

Memo



Date: April 16, 2010

To: City Manager

From: Community Sustainability Division

File No: Z10-0021

Applicants: Gerard & Theresa Fougere

At: 5267 Chute Lake Rd

Owners: Gerard & Theresa Fougere

Purpose: To rezone the subject property from the RR3 - Rural Residential 3 zone to the RR3s - Rural Residential 3 with Secondary Suite zone in order to legalize an existing secondary suite within the principal dwelling.

Existing Zone: RR3 - Rural Residential 3

Proposed Zone: RR3s - Rural Residential 3 with Secondary Suite

Report Prepared by: Andrew Browne

1.0 RECOMMENDATION

THAT Rezoning Application No. Z10-0021 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 2 Section 24 Township 28 SDYD Plan KAP79725, located at 5267 Chute Lake Rd, Kelowna, B.C. from the RR3 - Rural Residential 3 zone to the RR3s - Rural Residential 3 with Secondary Suite zone be considered by Council;

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

AND FURTHER THAT final adoption of the zone amending bylaw be considered subsequent to receipt of a Building Permit application for the secondary suite;

2.0 SUMMARY

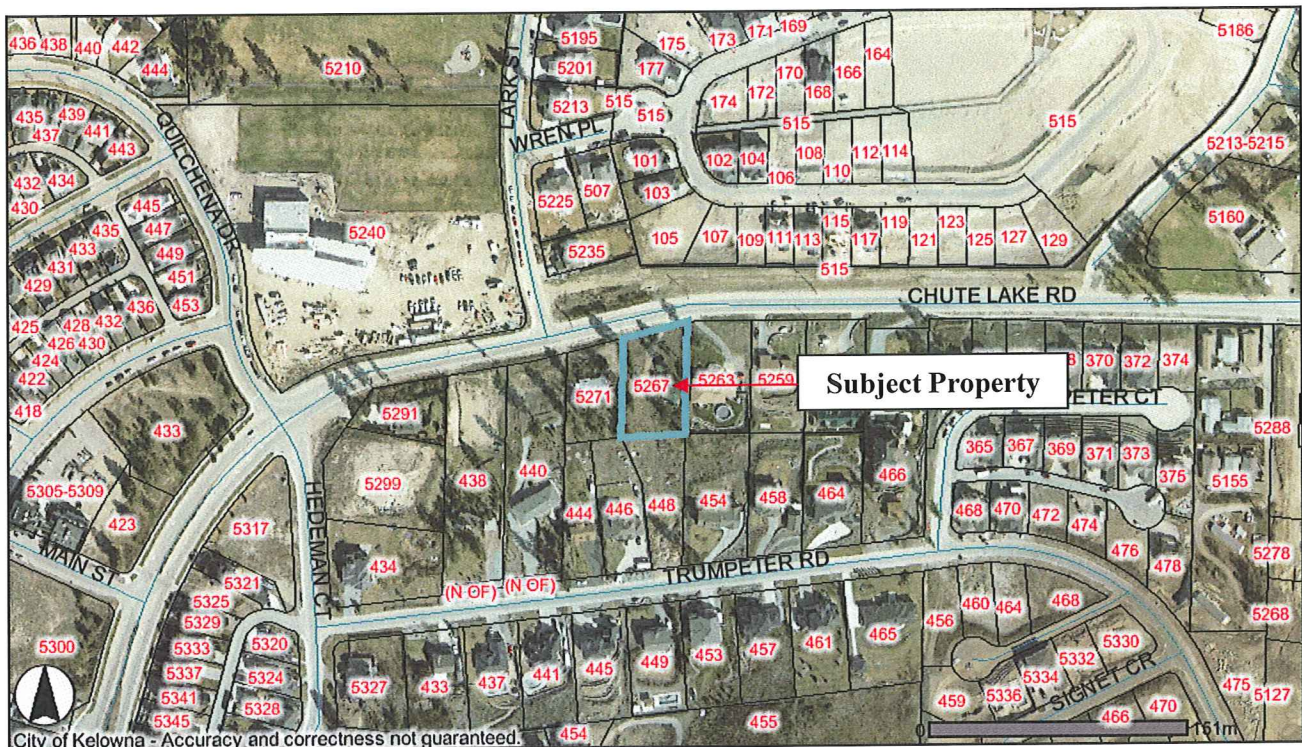
The applicant proposes to rezone the subject property to the RR3s - Rural Residential 3 with Secondary Suite zone from the RR3 - Rural Residential 3 zone in order to legalize a secondary suite within the principal dwelling.

3.0 SITE CONTEXT

The subject property is located in the Southwest Mission, near Kettle Valley, in a predominantly residential area. Specifically, the adjacent zones and land uses are:

North	CD2 - Kettle Valley Comprehensive Residential Development & RR1 - Rural Residential 1 (with land use contract)
South	RR3 - Rural Residential 3
East	RR3 - Rural Residential 3
West	RR3 - Rural Residential 3

A handwritten signature in dark ink, appearing to be a stylized 'A' or 'B'.



4.0 THE PROPOSAL

The application seeks to rezone the subject property in order to a secondary suite within the principal dwelling. The proposed rezoning compares with the Zoning Bylaw No. 8000 requirements for the RR3s - Rural Residential 3 with Secondary Suite zone as follows:

Criteria	Proposed	RR2s Zone Requirement
Site Coverage	6%	30%
Front Yard	17.10 m	6.0 m
Side Yard (East)	4.43 m	2.3 m
Side Yard (West)	18.65 m	2.3 m
Rear Yard	21.20 m	7.5 m
Secondary Suite Size	55.2 m ² and 40%	Lesser of 90 m ² or 40% of principal dwelling floor area
Parking	4 stalls	3 stalls

5.0 TECHNICAL COMMENTS

Building & Permitting Branch. Fire separation required as per the 2006 Edition of the British Columbia Building Code. Require hardwired and Interconnected smoke / carbon monoxide detectors between suite and main residence. Refer to City of Kelowna Bulletin number 88-02 for Secondary Suites Requirements (in a single family dwelling) prior to submitting drawings for building permit.

Development Engineering Branch. See attached.

Fire Department. Requirements of Section 9.36, Secondary Suites, of the BCBC 2006 are to be met. Fire separations are required between the suite and the main home as per BCBC 2006.

Shaw Cable. No requirements.

Telus. No comments.

Terasen. Please be advised that Terasen Gas' facilities will not be adversely affected. Therefore, Terasen Gas has no objection to the proposed rezoning to allow for a legalized secondary suite.

6.0 POLICY AND REGULATION

Kelowna 2020 - Official Community Plan

The subject property is designated as Single/Two Unit Residential for future land use. Relevant policies are included below.

Housing Policies:

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

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.

7.0 LAND USE MANAGEMENT DEPARTMENT COMMENTS

The proposed rezoning is consistent with the Official Community Plan future land use designation for the subject property, and the City encourages the sensitive integration of secondary suites within existing neighbourhoods.

This application resulted from an illegal suite investigation from Bylaw Services, and a complete building permit application will be required prior to final adoption of the zone amending bylaw in order to ensure compliance with the British Columbia Building Code.

Land Use Management recommends support for the application.



Danielle Noble
Manager, Urban Land Use

Approved for inclusion:

Shelley Gambacort
Director, Land Use Management

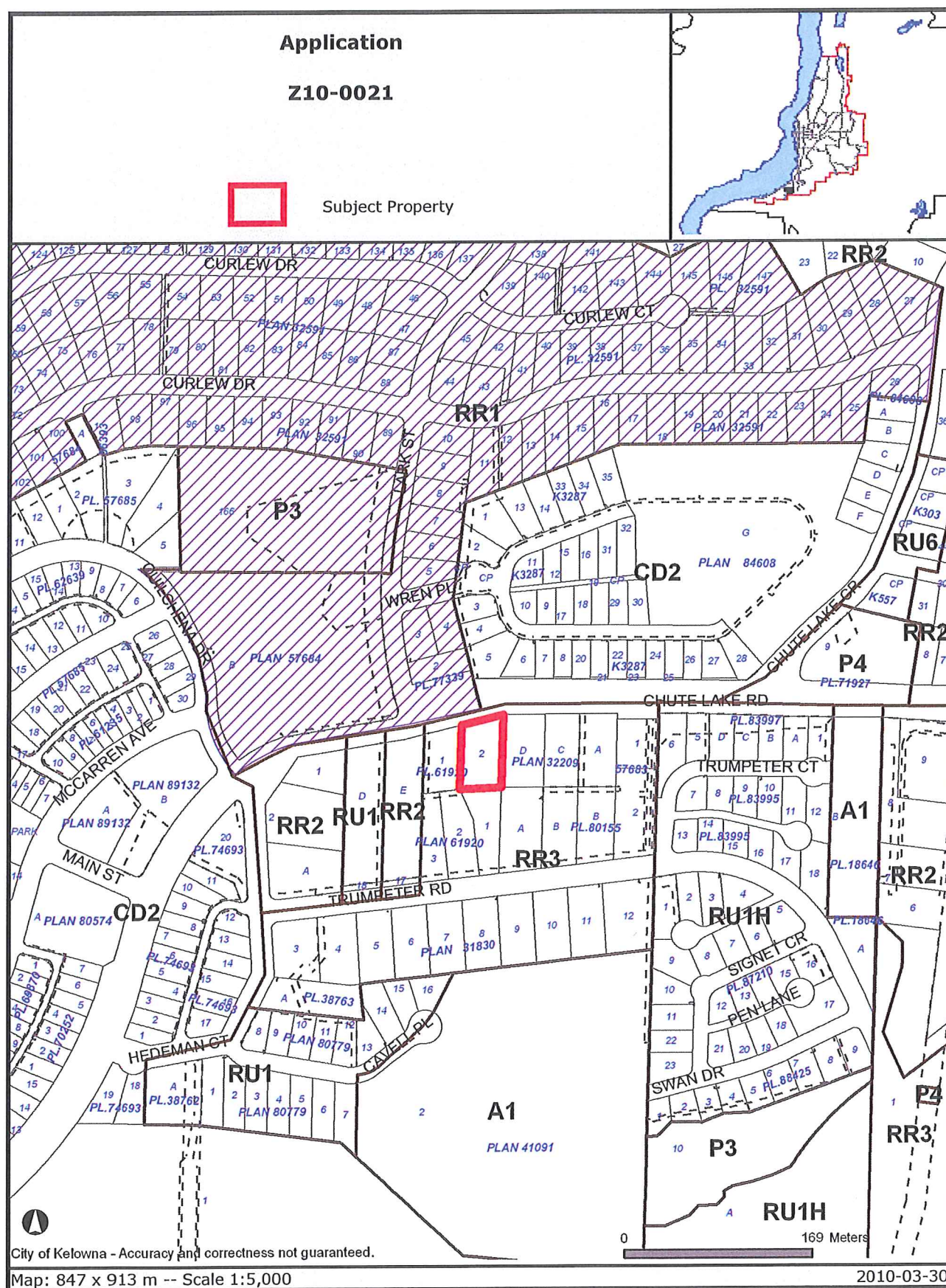


Attachments

Subject property map
Development Engineering technical comments
Drawing package (3 pages)

Date Application Accepted

March 30, 2010



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: March 31, 2010
File No.: Z10-0021

To: Land Use Management Department (AB)

From: Development Engineering Manager

Subject: 5267 Chute Lake Road

RR3 to RR3s

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 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 for the proposed dwelling.

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

SS

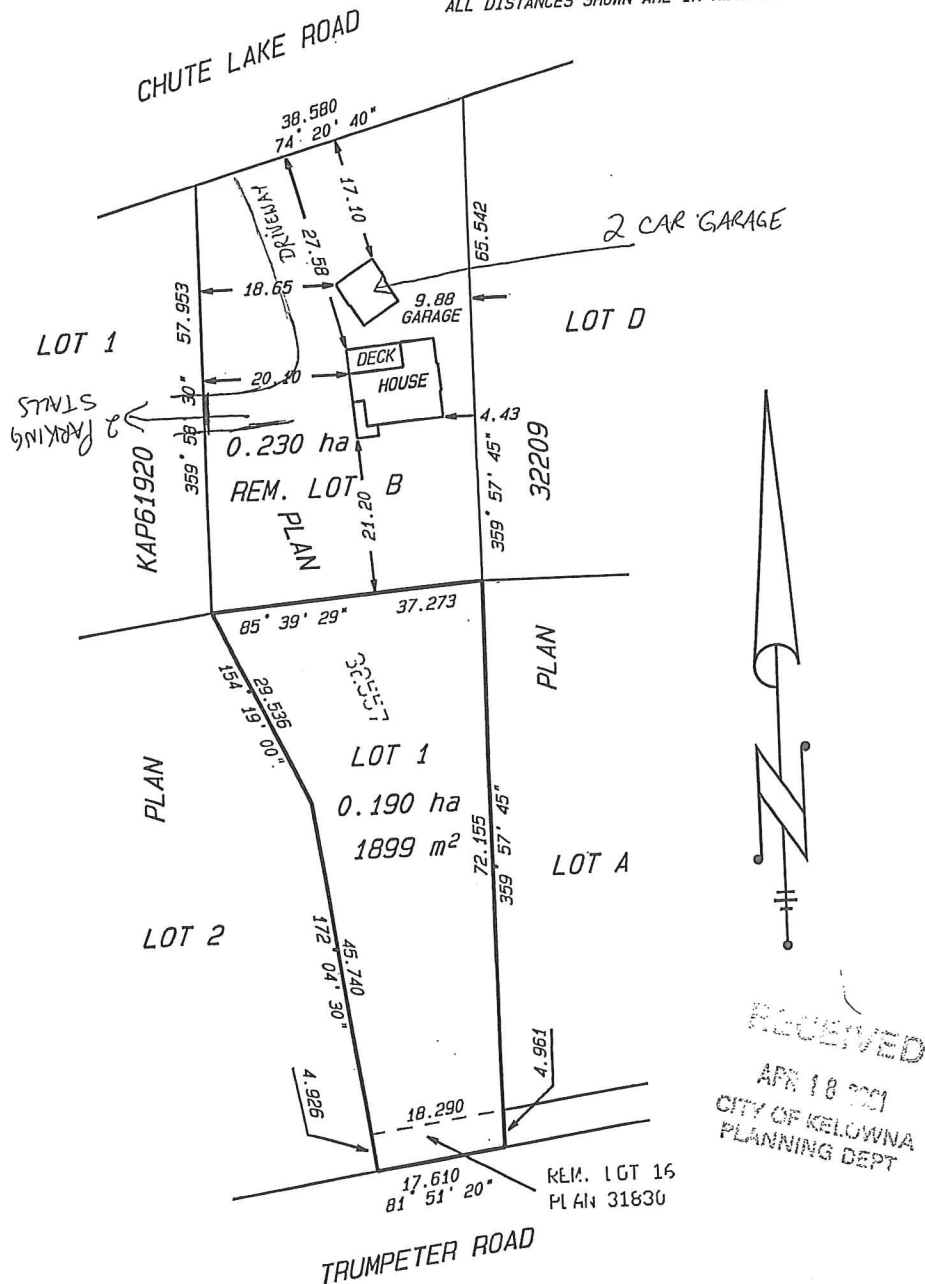
201-1027

**PROPOSED SUBDIVISION PLAN OF PART OF LOT B,
PLAN 32557 AND LOT 16 EXCEPT PLAN KAP61920,
ALL OF SEC. 24, Tp. 28, S.D.Y.D.**

B.C.G.S. 82 E .083

SCALE 1:750

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ALL DISTANCES SHOWN ARE IN METRES.



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APR 18 2001
CITY OF KELOWNA
PLANNING DEPT

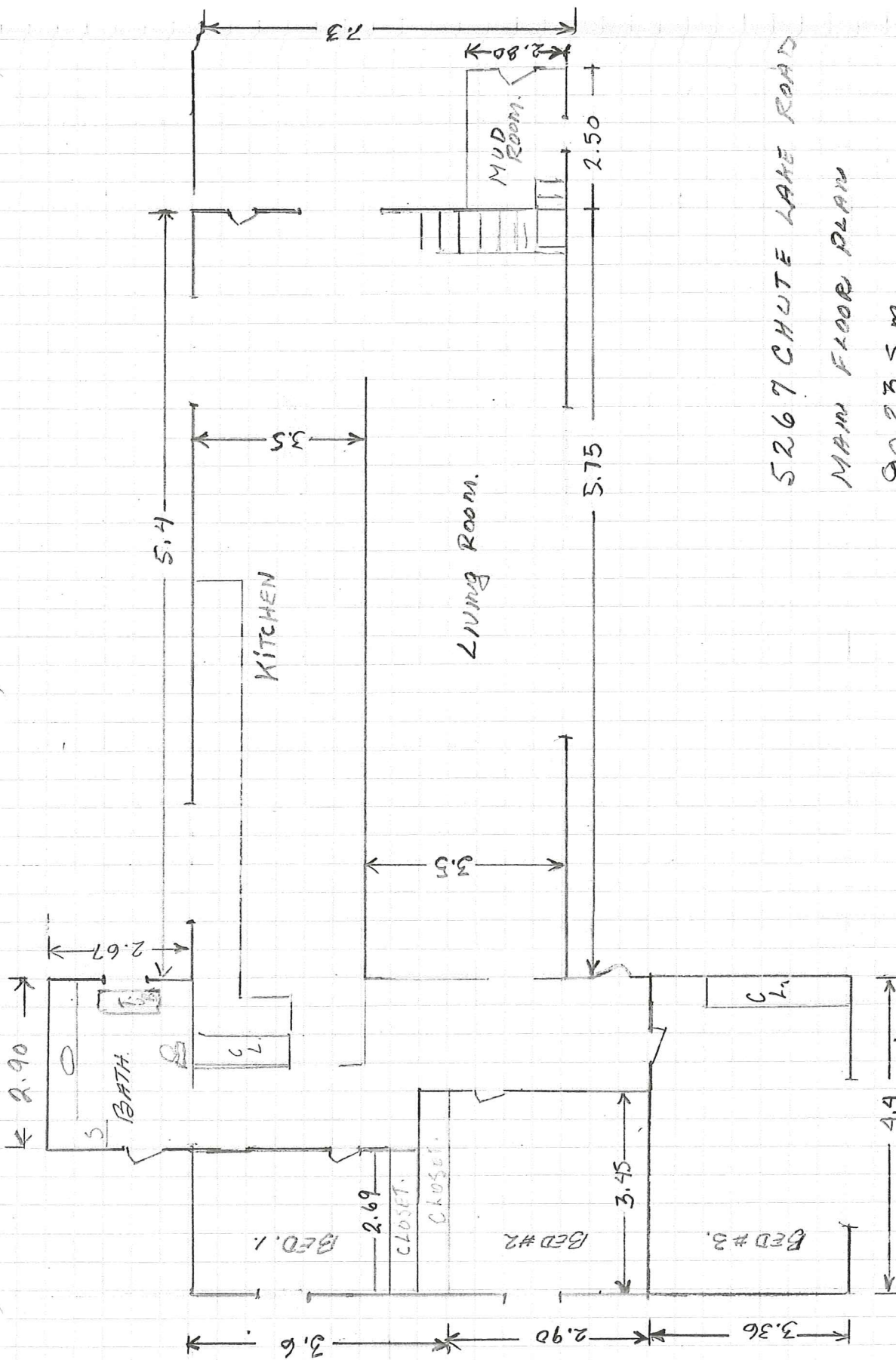
PENDERGRAFT PROFESSIONAL
LAND SURVEYING INC.

BOX 640
OSOYOOS, B.C.
V0H 1V0

PHONE: 250 - 495 - 7127
FAX: 250 - 495 - 6676

OUR FILE NO. 990990.TNT

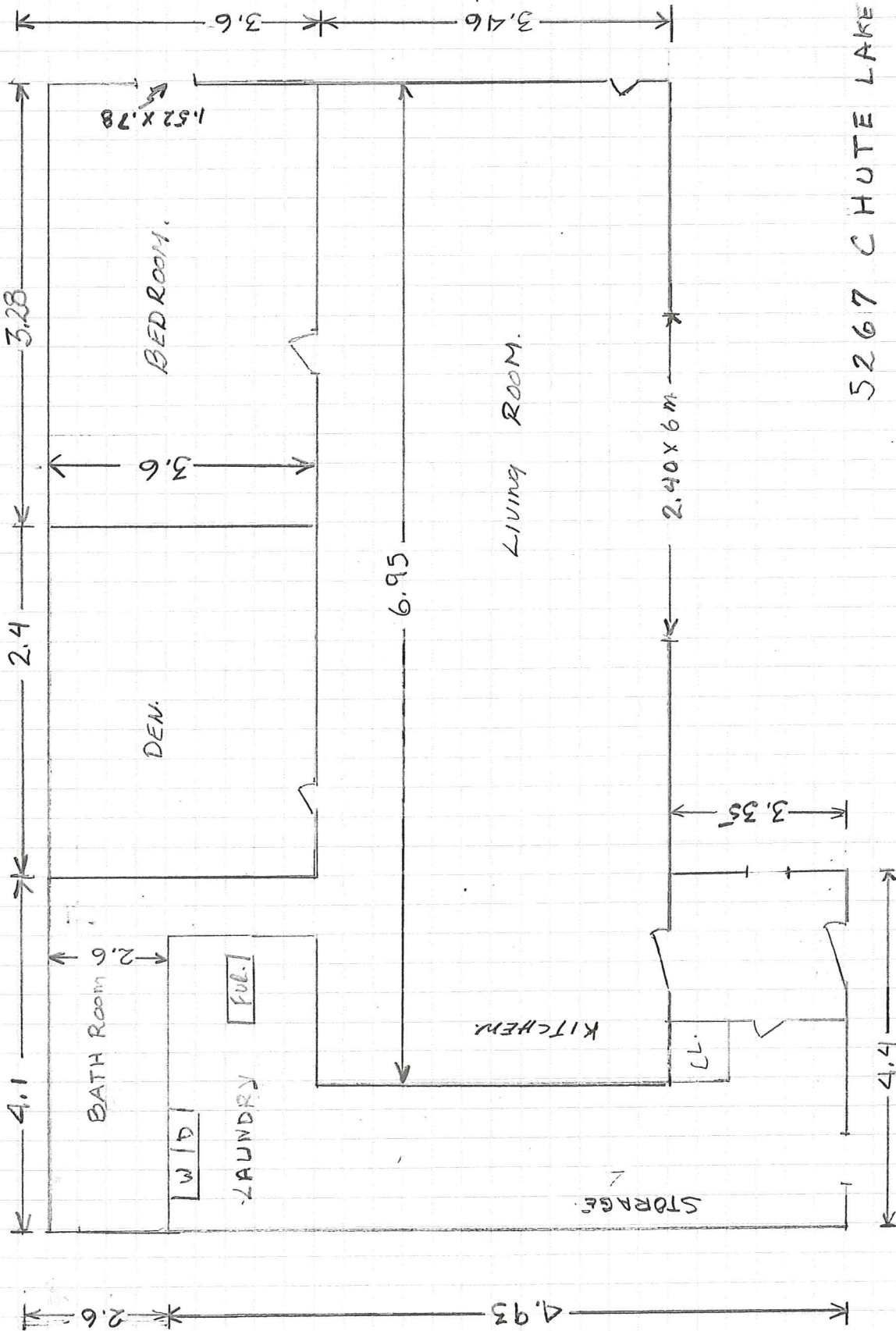
APPLICANT: BRENDA GORRIE,
5257 CHUTE LAKE ROAD,
KELOWNA, B.C.



5267 CHUTE LAKE ROAD

MAIN FLOOR PLAN

90.23 S.M.



5267 CHUTE LAKE ROAD

BASEMENT PLAN.

55.16 S.M.