

Memo



Date: October 20/2009
To: City Manager
From: Community Sustainability Division
File No: Z09-0045 **Applicant:** Carrie Moir
At: 2080 KLO Rd **Owner:** Carrie Moir
Purpose: To rezone the subject property from A1 - Agriculture 1 to A1s - Agriculture 1 with Secondary Suite.

Existing Zone: A1 - Agriculture 1
Report Prepared by: Andrew Browne

1.0 RECOMMENDATION

THAT Rezoning Application No. Z09-0045 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 7 District Lot 131 ODYD Plan 18771, located at 2080 KLO Road, Kelowna, B.C. from the A1 - Agriculture 1 zone to the A1s - Agriculture 1 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 establish zoning to permit a secondary suite in the basement of the principal dwelling.

3.0 BACKGROUND

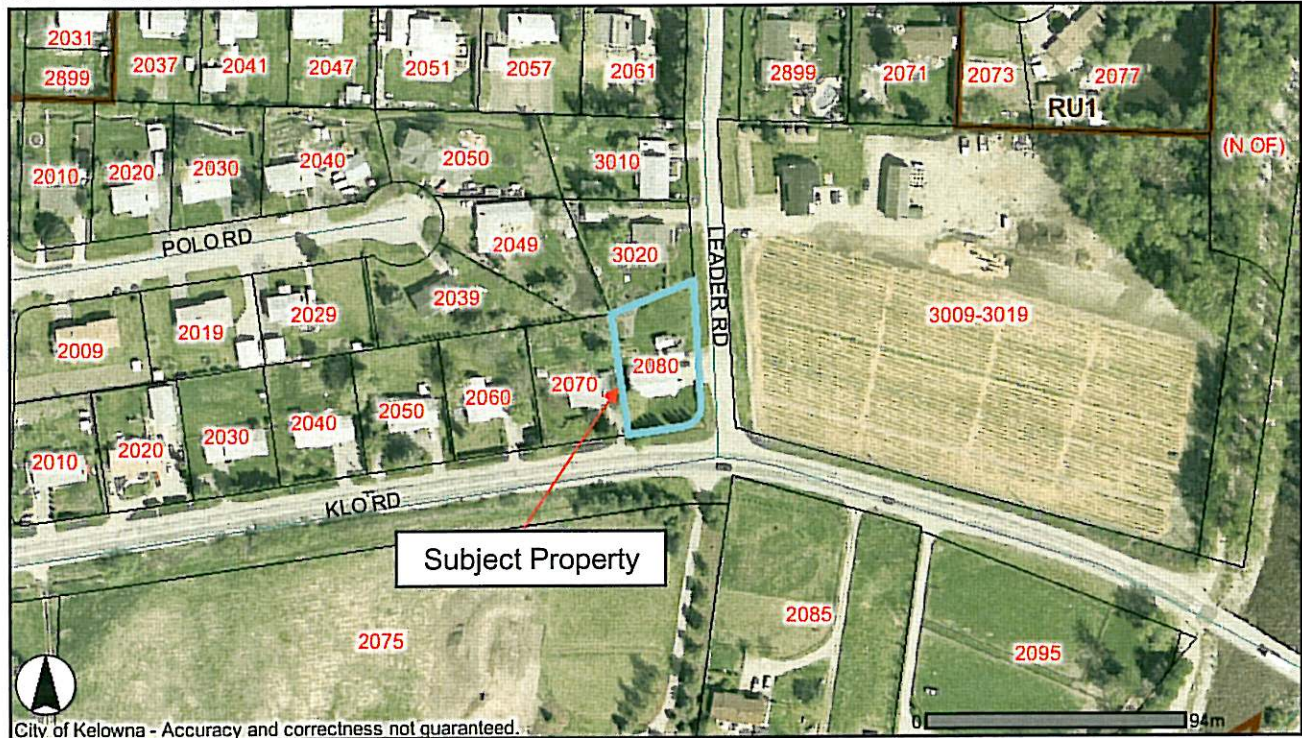
3.1 Site Context

The subject property is located at 2080 KLO Road, at the intersection of KLO Road and Leader Road (approximately two blocks east of Benvoulin Road). The surrounding area is comprised of rural dwellings on various sized lots and operating and non-operating agricultural land.

The immediately adjacent zones/land uses are as follows:

North	A1 - Agriculture 1
South	A1 - Agriculture 1
East	A1 - Agriculture 1
West	A1 - Agriculture 1

3.2 Aerial Photo



3.3 Proposed Development

As the existing lot is non-conforming in lot size (less than 0.2 ha), the property is to be developed in accordance with the provisions of the RU1 - Large Lot Housing zone (as per Zoning Bylaw No. 8000 §1.7.1). The application compares with the requirements of the RU1 - Large Lot Housing zone as follows:

Zoning Bylaw No. 8000		
Criteria	Proposed	RU1 Zone Requirements
Site Coverage (buildings)	9.4%	40%
Site Coverage (buildings, driveways, and parking)	18.1%	50%
Parking	Exceeds requirements (large carport + driveway)	3 spaces
Secondary Suite Size	68.2 m ² and 36.0%	Lesser of 90 m ² or 40% of the total floor area of the principal building
Private Open Space	Exceeds requirements	30 m ² per dwelling unit

4.0 CURRENT DEVELOPMENT POLICY

City of Kelowna Official Community Plan (2020)

Infrastructure Availability. Give preference to supporting new housing in areas where required services already exist or can be provided most economically and efficiently.

Land Utilization within Single Detached Areas. Work towards achieving more efficient use of land within developed single-detached neighbourhoods by encouraging rezoning, subdivision and building permit applications that would allow for smaller lot sizes, secondary suites, minor boarding facilities, minor group homes, duplexes etc. that are sensitively integrated into a neighbourhood.

Housing Variety. Encourage the development of a variety of housing forms to ensure that the housing supply meets the needs of Kelowna's diverse population and satisfies a range of lifestyle choices.

Integration. Encourage the sensitive integration of different housing forms in the various sectors of the City, in support of neighbourhood diversity and healthy communities.

Secondary Suites. Encourage, under the conditions stipulated in the Zoning Bylaw, the creation of secondary suites.

5.0 TECHNICAL COMMENTS

Building & Permitting Branch. Building permit required for suite, to be constructed to requirements of BCBC 2006.

Bylaw Services Branch. No concerns.

Development Engineering Branch. See attached memorandum.

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

Public Health Inspector. Interior Health has no concerns provided community water and sanitary sewer are available.


6.0 LAND USE MANAGEMENT DEPARTMENT COMMENTS

The proposed Zoning Bylaw Amendment is consistent with the Official Community Plan future land use designation for the subject property. Secondary suites represent a low-impact method of providing additional housing while preserving overall neighbourhood character; no significant impact on adjacent or nearby properties is anticipated. Furthermore, with the arrival of community sanitary sewer in recent years, the neighbourhood has potential for continued sensitive infill development.

The applicant indicates they look forward to incremental exterior upgrades to the home. Steps already taken include repair work to the irrigation system, cleaning and maintenance of hedges and landscaping, and the removal of litter and debris from the property.

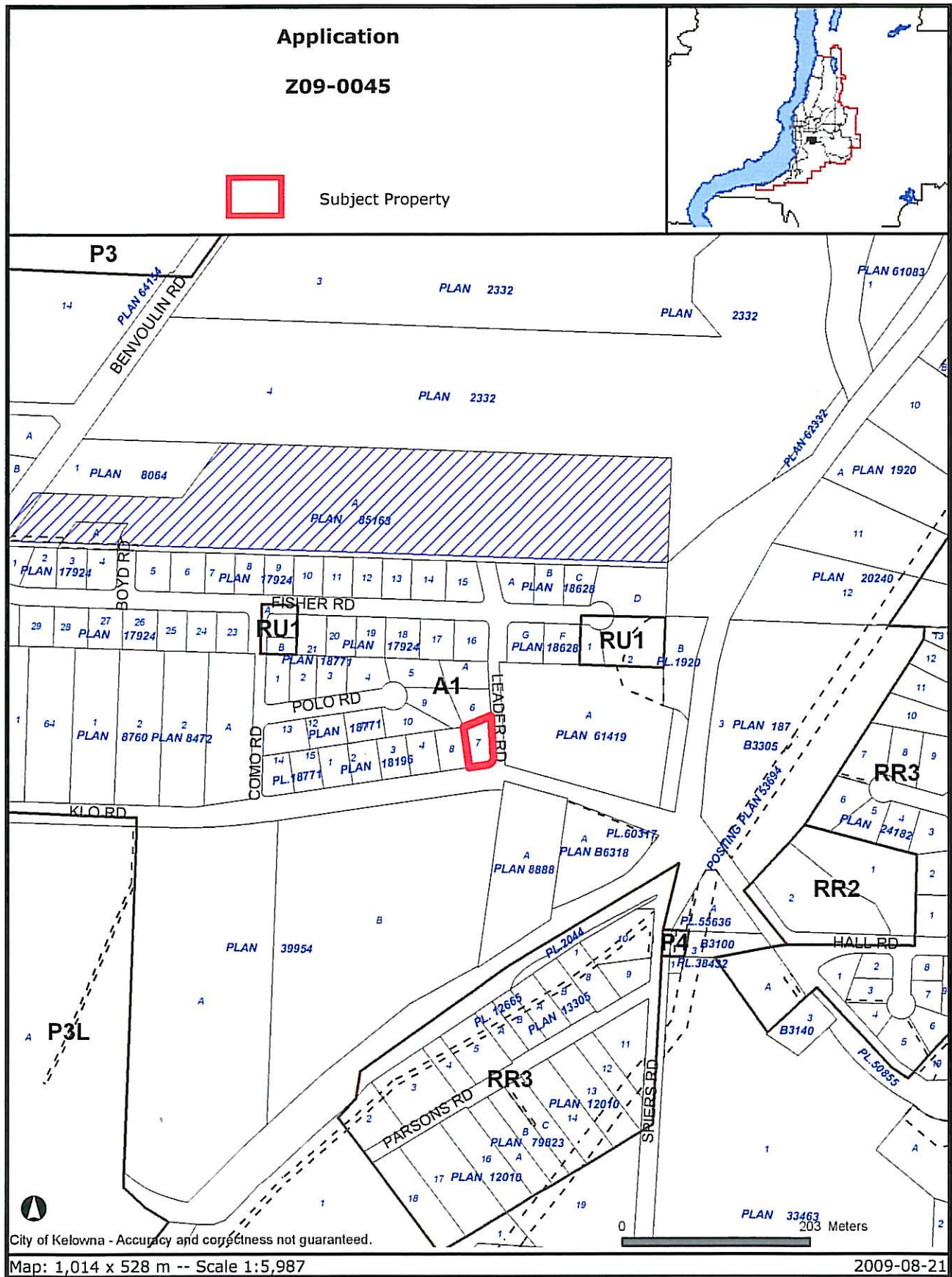


Danielle Noble
Manager, Urban Land Use

Approved for inclusion: 
Shelley Gambacort
Director, Land Use Management

Attachments

Location and zoning map
Site/parking plan
Site/landscape plan
Main floor plan
Ground floor plan



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
MEMORANDUM

Date: September 3, 2009
File No.: Z09-0045

To: Land Use Management Department (GS)

From: Development Engineering Manager

Subject: 2080 KLO Rd leader Rd Lot 7 Plan 18771 Suite in Building

Development Engineering has the following requirements associated with this Rezoning application.

1. Domestic Water and Fire Protection

This property is currently serviced with a 25mm-diameter water service. The service will be adequate for this application. Metered water from the main residence must be extended to supply the proposed accessory building.

2. Sanitary Sewer

Our records indicate that this property is currently serviced with a 100mm-diameter sanitary sewer service complete with inspection chamber (IC). The service is adequate for the proposed application.

3. Development Permit and Site Related Issues

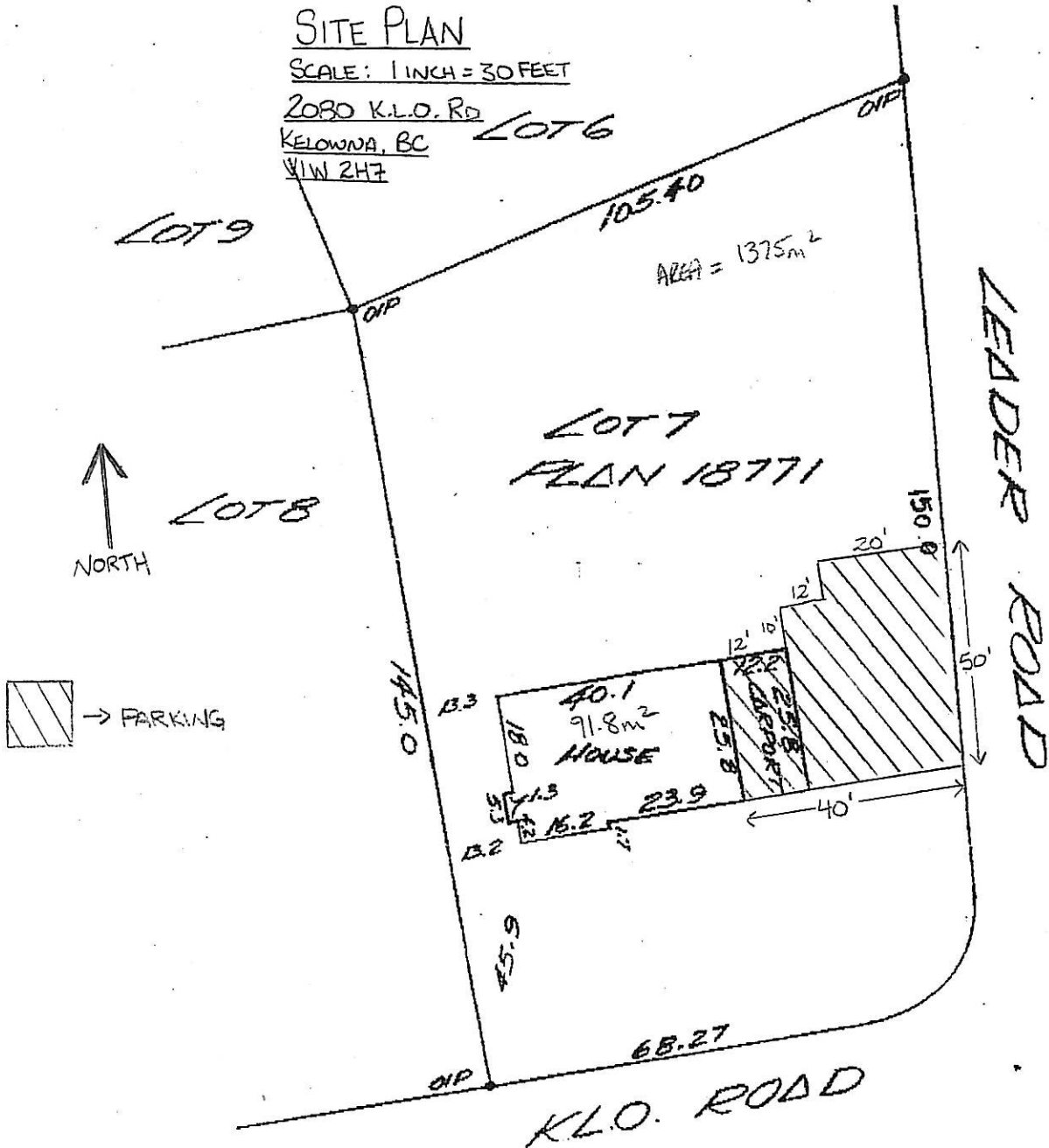
On-site parking modules must meet bylaw requirements.

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
JF/jf

PLAN SHOWING BUILDING ON LOT 7 /
PLAN 18771 / DISTRICT LOT 131 / ODY.D.
KELOWNA ASSESSMENT AREA
SCALE: 1 INCH = 30 FEET



FILE T-30647
T-5393

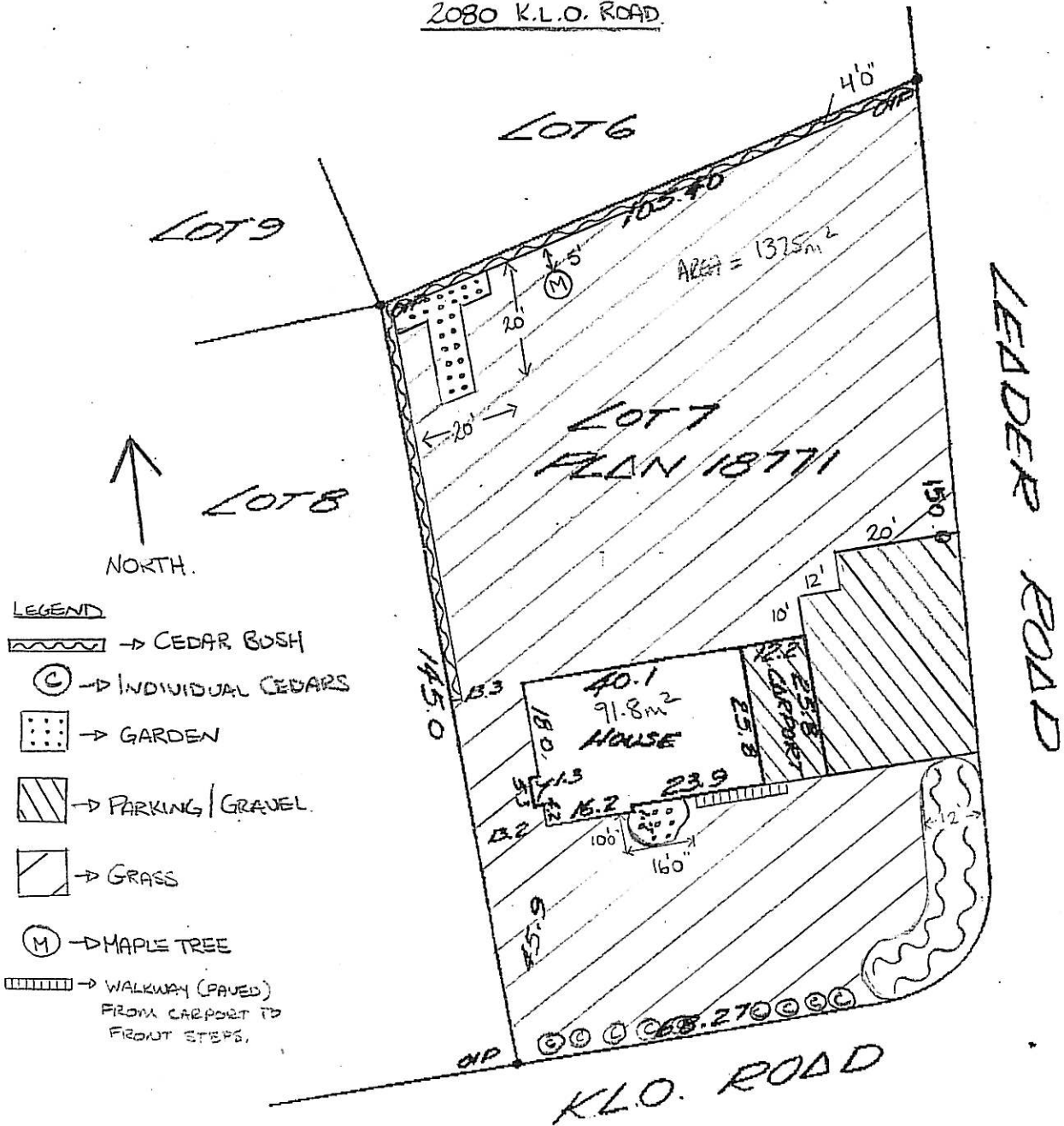
CERTIFIED CORRECT,
THIS 27th DAY OF OCTOBER, 19

Wm. J. G. KANE, B.C.L.S.
1620 PANDOSY ST., KELOWNA, B.C. V1Y 1P7
PHONE 762-5115

WJG
B.C.L.S.

PLAN SHOWING BUILDING ON LOT 7 /
PLAN 18771 / DISTRICT LOT 131 / O.P.Y.D.
KELOWNA ASSESSMENT AREA
SCALE: 1/4" = 30 FEET

CONCEPTUAL LANDSCAPE PLAN
2080 K.L.O. ROAD



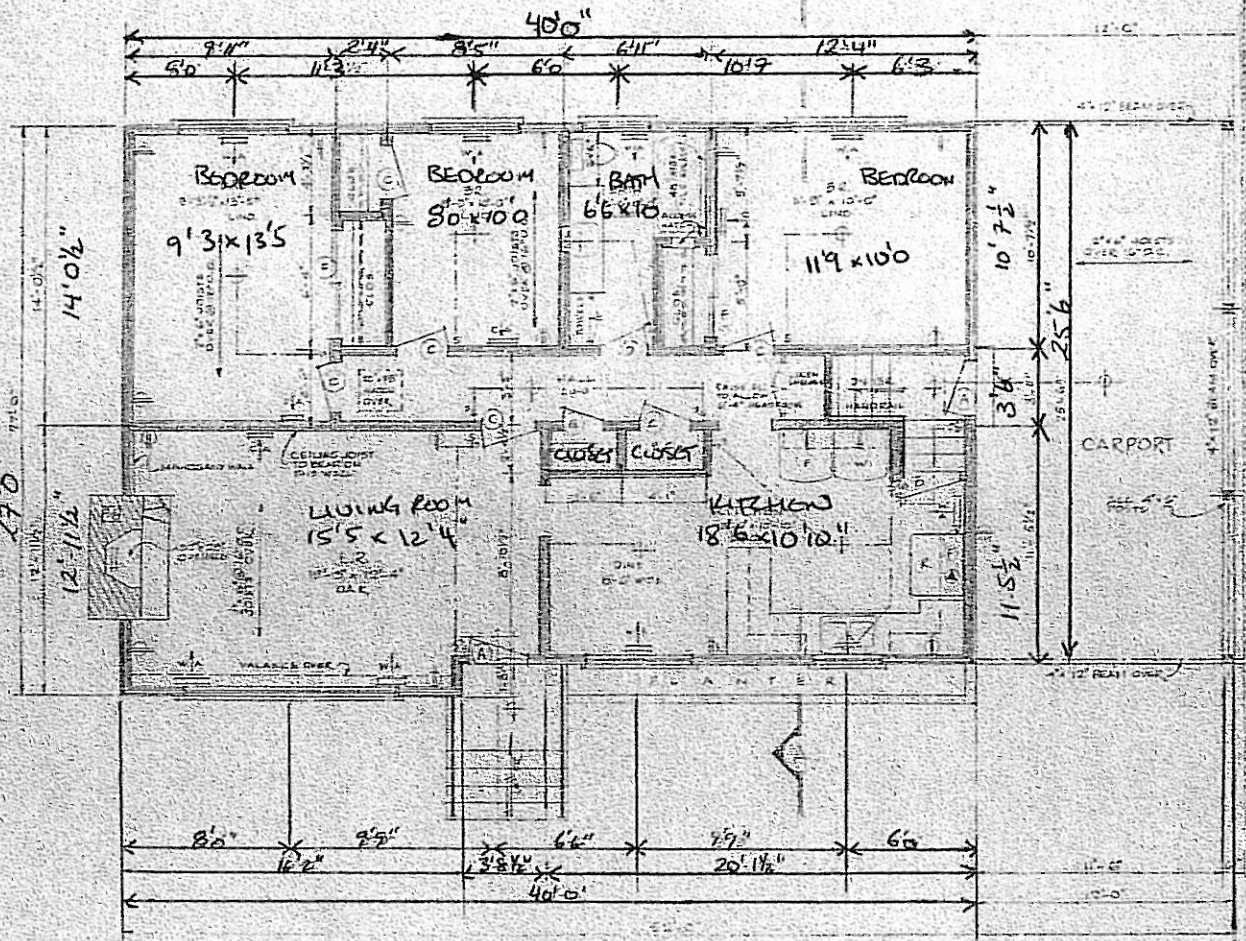
- LEGEND
- CEDAR BUSH
 - INDIVIDUAL CEDARS
 - GARDEN
 - PARKING / GRAVEL
 - GRASS
 - MAPLE TREE
 - WALKWAY (PAVED)
FROM CARPORT TO
FRONT STEPS.

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T-5393

CERTIFIED CORRECT,
THIS 27TH DAY OF OCTOBER, 19

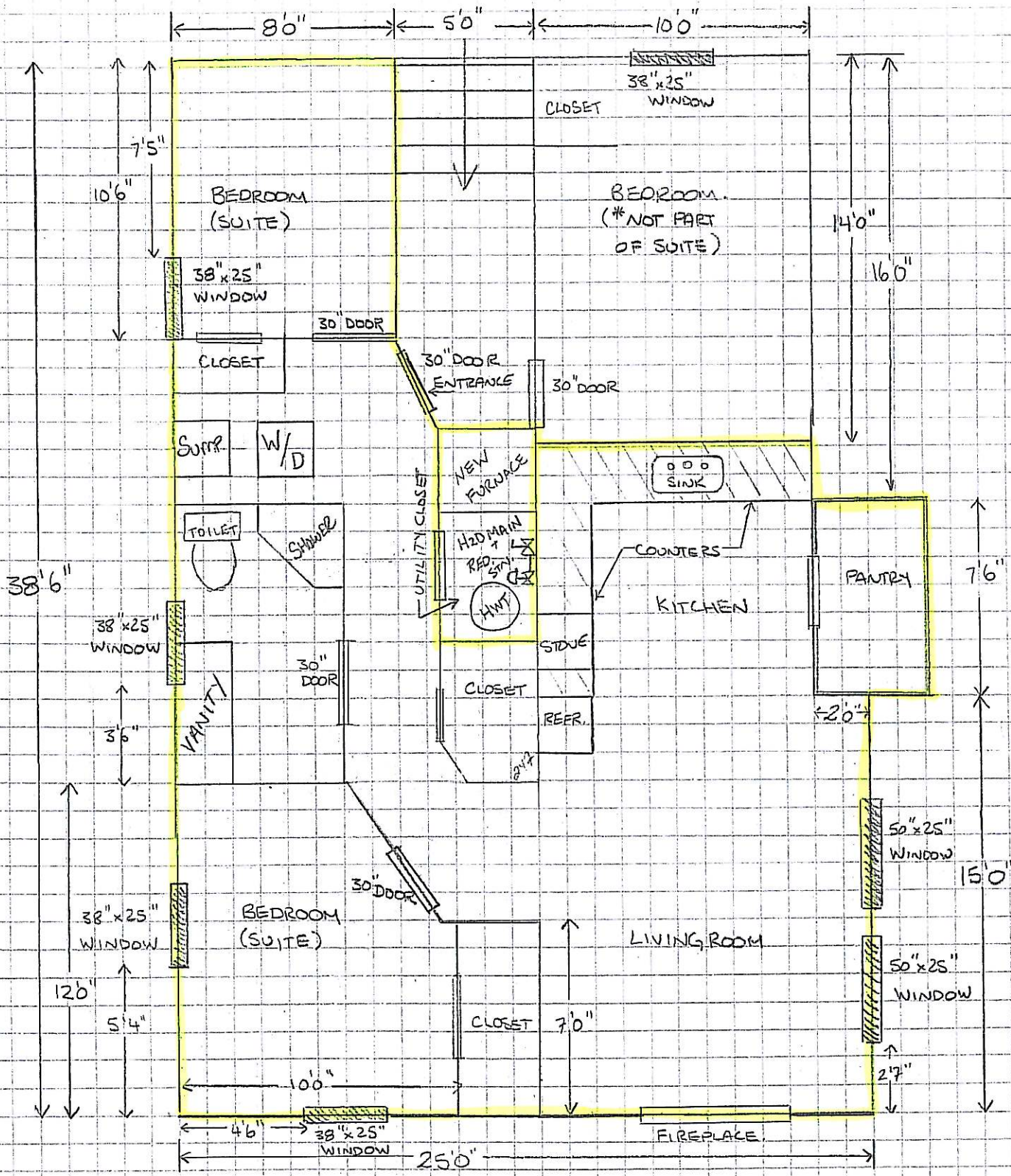
Wm. J. C. KANE, B.C.L.S.
1628 PANDOSY ST., KELOWNA, B.C. V1Y 1P7
PHONE 762-3115

WJCK
B.C.L.S.



FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 MAIN FLOOR.

AREA = 1044'



2080 K.L.O. ROAD
 FLOOR PLANS
 SCALE: 1 SQUARE = 1 FOOT
 SUITE SQUARE FOOTAGE: 700 SQ FT
 TOTAL SQUARE FOOTAGE: 2188 SQ FT