrade suite to BCBC 2006. Fire separation required between suite and upper floor unit, furnace room, common laundry room (part of upper floor unit). Separate heating system required for suite.

5.3 Fire Department

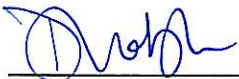
Requirements of Section 9.36, Secondary Suites, of the BCBC 2006 are to be met. Fire separations per BCBC 2006.

5.4 Bylaw Services

Illegal Suite complaints have been received regarding this property; #108472 generated on July 18, 2007 and concluded on June 1, 2008 and, #138351 generated on February 11, 2009 which still remains active.

6.0 LAND USE MANAGEMENT DEPARTMENT COMMENTS

Policies within the Official Community Plan support the sensitive integration of infill in established neighbourhoods and where services are already in place and densification can easily be accommodated. The proposal allows for more efficient use of the subject property and helps to diversify the housing supply in the area. Similar secondary suites have been established in the immediate neighbourhood. The legalization of the suite will ensure safety and compliance to the various bylaws and BC Building code.



Danielle Noble
Urban Land Use Manager

Approved for Inclusion

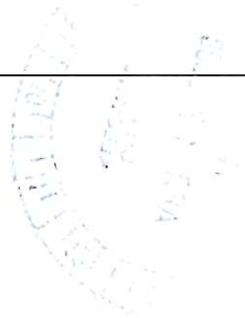


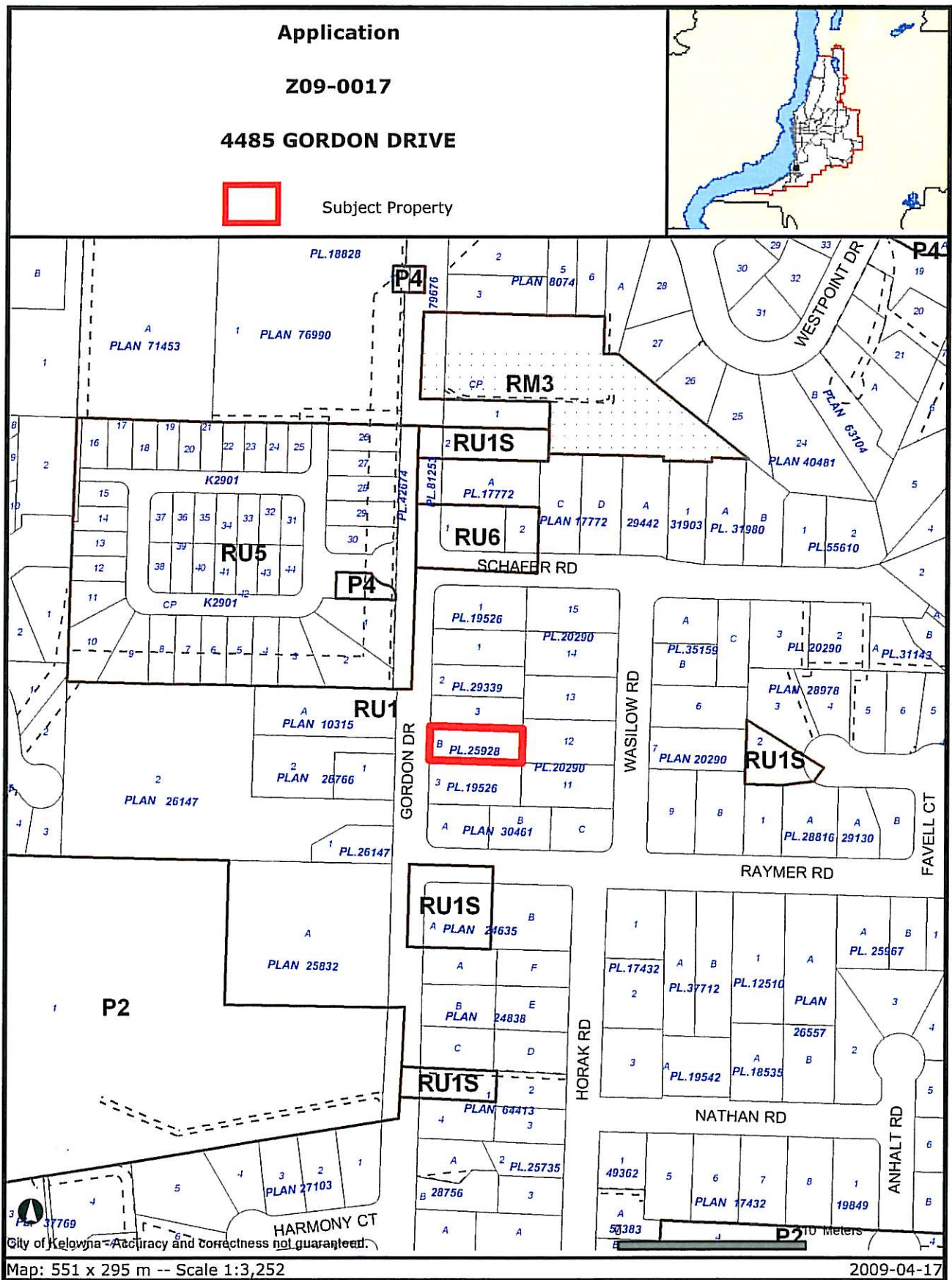
 Shelley Gambacort
Director of Land Use Management

DN/SG/Bcd

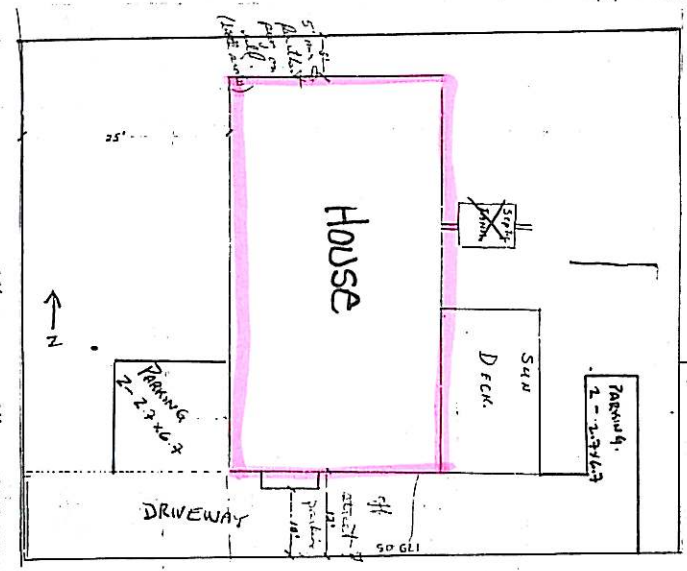
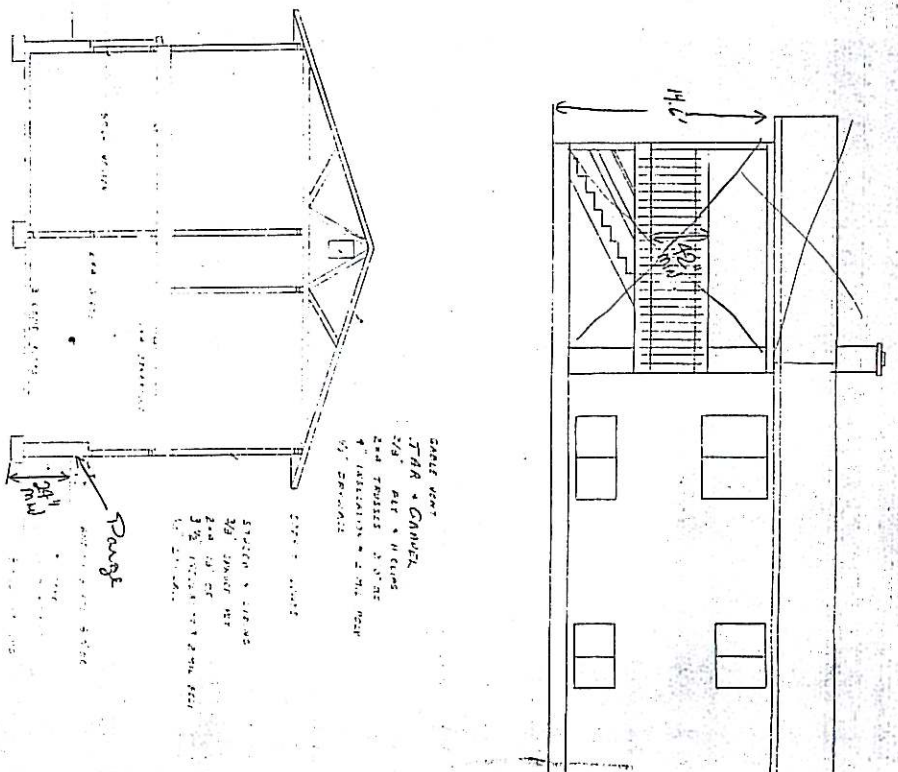
ATTACHMENTS

Location of subject property
Site Plan
Elevation Photos
Suite Floor Plan
Technical comments





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.



65'
 Garbold Dr
 Rd
 Address 4485 PACER RD
 Lot B Sec 29
 Blk Twp 31
 Plan 25928 Page 2/7

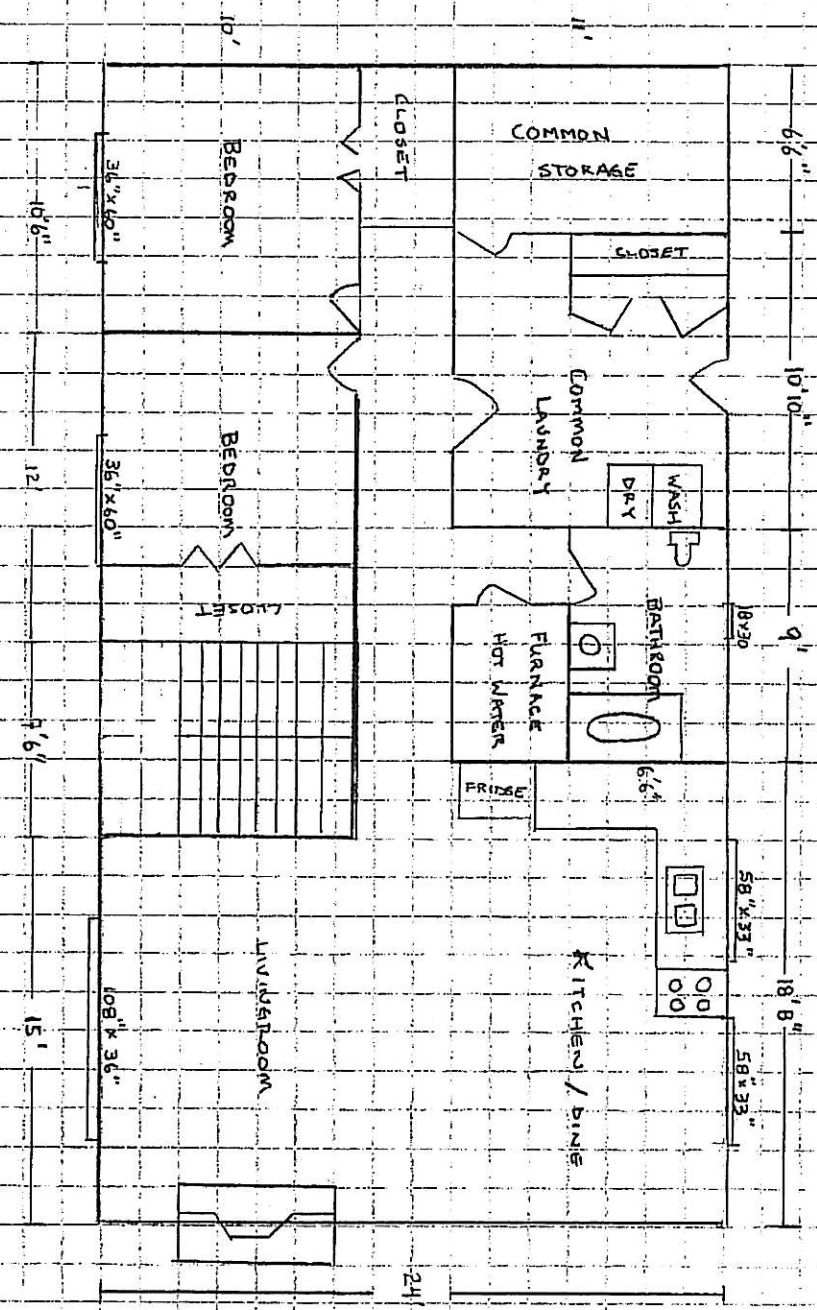
Site Plan.

All Parking + drives are Asphalt





LOWER LEVEL SUITE
4485 GORDON DRIVE



BATH ROOM: 58.5 sq ft
 Bedroom: 120.10 sq ft
 HALLS: 146.0 sq ft
 KITCHEN/DINE: 202.5 sq ft
 Living Room: 785.5 sq ft

Scale: 1.5" = 10.25"

CITY OF KELOWNA
MEMORANDUM

Date: March 18, 2009
File No.: Z09-0017

To: Planning & Development Services Department (BD)

From: Development Engineering Manager

Subject: 4485 Gordon Drive, Lot B Plan 25928 RU1to RU1s

Development Engineering Services have the following requirements associated with this rezoning Application.

1. Domestic Water and Fire Protection

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

2. Sanitary Sewer

Our records indicate that this property is currently serviced with a 100mm-diameter sanitary sewer service which is adequate for this application.

3. Site Related Issues

Provide on-site parking and designated turn-around area for the proposed dwelling unit so that vehicles can exit the site in a forward direction.

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.

Steve Muenz, P. Eng.
Development Engineering Manager

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