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

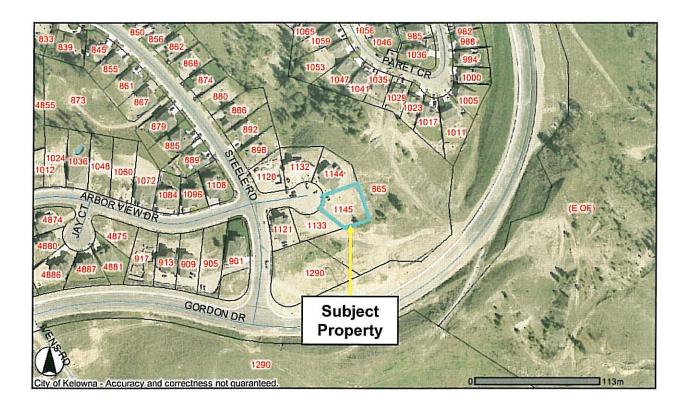
A1 - Agriculture 1

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

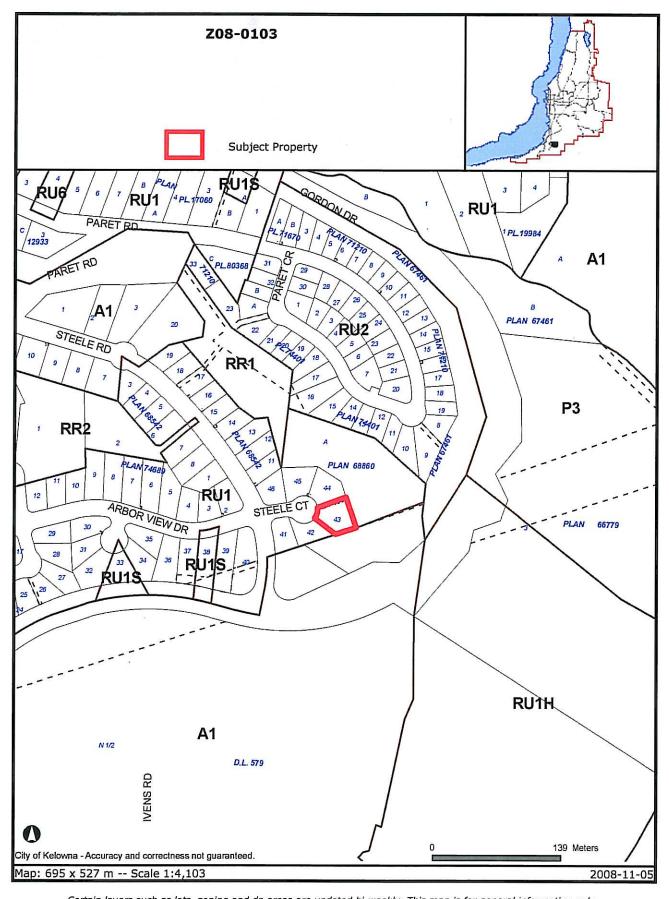
Urban Land Use Manager

Approved for inclusion:

Shelley Gambacort

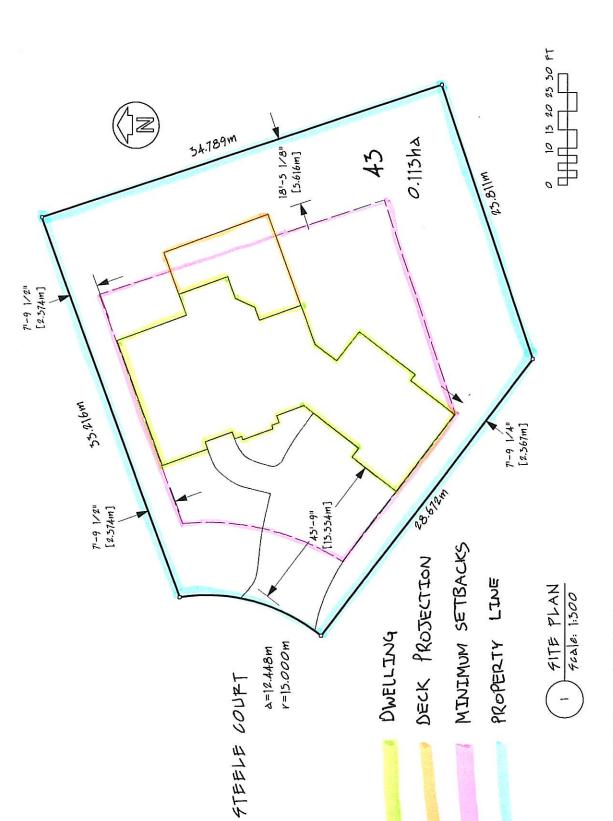
Director of Land Use Management

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.



1145 STEELE COURT, KELOWNA BC



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