

Memo



Date: October 29, 2009

To: City Manager

From: Community Sustainability Division

File No: Z09-0052 **Applicant:** Susan and Gerald Lord

At: 235 Gibbs Road West **Owner:** Gerald and Susan Lord

Purpose: To rezone the subject property from RU1 - Large Lot Housing zone to the RU1(s) Large Lot Housing with a secondary suite zone to construct a secondary suite within an addition to a single family dwelling.

Existing Zone: RU1 - Large Lot Housing zone

Proposed Zone: RU1(s)- Large Lot Housing with a secondary suite zone

Report Prepared by: Birte Decloux

1.0 RECOMMENDATION:

THAT Rezoning Application No. Z09-0052 to amend the City of Kelowna Zoning Bylaw No. 8000, by changing the zoning classification of Lot 11, Section 26, Township 26, ODYD, Plan 12452, located at Gibbs Road west, Kelowna, BC, 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 is seeking to rezone the subject property from the RU1 - Large Lot Housing zone to the RU1(s) Large Lot Housing with a secondary suite zone to construct a secondary suite within an addition to a single family dwelling.

3.0 BACKGROUND:

The applicant is planning an addition to the northwest face of their home. The addition will contain a secondary suite which is two levels high and has two bedrooms. The suite can be accessed on both the main and the lower floors. The proposal meets the parking and open space requirements.

The expansion of the dwelling does not impact any of the mature vegetation on the site.

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	822 m ²	550 m ²
Lot Width	21.67 m	16.5 m unless 15 m when access to rear lane; 17 m for corner lot
Lot Depth	30.56 m	30.0 m
Development Regulations		
Site Coverage (buildings)	17 %	40%
Site Coverage (buildings/parking)	26 %	50%
Height (existing house)	4.47 m 1.5 storeys	2 ½ storeys / 9.5 m
Floor Area of principal dwelling	283m ²	
Floor Area of Secondary Suite / Size ratios	89.3 m ² /32%	In building can't exceed lessor or 90 m ² or 40%
Front Yard	7.62 m	4.5 m
Side Yard (north)	2.5 m ①	4.5 m for flanking street
Side Yard (south)	2.4 m	2.0 m (1 - 1 ½ storey)
Rear Yard	15.63 m	7.5 m / 1.5 m for accessory buildings
Other Requirements		
Parking Stalls (#)	3 spaces	3 spaces
Private Open Space	meets requirements	30m ² requirement

① A variance is being sought to vary the north side yard from 4.5m required to 2.5m proposed.

3.1 Site Context

The subject property is located on the west side of Gibbs Road west, near Hwy 33 in Rutland. More specifically, the adjacent land uses are as follows:

North	P2	Education and Minor Institutional
South	RU1	Large Lot Housing
East	RU1	Large Lot Housing
West	RU1	Large Lot Housing

3.2 Site Location: 235 Gibbs Road West



5.0 CURRENT DEVELOPMENT POLICY

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

5.1 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.

6.0 TECHNICAL COMMENTS

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

6.1 Development Engineering

Sanitary Sewer.

The subject property is serviced by the Municipal wastewater collection system. There are no additional charges for a suite within an existing dwelling.

Domestic Water.

The subject property is located within the Rutland Waterworks District (RWD). All charges and fees must be paid directly to RWD. *RWD has indicated that they have no requirements for this application.*

6.2 Fire Department

No objections


6.3 Bylaw Services

City Bylaws has had one complaint at this location. File generated on May 5, 2008, for unsightly premises and concluded on October 12, 2008. No other problems or concerns.

7.0 LAND USE MANAGEMENT DEPARTMENT COMMENTS

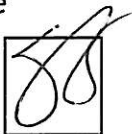
This proposal allows for more efficient use of the subject property and helps to diversify the housing supply in the area. The Land Use Management Department notes that policies within the Official Community Plan support the sensitive integration into existing neighbourhoods, where services are already in place and densification can easily be accommodated. Minimal impact (if any) is anticipated on abutting properties, as parking requirements and private open space provisions can easily be achieved on-site.

A Development Variance Permit is be sought to reduce the north side yard setback which Council will consider at a later date. A Development Permit for form and character will be assessed by Staff should the zoning receive positive consideration by Council.



Danielle Noble
Manager, Urban Land Use

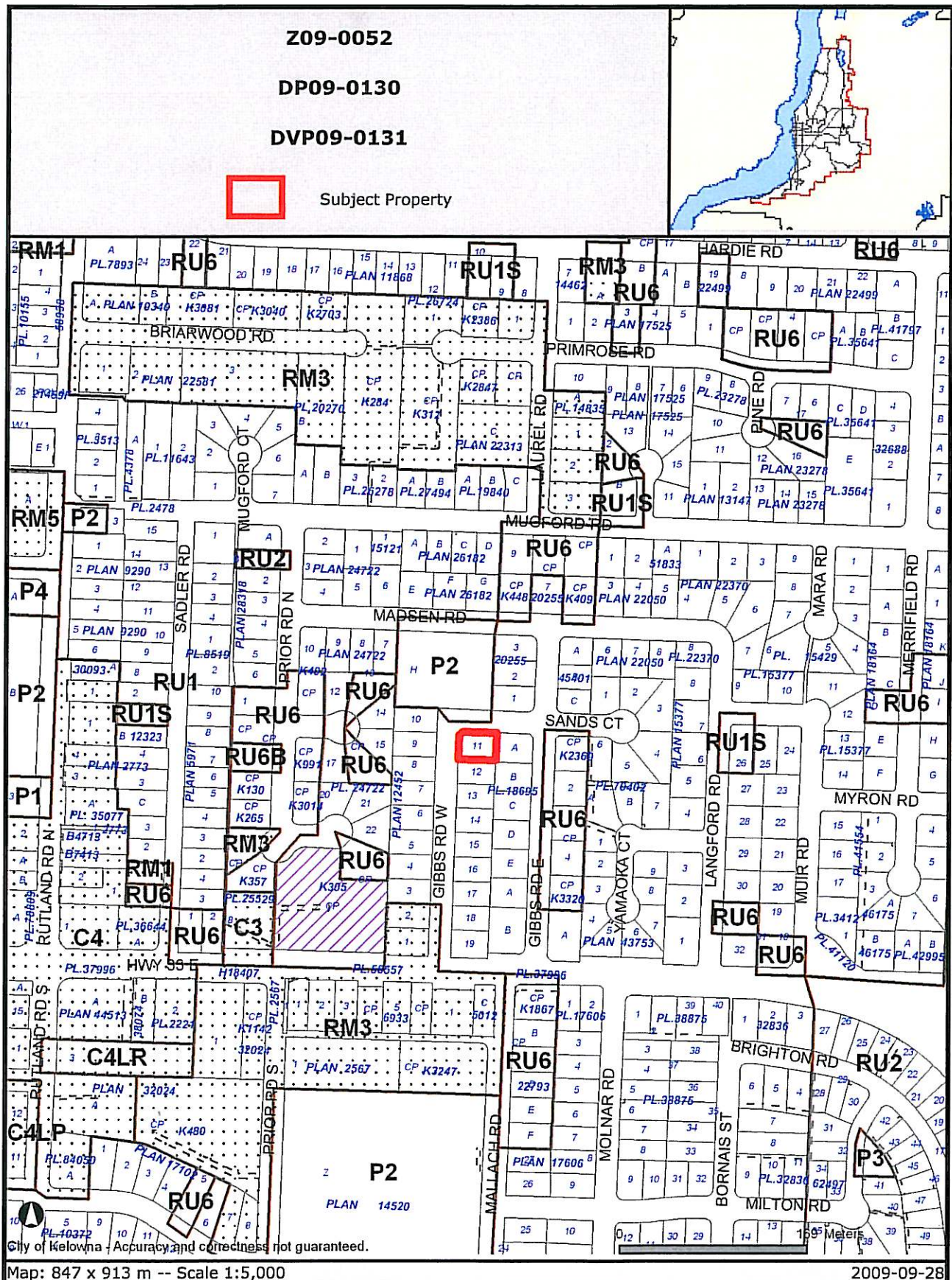
Approved for inclusion:



Shelley Gambacort
Director, Land Use Management

Attachments:
Subject Property Map
Site Plan
Suite Floor Plans
Photo

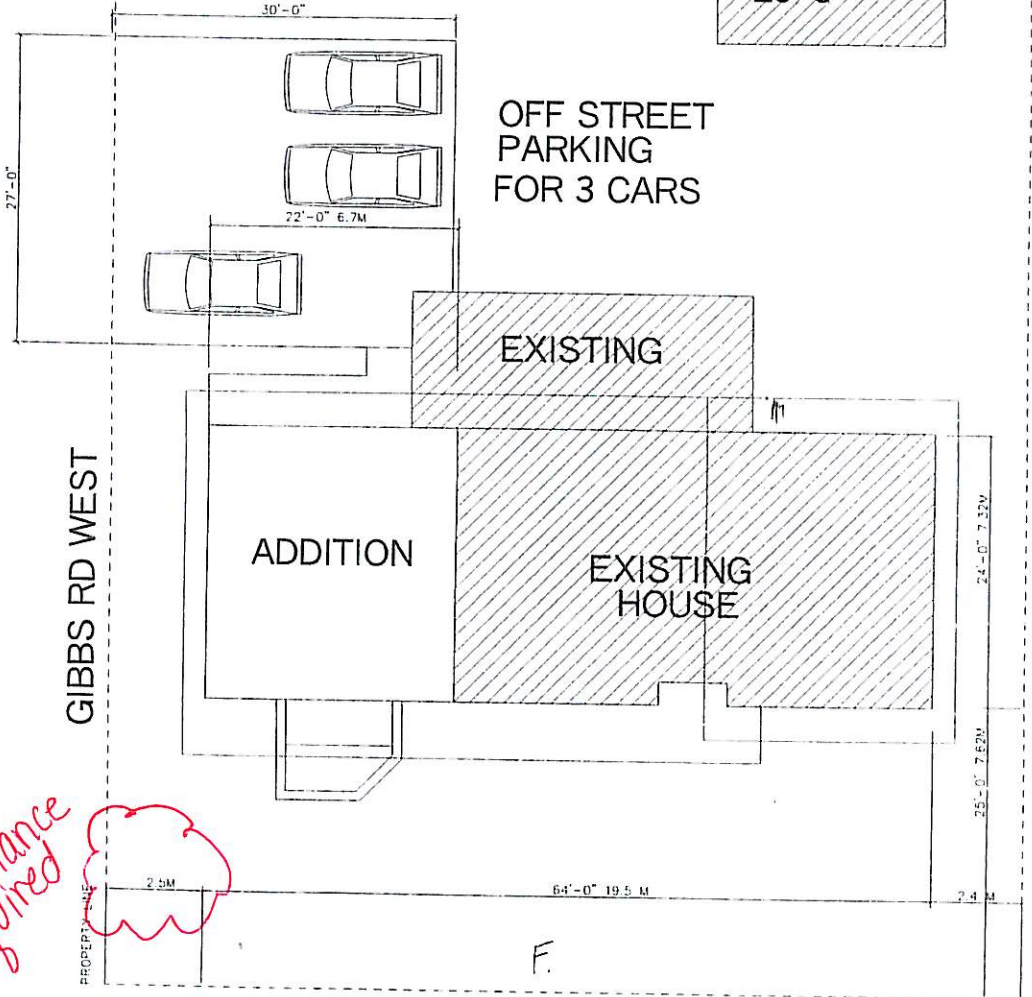
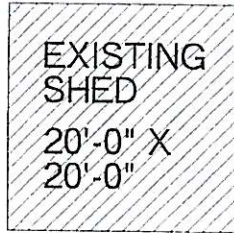




Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only. The City of Kelowna does not guarantee its accuracy. All information should be verified.



235 GIBBS RD. WEST
 PLAN: 12452
 LOT: 11
 KID: 211375



OFF STREET
 PARKING
 FOR 3 CARS

EXISTING

ADDITION

EXISTING
 HOUSE

GIBBS RD WEST

PROPERTY LINE

F.

*Variance
 required*

PLOT PLAN NTS

NOTE:
 ALL DIMENSION HAVE BEEN PROVIDED BY AND ARE
 THE RESPONSIBILITY OF THE OWNER

5000 CREATING SERVICES LTD.
 2500 HWY 101
 MISSISSAUGA, ONTARIO L4X 1L7
 TEL: (905) 871-4321
 FAX: (905) 871-4322
 WWW.CREATINGSERVICES.COM

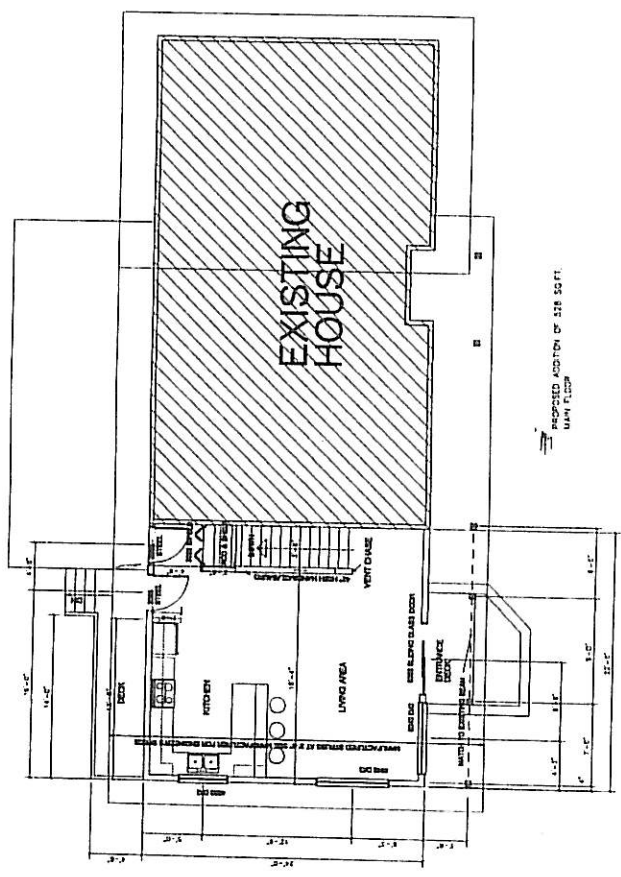
RENOVATION AT 235 GIBBS RD., WEST

LORD RESIDENCE

MAIN FLOOR PLAN

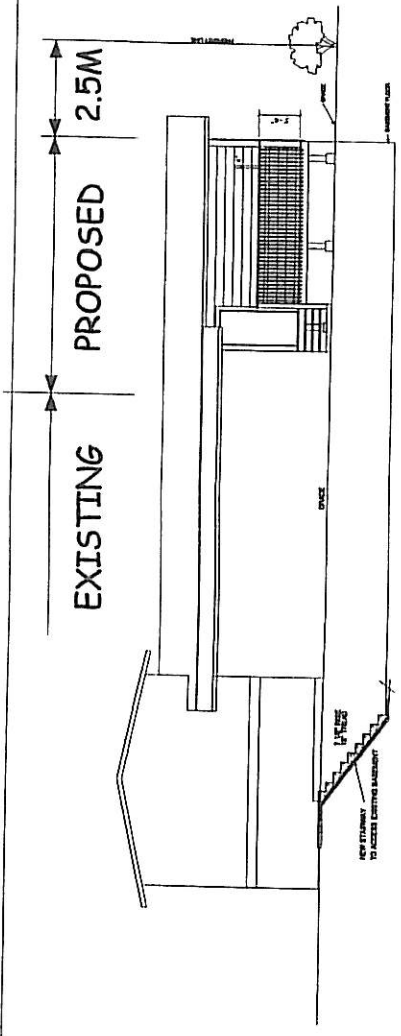
SHEET NO. 08019
 PROJECT NO. 08019
 SCALE: 1/4" = 1'-0"
 A4.0
 6

PURCHASER TO VERIFY ALL DIMENSIONS PRIOR TO START OF CONSTRUCTION - ALL CONSTRUCTION MUST COMPLY WITH ALL LOCAL BUILDING CODES



MAIN FLOOR PLAN

SCALE 1/4" = 1'-0"

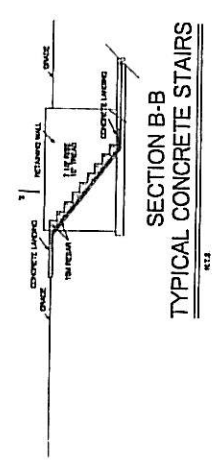
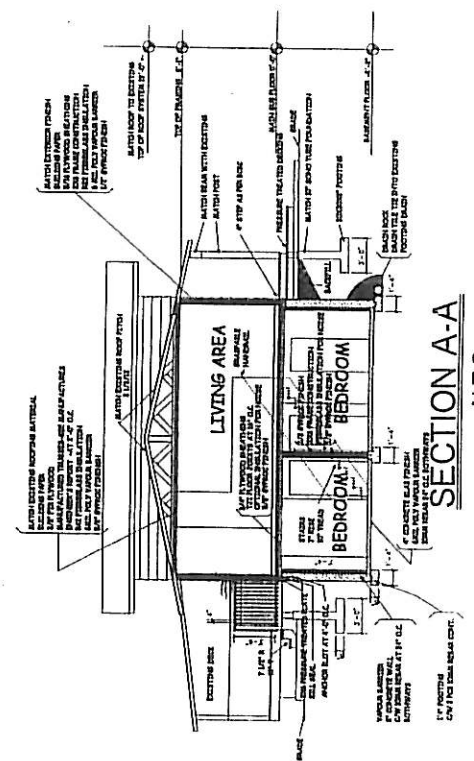
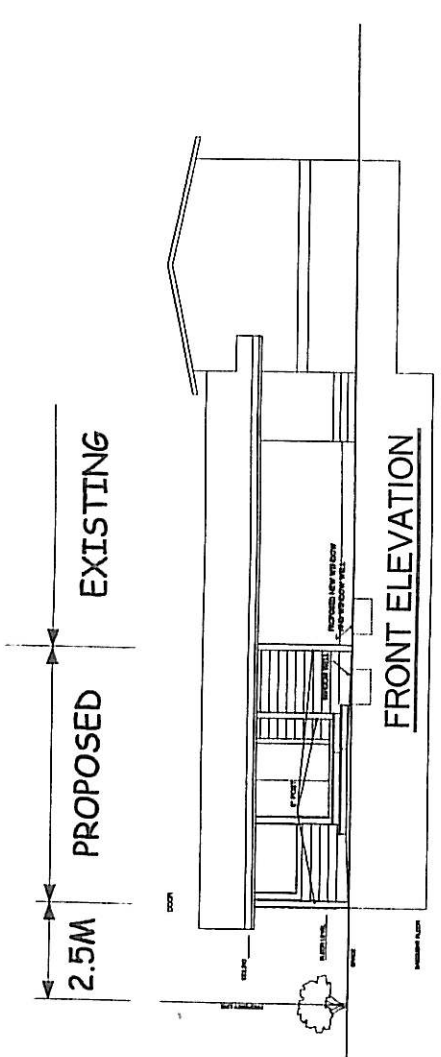


REAR ELEVATION

LEFT ELEVATION

PURCHASER TO VERIFY ALL DIMENSIONS PRIOR TO START OF CONSTRUCTION - ALL CONSTRUCTION MUST COMPLY WITH ALL LOCAL BUILDING CODES

RSM DRAFTING SERVICES LTD.
 2020-1908 Main St.
 Richmond, B.C. Canada V6V 1Y3
 Tel: 604-273-1479
 Fax: 604-273-1478
 www.rsm-drafting.com



SECTION A-A
N.T.S.

