Memo

City of Kelowna

Date: July 28/10

To: City Manager

From: Community Sustainability Division

File No: Z10-0045 **Applicant:** Interior BC Holdings Ltd

At: 1750 McKenzie Road **Owner:** Gurmit Singh Sidhu
Naveep Kaur Sidhu
Rajnwinder Singh Rajan
Harparkash Kaur Rajan

Purpose: TO REZONE FROM THE A1 - AGRICULTURE 1 ZONE TO THE A1(s) AGRICULTURE 1 WITH SECONDARY SUITE ZONE TO ALLOW A BASEMENT SUITE WITHIN THE EXISTING DWELLING

Existing Zone: A1 - Agriculture 1

Proposed Zone: A1s - Agriculture 1 with Secondary Suite

Report Prepared by: Luke Turri

1.0 RECOMMENDATION:

THAT Rezoning Application No. Z10-0045 to amend City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot B Section 36 Township 26 ODYD Plan 25654 Except Plan KAP90335 located at 1750 McKenzie Road, Kelowna, B.C. from the 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;

AND THAT final adoption of the zone amending bylaw be considered subsequent to the requirements of the Black Mountain Irrigation District and the Interior Health Authority being completed to their satisfaction;

AND THAT final adoption be considered subject to a Building Permit application being made for the suite.

2.0 SUMMARY:

This application seeks to rezone from the A1 - Agriculture 1 zone to the A1s - Agriculture 1 with Secondary Suite zone to allow a basement suite to be constructed within the existing dwelling.

3.0 BACKGROUND:

The subject property is the remainder parcel of a recently approved homesite severance (now addressed as 1707 Morrison Road). The property owners wish to create a secondary suite within the basement of the existing single family dwelling. While this use is permitted under the provisions of the Agricultural Land Commission Act, a rezoning application is required to accommodate the suite.

The application meets the requirements of Zoning Bylaw No. 8000 as follows:

CRITERIA	PROPOSAL	A1s - Agriculture 1 with Secondary Suite zone
Development Regulations		
Site Coverage	4%	10%
Front Yard	>30m	6.0m
Side Yard (north)	>50m	3.0m
Side Yard (south)	>50m	3.0m
Rear Yard	>100m	10.0m
Total Floor Area of Principal Dwelling	261m^2	n/a
Total Floor Area of Secondary Suite	32% / 83m^2	40% of existing dwelling / 90m^2
Minimum Parking Requirements	Exceeds requirements	3 spaces

4.2 Site Context

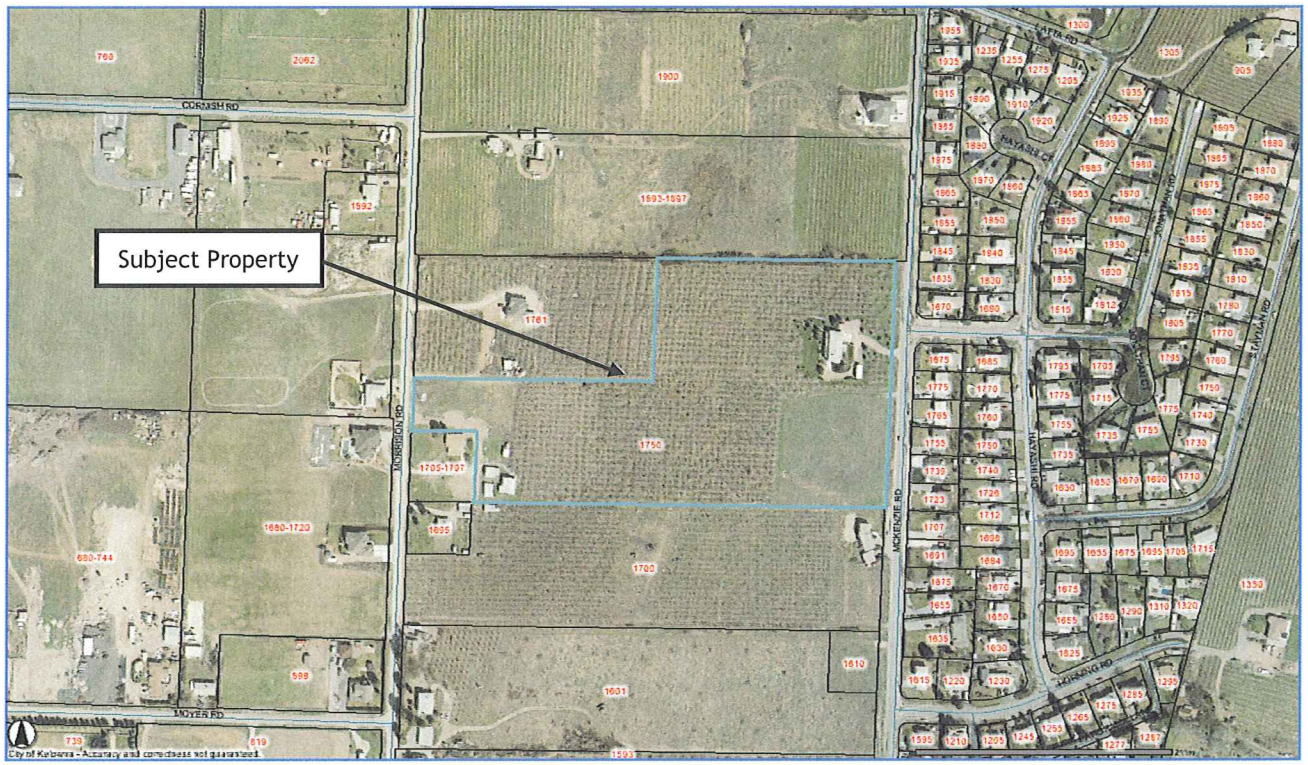
The subject property is located in the northeast Rutland area along McKenzie Road, between Moyer and Cornish Roads. The property is within the Agricultural Land Reserve. The surrounding context includes an established agricultural area to the west, with an older residential subdivision to the east.

Specifically, the adjacent zones and uses are:

North A1 - Agriculture 1
East A1 - Agriculture 1 (Single Family Subdivision)
RU1 - Large Lot Housing
South A1 - Agriculture 1
West A1 - Agriculture 1

4.3 Site Location Map

Subject property: 1750 McKenzie Road



5.0 DEVELOPMENT POTENTIAL/CURRENT POLICY:

5.1 Official Community Plan

Section 8.47 Secondary Suites: Encourage, under the conditions stipulated in the Zoning Bylaw, the creation of secondary suites;

6.0 TECHNICAL COMMENTS:

6.1 Building & Permitting

Building permit required for suite. Full code analysis to be completed at that time. Development cost charges are to be paid prior to issuance of Building Permit.

6.2 Development Engineering Branch

No concerns.

6.3 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.

6.3 Irrigation District (Black Mountain)

The capital charge for addition of a suite is $1,080.00, with a connection fee is $100. Meter charge for one 5/8" domestic meter required to be installed in the dwelling is $383.55. Please note that the owner, or the owner's agent, is required to complete a BMID application for Building Form and to pay the above noted charges prior to approval.

6.4 Public Health Inspector (Interior Health Authority)

The proposed application requires additional supporting information or documentation. Confirmation from an Authorized Person (as defined in the B.C. Sewerage System Regulation) that the existing sewerage system is in proper working order, and is capable of handling the increased wastewater flow associated with the addition of a secondary suite.

7.0 LAND USE MANAGEMENT DEPARTMENT:

The Land Use Management Department recommends support for this application. Policies within the Official Community Plan affirm the sensitive integration of infill in established neighbourhoods where services are already in place and densification can easily be accommodated. Given the size of this rural parcel, little, if any, negative impacts on adjacent properties are anticipated. The proposal allows for more efficient use of the subject property and helps to diversify the housing supply in the area. Notably, the suite is being accommodated within the existing footprint of the dwelling, and therefore no additional productive land would be converted for residential purposes. The property would accommodate ample off-street parking areas, and private open space for each dwelling. Should Council approve the rezoning application, a Building Permit application will be required to ensure building code compliance.

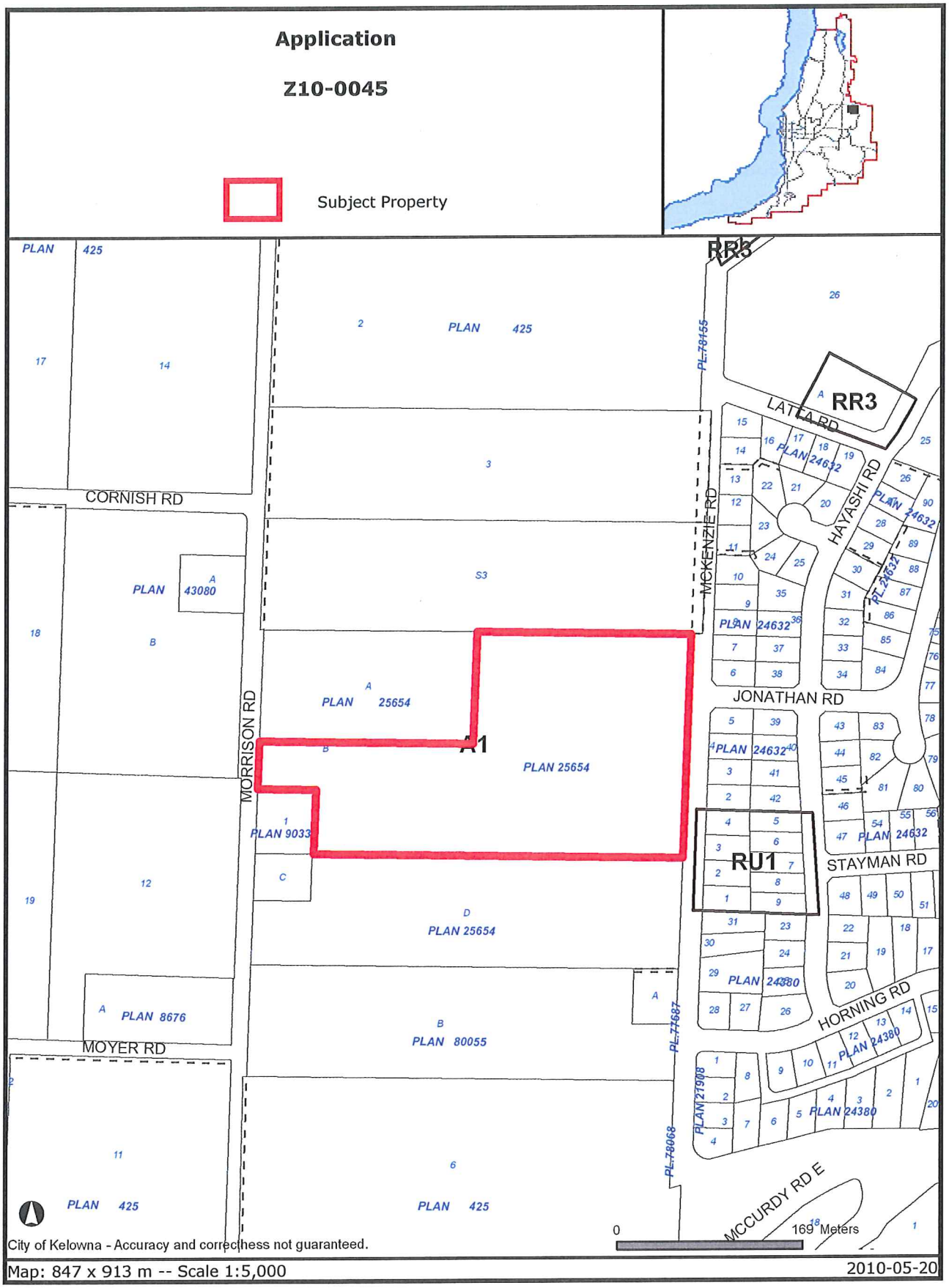
Danielle Noble
Manager, Urban Land Use

Approved for inclusion:

Shelley Gambacort
Director, Land Use Management

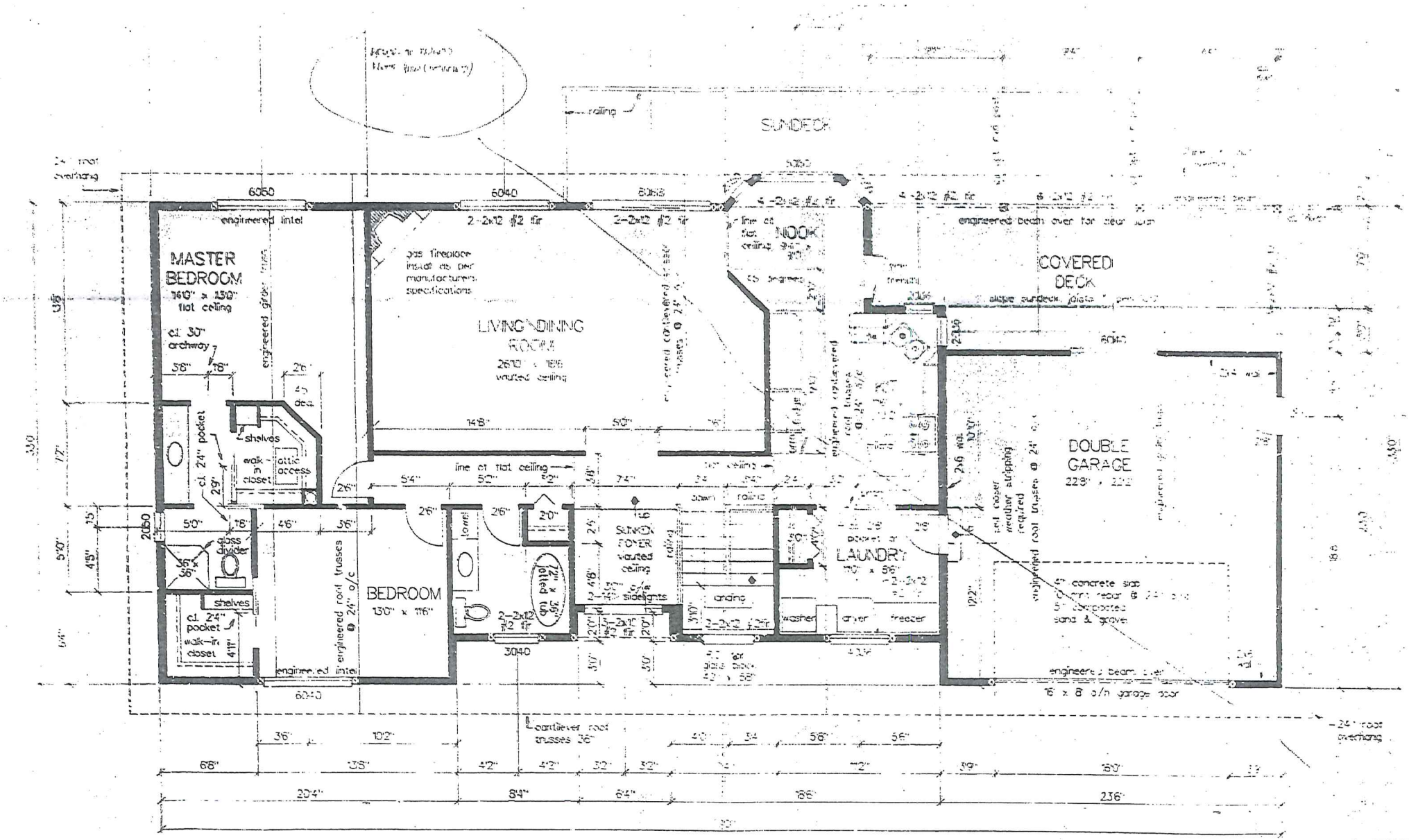
Attachments:
Subject Property Map
Site Plan
Floor Plans (3 pages)

Date application accepted: May 21, 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.

Z10-0045 - 1750 McKenzie Road
Site Plan



NOTE

A. Holes in exterior and bearing walls

MAIN FLOOR PLAN

ALL CONSTRUCTION SH
WITH PART NINE OF THE BR
BUILDING CODE (CURRE

SCALE = 1/4" = 1'

NOTE

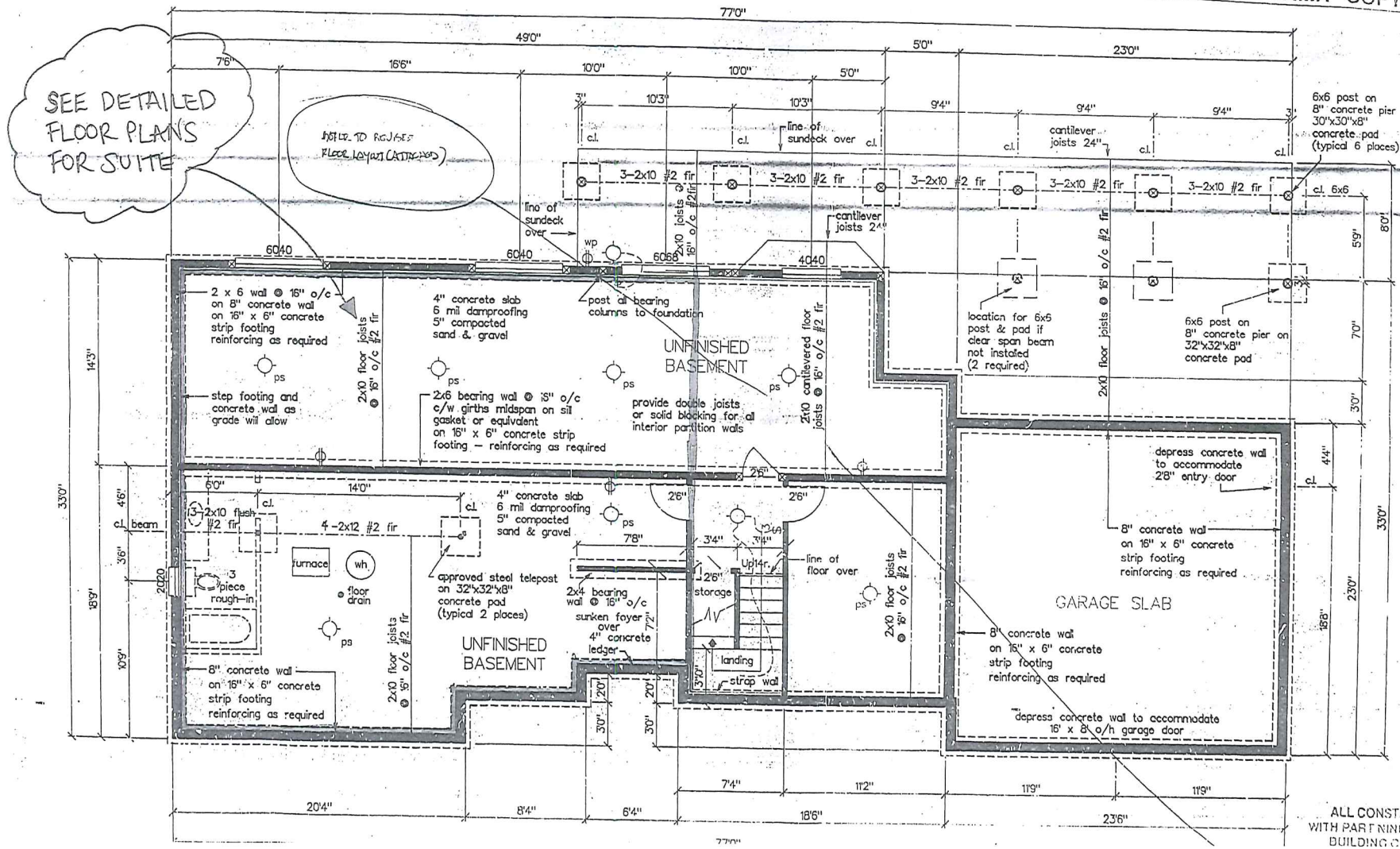
All lintels in exterior and bearing walls to be 2x10s unless otherwise specified
All bedroom windows to have a minimum vent size of 24" x 36" for egress
Ground snow load of 40 PSF (1.9 KN per M 2)
All bearing columns of girder trusses and support beams are to be posted to foundation

NOTE: DEPTH OF FOUNDATIONS

Due to the large variety of soils and the variance in frost penetration in different geographical locations, please refer to table 9.12.2.2 of the National Building Code. and consult local authorities for accepted standards.

DIMENSION FORM.
(Interior)
inside of wall — inside
centre of wall — centre
outside of wall — outside

BUILDING PERMIT COPY



ALL CONSTRUCTION SHALL COMPLY WITH PART NINE OF THE BRITISH COLUMBIA BUILDING CODE (CURRENT EDITION)

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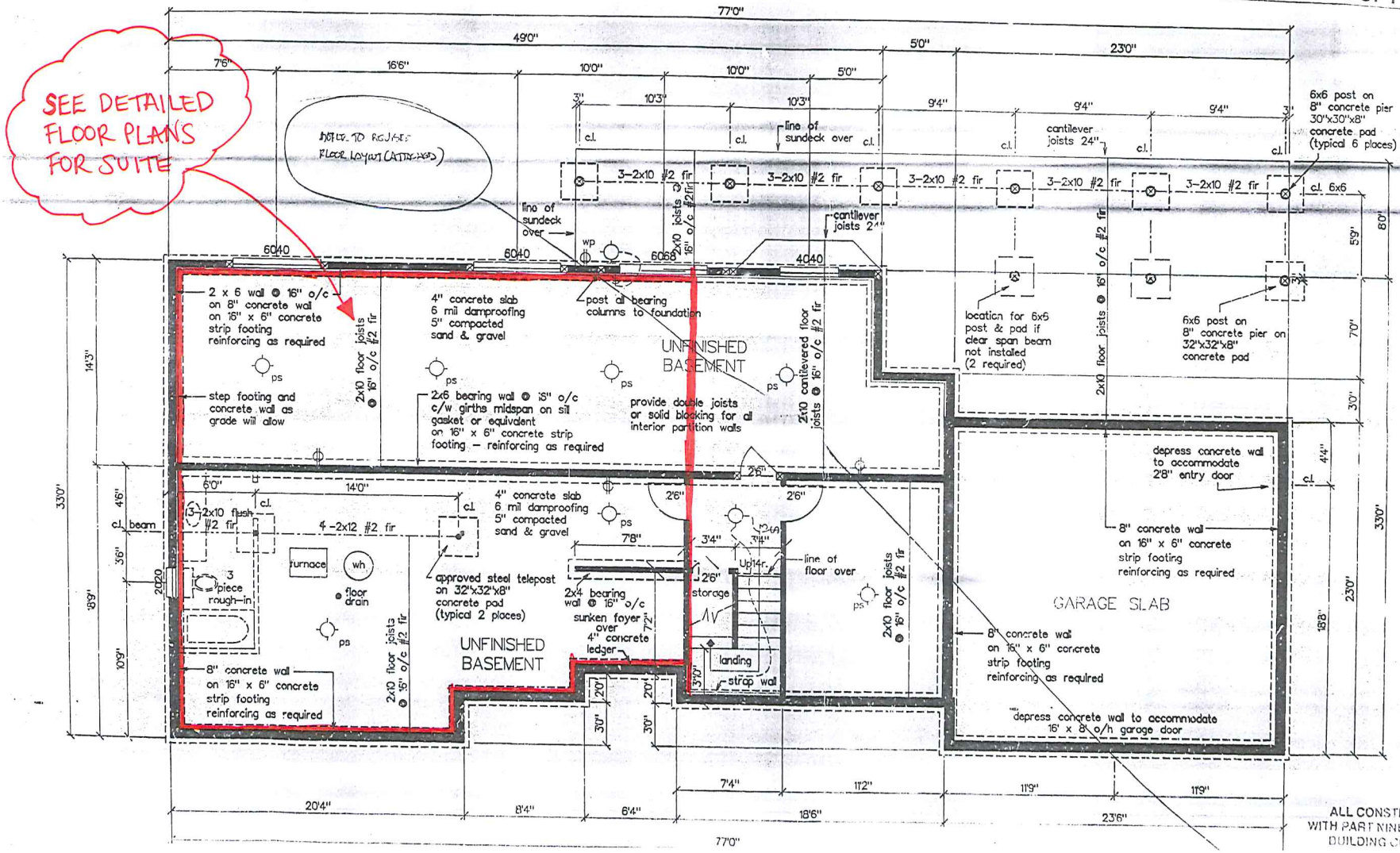

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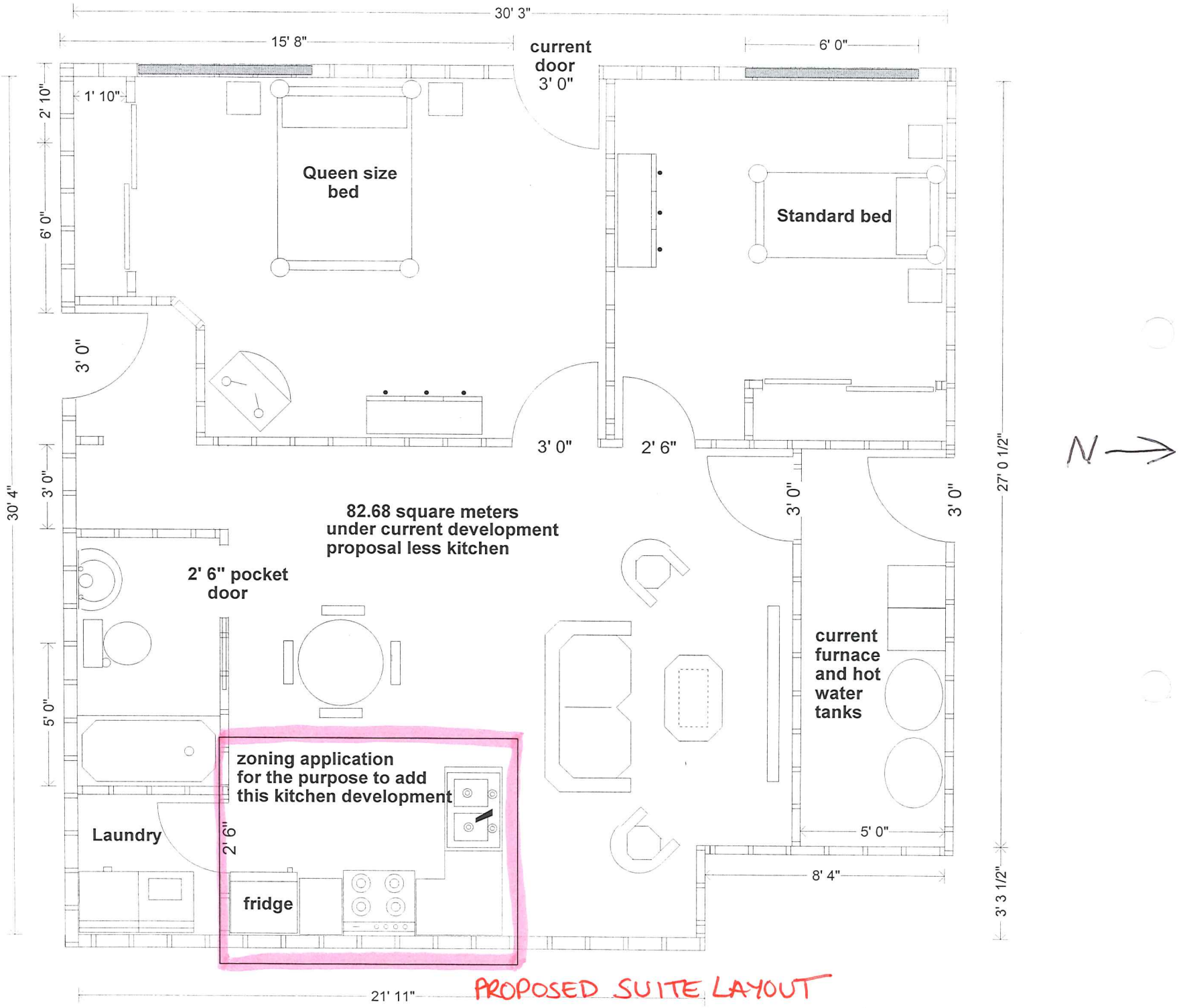

PROPOSED SUITE LAYOUT