

Memo



Date: May 11, 2010

To: City Manager

From: Community Sustainability Division

File No: Z10-0027

Applicants: Robert Andrew Hutchison

At: 3514 Casorso Rd

Owner: Robert Andrew Hutchison

Purpose: To rezone the subject property from the RU2 - Medium Lot Housing zone to the RU2s - Medium Lot Housing with Secondary Suite zone in order to legalize an existing secondary suite within the principal dwelling.

Existing Zone: RU2 - Medium Lot Housing

Proposed Zone: RU2s - Medium Lot Housing with Secondary Suite

Report Prepared by: Andrew Browne

1.0 RECOMMENDATION

THAT Rezoning Application No. Z10-0027 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 1 District Lot 134 ODYD Plan 35145, located at 3514 Casorso Rd, Kelowna, B.C. from the RU2 - Medium Lot Housing zone to the RU2s - Medium 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;

AND THAT final adoption of the zone amending bylaw be considered subsequent to the requirements of the Development Engineering Branch being completed to their satisfaction;

AND FURTHER THAT a building permit for the suite be issued and the requirements for an occupancy permit be completed prior to final adoption of the zone.

2.0 SUMMARY

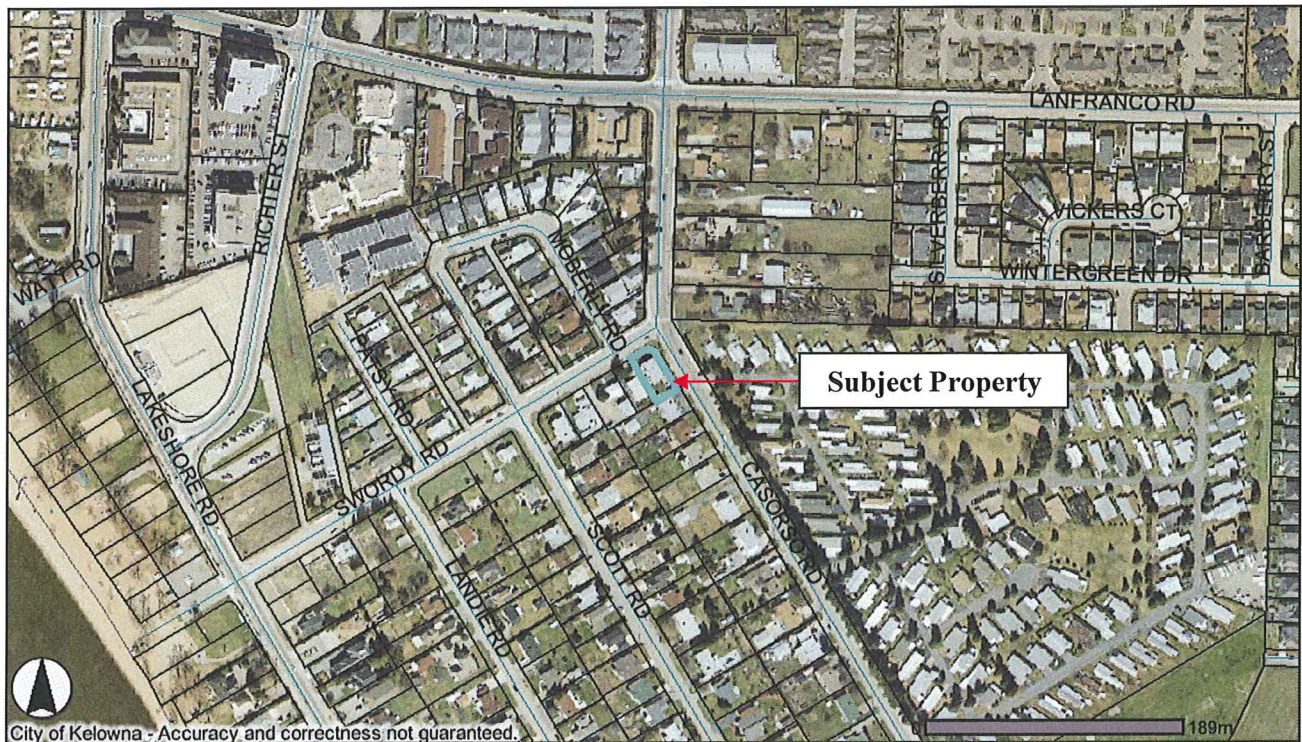
The applicant proposes to rezone the subject property to the RU2s - Medium Lot Housing with Secondary Suite zone from the RU2 - Medium Lot Housing zone in order to legalize an existing secondary suite within the principal dwelling.

3.0 SITE CONTEXT

The subject property is located in the South Pandosy - KLO sector, near the South Pandosy Urban Centre, in a residential block with a wide variety of commercial, institutional, park, and multiple residential land uses within short walking distance. Specifically, the adjacent zones and land uses are:

North	RU1 - Large Lot Housing	Residence
South	RU1 - Large Lot Housing	Residence
East	RM7 - Mobile Home Park	Mobile home park
West	RU2 - Medium Lot Housing	Residence

qv



4.0 THE PROPOSAL

The application seeks to rezone the subject property in order to legalize an existing secondary suite within the principal dwelling. The proposed rezoning compares with the Zoning Bylaw No. 8000 requirements for the RU2s - Medium Lot Housing with Secondary Suite zone as follows:

Criteria	Proposed	RU2s Zone Requirement
Site Coverage (buildings)	24.3%	40%
Site Coverage (buildings + parking + driveways)	31.2%	50%
Front Yard (Swordy Rd)	6.56 m	4.5 m
Side Yard (Casorso Rd)	4.78 m	4.5 m (flanking street)
Side Yard	2.29 m	2.0 m (1½ storey)
Rear Yard	Approx. 17.5 m	7.5 m
Secondary Suite Size	57.4 m ² and 22.7%	Lesser of 90 m ² or 40% of principal dwelling floor area
Parking	3 stalls (1 carport, 2 driveway)	3 stalls

5.0 TECHNICAL COMMENTS

Find attached.

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. A number of properties in the neighbourhood are zoned 's' to accommodate a secondary suite.

Parking and private open space can easily be accommodated on-site. As no exterior upgrades are triggered to the existing house, no Development Permit is required to evaluate form and character.

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 and zoning map
Development Application File Circulation Report
Development Engineering technical comments
Drawing package (3 pages)
Site photographs (3 pages)

Date Application Accepted
April 15, 2010

File: Z10-0027

Application

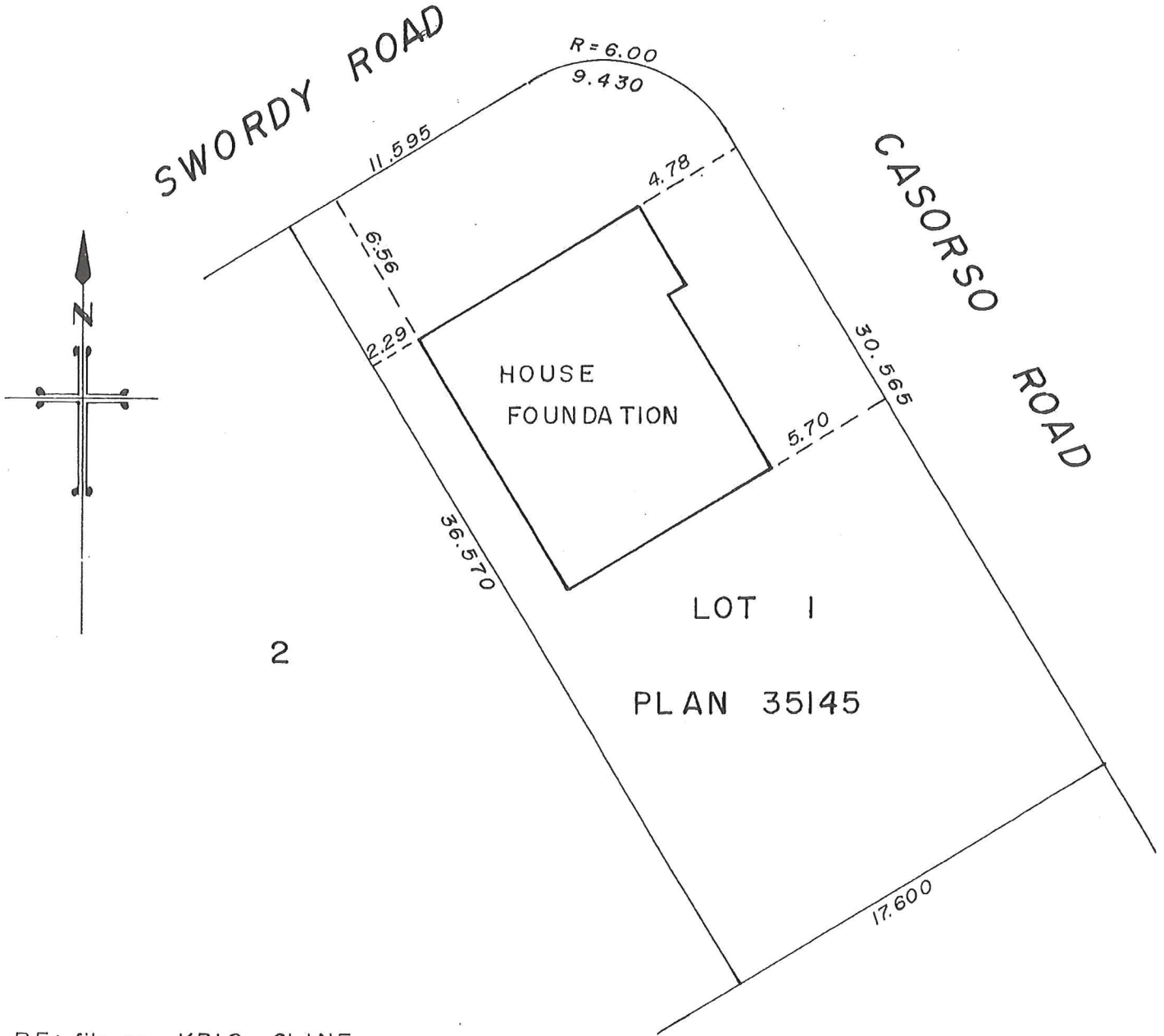
File: Z10-0027

Type: REZONING - NON APC

File Circulation

Seq	Out	In	By	Comment
				B.C. Assessment Authority (info only) 2010-04-15 2010-04-15
				Building & Permitting 2010-04-15 2010-04-16
			TKOWAL	1)Provide the applicant the City of Kelowna Bulletin #88-02 (Secondary Suites Requirements in a single family dwelling) for minimum requirements. Building permit application to indicate the method of fire separation between suite and main dwelling as well as type of mechanical system for the suite. 2) The existing furnace room walls are required to be fire rated and has a self closing, weather striped, fire rated door assembly
			PTURNER	Bylaw Services has an open Service Request for an illegal suite at this location. It was generated on December 11, 2009 and remains open to date.
				Bylaw Services 2010-04-15 2010-04-15
				Development Engineering Branch 2010-04-15 2010-04-28
				Fire Department 2010-04-15 2010-04-26
			GDAFT	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.
				FortisBC 2010-04-15 2010-04-29
				Public Health Inspector 2010-04-15 2010-05-06
				Real Estate & Building Services Manager 2010-04-15 2010-04-21
			KGENCE	RE&BS Comments for Inclusion in Council Report: Please contact the Manager, Real Estate Services, for road dedications over 20 metres in width, land dedications and land transfers to or from the City of Kelowna, road closures and road reserves. Depending on the type of land transaction being contemplated, the processing time can vary from 3 weeks to 3 months. The Real Estate & Building Services Department requires a full-sized copy, together with an 8 ½ x 11 copy, of any survey plans.
				Shaw Cable 2010-04-15 2010-04-29
				Telus 2010-04-15 2010-04-29
				Terasen Utility Services 2010-04-15 2010-04-19

CERTIFICATE OF OCCUPATION COVERING
LOT 1 PLAN 35145
D.L. 134 O.D.Y.D.



RE: file no. KRIS CLINE

SCALE: 1/4 inch = feet
1 : 250 metres

J.G. SPARK AND ASSOCIATES
BRITISH COLUMBIA LAND SURVEYORS
102-1475 Ellis Street Kelowna B.C. V1Y-2A3

CERTIFIED CORRECT

J.G. Spark B.C.L.S.

DATE: 9 APRIL, 1986

FILE: 2704

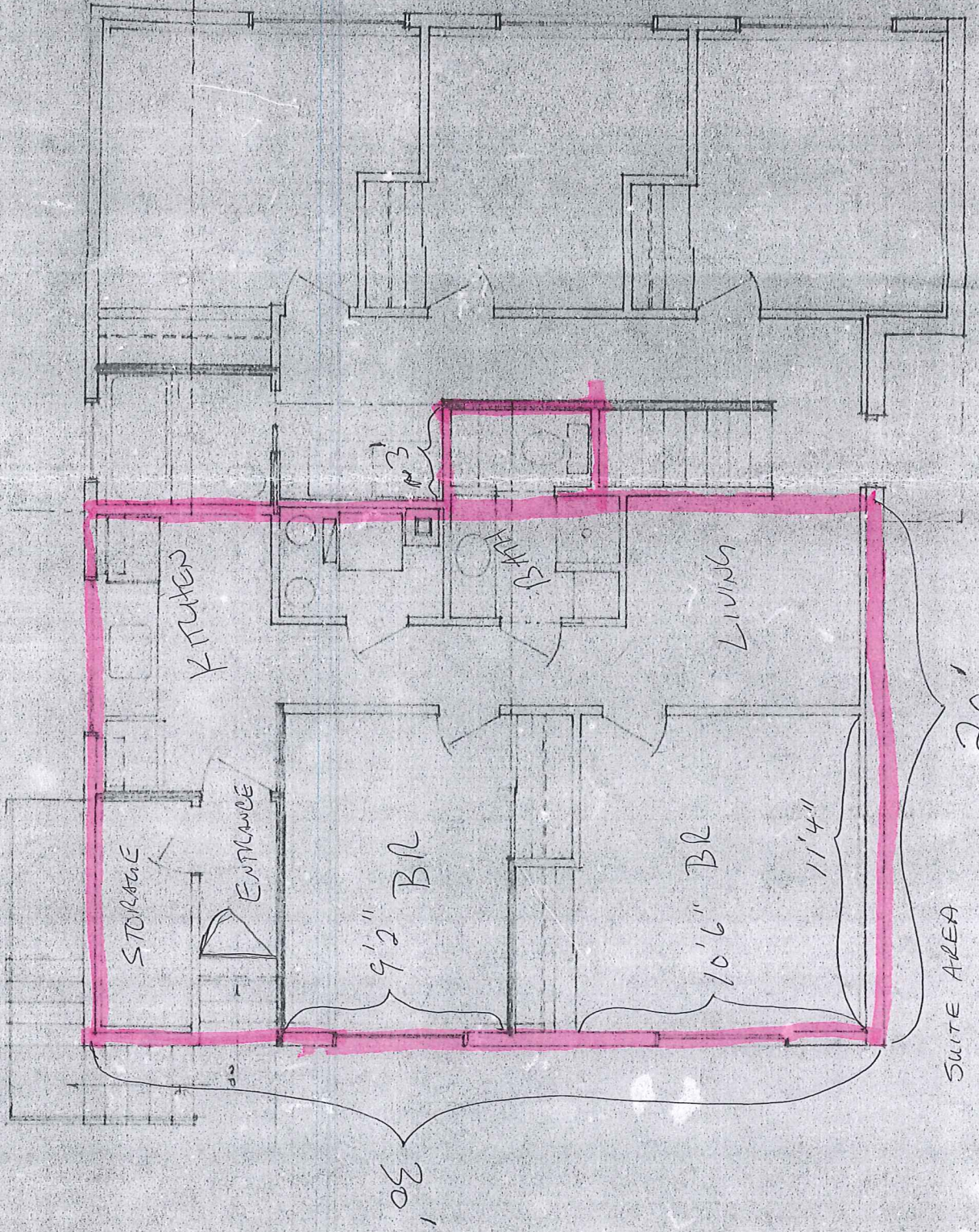
David. May 16/86

3514 CAS

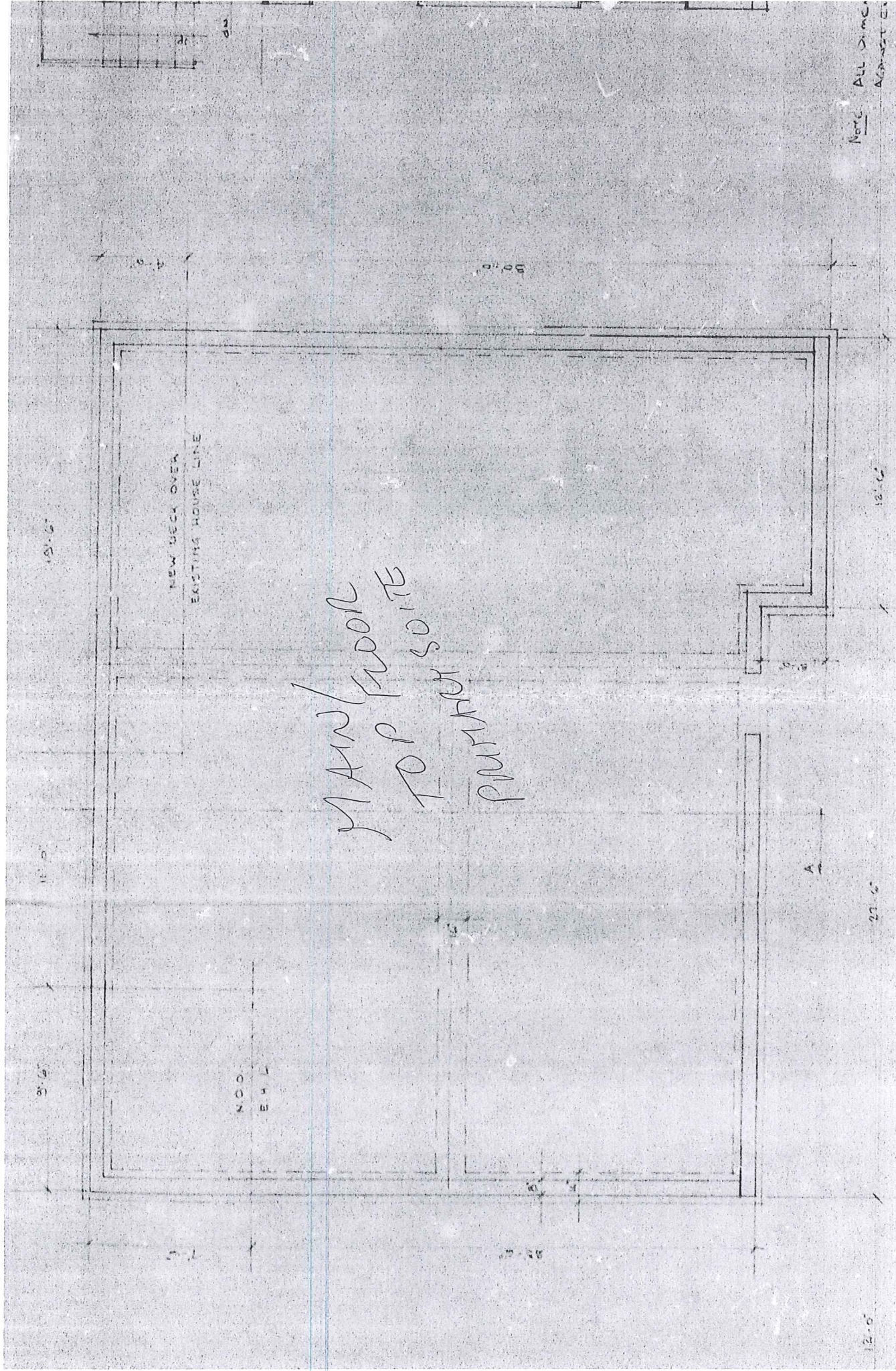
3514 CAS

APPRO

FORMING PART OF BUILDING
THESE DRAWINGS SHALL
AVAILABLE TO CITY BUILD



NOTE: ALL DIMENSIONS TO BE CHECKED
AS SHOWN

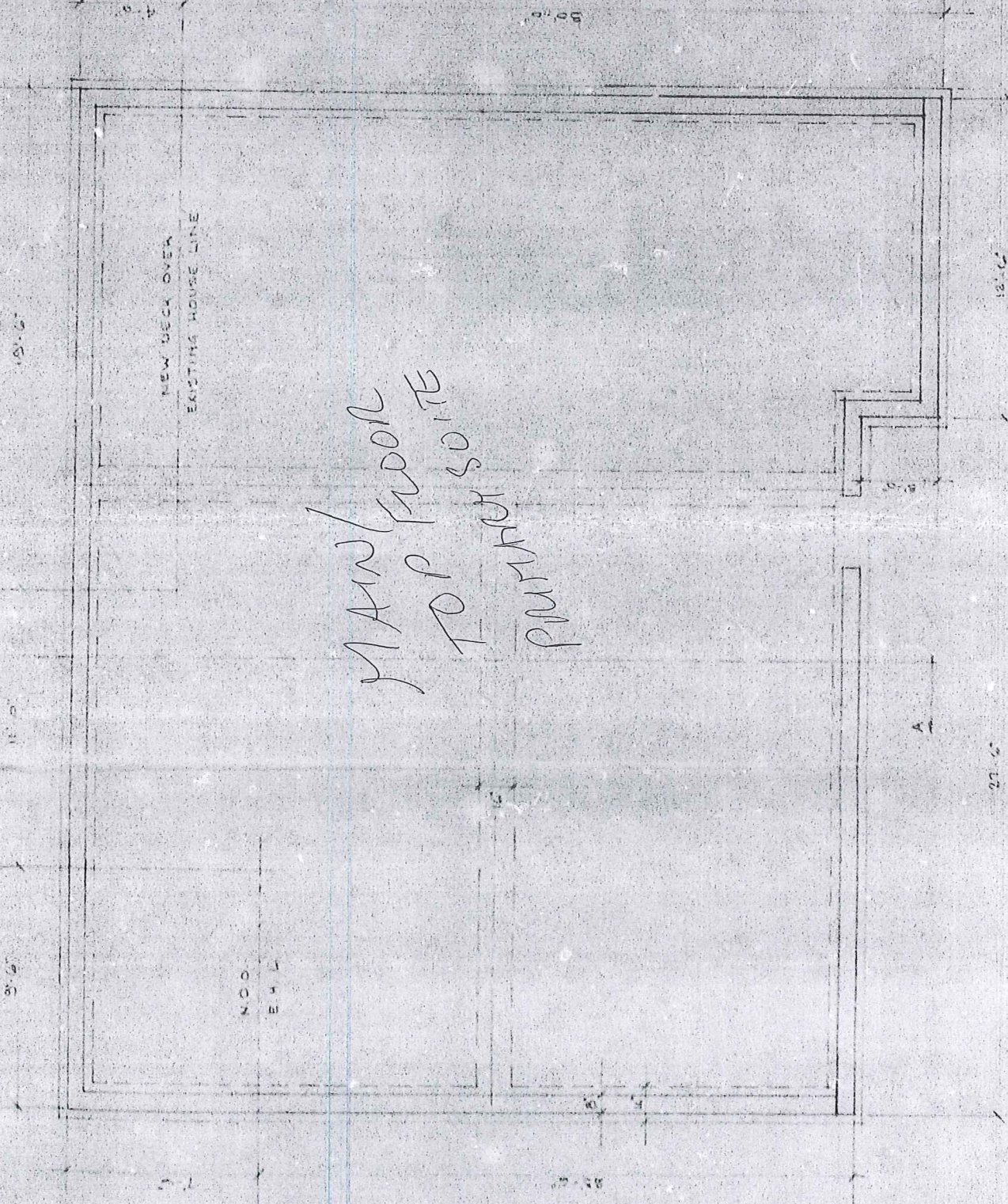


North ALL DIMENSIONS AGAINST C

NEW DECK OVER
EXISTING HOUSE LINE

MAIN FLOOR
TO P. FRONT SITE

N
O
O
B
U
I



15'-0"

11'-0"

9'-0"

4'-0"

8'-0"

12'-0"

27'-0"

12'-0"

A



