

Memo



Date: July 12, 2010

To: City Manager

From: Community Sustainability Division

File No: Z10-0047

Applicant: Architecturally Distinct Solutions
Inc. (M. Johnston)

At: 700 Barnaby Road

Owner(s): Gregory & Dixie Lefebvre

Purpose: To rezone the subject property from RR2 - Rural Residential 2 zone to the RR2s - Rural Residential 2 with a secondary suite zone to construct a secondary suite within an addition to a single family dwelling.

Existing Zone: RR2 - Rural Residential 2 zone

Proposed Zone: RR2s - Rural Residential 2 with a secondary suite zone

Report Prepared by: Birte Decloux

1.0 RECOMMENDATION:

THAT Rezoning Application No. Z10-0047 to amend the City of Kelowna Zoning Bylaw No. 8000, by changing the zoning classification of Lot 1, District Lot 357, SDYD Plan KAP69370, located at Barnaby Road, Kelowna, BC, from the RR2 - Rural Residential 2 zone to the RR2s - Rural Residential 2 with a secondary suite zone be considered by Council;

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

AND THAT a building permit for the suite be applied for prior to final adoption of the zone.

2.0 PROPOSAL

The subject property was subdivided in 2000. A new residence is under construction on the site with an attached but uniquely configured garage at the front portion of the dwelling. A two bedroom secondary suite is being proposed for the upper floor of the garage with a balcony overlooking the driveway. Entrance to the suite is provided through a common foyer.

The proposed application meets the requirements of RR2s - Rural Residential 2 with a secondary suite zone follows:

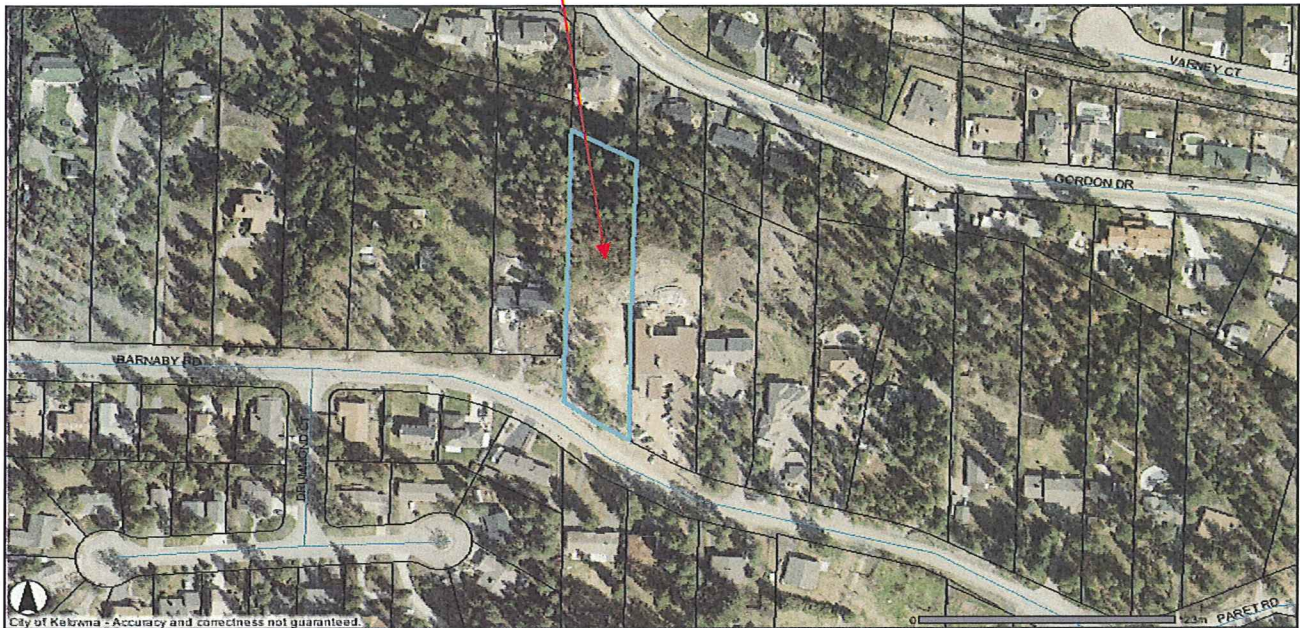
Zoning Bylaw No. 8000		
CRITERIA	PROPOSAL	RR2(s) ZONE REQUIREMENTS
Subdivision Regulations		
Lot Area	4,623 m ²	4000 m ²
Lot Width	37.39 m	36 m
Lot Depth	148 m	30.0 m
Development Regulations		
Site Coverage (buildings)	11 %	20%
Site Coverage (buildings/parking)	24 %	50%
Size ratios	90 m ² / 13.5%	Within principal dwelling can't exceed the lessor of 90 m ² or 40%
Height (existing house)	7.7m / 2 storey	2 ½ storeys / 9.5 m
Front Yard	14.5 m	6.0 m
Side Yard (east)	3.0 m	3.0 m
Side Yard (west)	26.49 m	3.0 m
Rear Yard	30 m	9.0 m
Other Requirements		
Parking Stalls (#)	4 spaces	3 spaces
Private Open Space	meets requirements	30m ² requirement

2.1 Site Context

The subject property is located on the north side of Barnaby Road in the upper Mission. More specifically, the adjacent land uses are as follows:

North	RU1	Large Lot Housing
South	RR2	Rural Residential 2
East	RR2	Rural Residential 2
West	RR1	Rural Residential 1

2.2 Site Location: 700 Barnaby Road



3.0 CURRENT DEVELOPMENT POLICY

The RR2s - Rural Residential with Secondary Suite zone is being proposed for this property. The purpose of this zone is to provide a zone for country residential development, and complementary uses, on medium size lots in areas of high natural amenity and limited urban services.

Kelowna 2020 - Official Community Plan

The subject property is designated as Single/Two Unit Residential in the Official Community Plan. Relevant policies are included below.

Housing Policies:

Infrastructure Availability¹. Give preference to supporting new housing in areas where required services already exist or can be provided most economically and efficiently;

Integration². Encourage the sensitive integration of different housing forms in the various sectors of the City, in support of neighbourhood diversity and healthy communities;

Secondary Suites³. Encourage, under the conditions stipulated in the Zoning Bylaw, the creation of secondary suites.

4.0 TECHNICAL COMMENTS

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

¹ Official Community Plan, Policy #8-1.30

² Official Community Plan, Policy #8-1.44

³ Official Community Plan, Policy #8-1.47

4.1 Development Engineering

See attached.

4.2 Fire Department

Additional address will be required.

4.3 Building and Permitting Branch

1) Development Cost Charges (DCC's) are required to be paid prior to issuance of any Building Permits

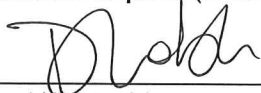
2) Operable bedroom windows required as per the 2006 edition of the British Columbia Building Code (BCBC 06).

3) Since the area of the suite exceeds the 90 square meter allowable area to allow the minimum requirement of a 30 minute fire resistance rating in section 9.36 of BCBC'06 is not applicable. BCBC'06 section A-9.36.1.1 provides clarification of suite allowances. A minimum 45 minute fire resistance rating may be required for the walls between the suite and main residence along with a 1 hour fire resistance rating between the garage and the suite. A separate exterior exit or a rated interior exit corridor may also be required, based on a code analysis. *The applicant has confirmed that the fire separation will be increased (as noted above to 45 min rated between suite and home as well as 1 hour rated floor assembly between the suite and garage.) The building code considers the foot print as the suite area. The zoning bylaw considers the actual floor area of the suite which in this case meets the bylaw.*

4) Full Plan check for Building Code related issues will be done at time of Building Permit applications.


5.0 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. 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. Due to the large size of the site and neighbouring properties, minimal impact (if any) is anticipated on abutting properties.



Danielle Noble
Manager, Urban Land Use

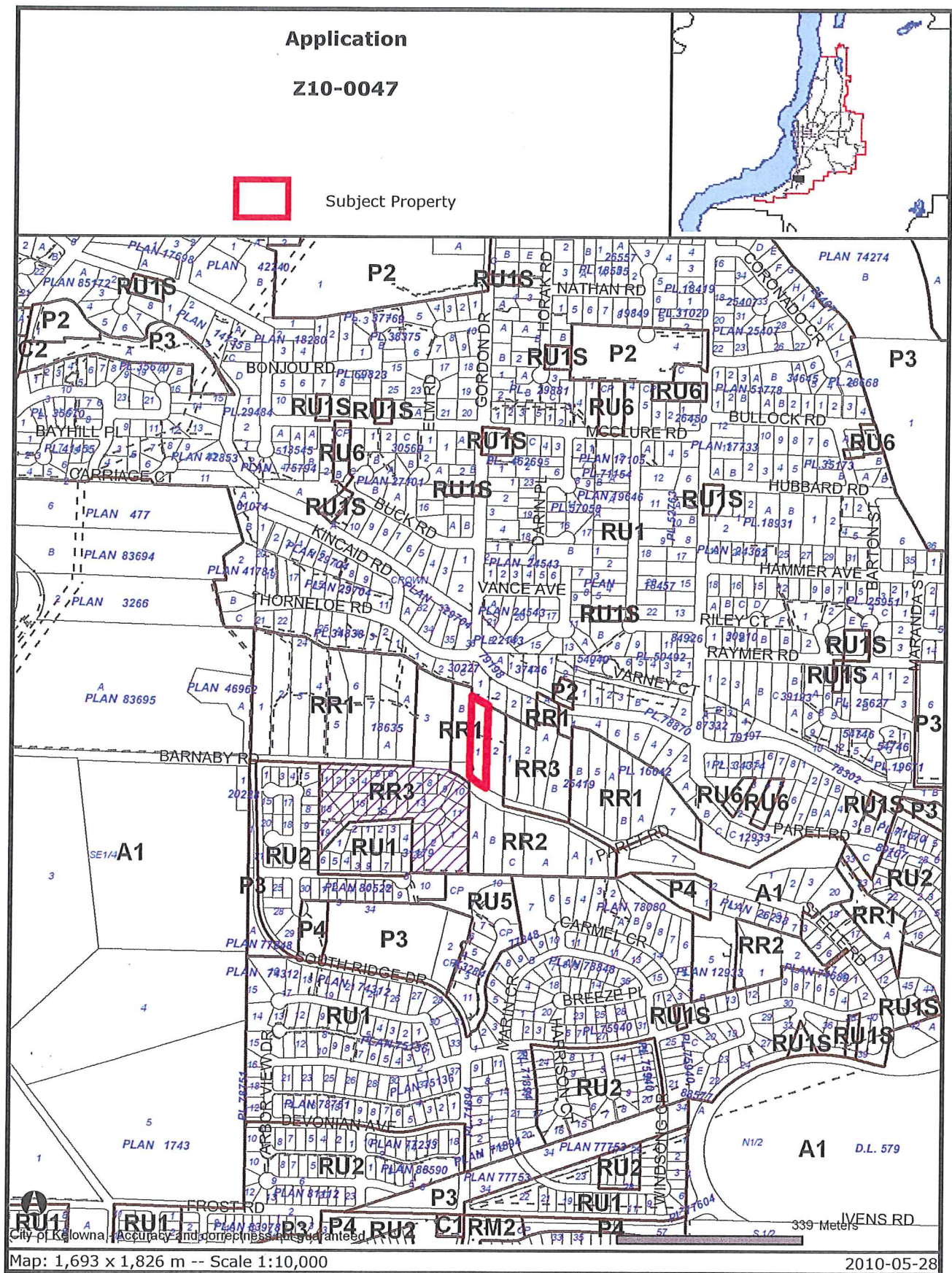
Approved for inclusion: 

 Shelley Gambacort
Director, Land Use Management

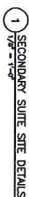
Attachments:

Subject Property Map
Site Plan
Suite Floor Plans

Date Application Accepted: May 28, 2010

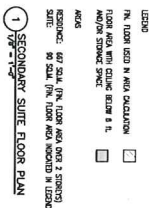


Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only.
The City of Kelowna does not guarantee its accuracy. All information should be verified.



**FIVE-DIMENSIONAL ROOF & FLOOR JOISTS
BEAMS & TRUSSES**

[illegible]



TYPE NO.	COMPONENTS
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FLOOR TYPE:

ROOF TYPES

DOOR	
SIZE	

B.C. LAND SURVEYOR'S CERTIFICATE OF LOCATION ON LOT 1, PLAN KAP69370, DISTRICT LOT 357, SDYD

700 BARNABY ROAD

MAY 21 2010

City of Kelowna
Zoning Bylaw Committee Review
Inspector

FOUNDATION
ONLY

LOT 1
PLAN
KAP69370

TOP OF FOUNDATION
ELEVATION = 432.91m

DETAIL SCALE 1:250 METRES

THIS PLAN IS FOR THE USE OF THE BUILDING INSPECTOR AND/OR MORTGAGEE ONLY
AND IS NOT TO BE USED FOR THE RE-ESTABLISHMENT OF PROPERTY BOUNDARIES.

CLIENT: SERANI BROTHERS

DATE: MAY 20, 2010

SCALE: 1:1000 METRES

FILE: 18654

Ferguson Land Surveying & Geomatics Ltd.

BC AND CANADA LAND SURVEYORS 404-1830 PANDOSY STREET, KELOWNA, BC
PHONE: (250) 763-3115 FAX: (250) 763-0321

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I HEREBY CERTIFY THAT THE ABOVE
SKETCH SHOWS THE REGISTERED
DIMENSIONS OF THE ABOVE DESCRIBED
PROPERTY AND RELATIVE LOCATION OF
THE BUILDINGS THEREON.

Colin Ferguson
B.C.L.S.
THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY
SIGNED AND SEALED

