

Memo



Date: October 13, 2010

To: City Manager

From: Land Use Management, Community Sustainability

Application: Z10-0077

Owner: Etsuko Ikari

Address: 170 Bryden Road

Applicant: Jim Nastos

Subject: Rezoning Application

Existing OCP Designation: Single/Two Family Residential

Existing Zone: RU1 - Large Lot Housing

Proposed Zone: RU1s - Large Lot Housing with Secondary Suite

1.0 Recommendation

THAT Rezoning Application No. Z10-0077 to amend the City of Kelowna Zoning Bylaw No. 8000, by changing the zoning classification of Lot 8, Section 27, Township 26, ODYD Plan 11286, located on Bryden Road, Kelowna, BC from the RU1 - Large Lot Housing zone to the RU1s - Large 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 a building permit for the suite be applied for prior to final adoption of the zone;

AND THAT final adoption of the zone amending bylaw be considered subsequent to the requirements of Black Mountain Irrigation District being completed to their satisfaction.

2.0 Purpose

This application is to rezone the subject property from the RU1- Large Lot Housing zone to the RU1s - Large Lot Housing with a secondary suite zone to construct a secondary suite within a single family dwelling.

3.0 Land Use Management

The proposed rezoning is consistent with the Official Community Plans future land use designation of the subject property. The site is located one block west of the Rutland Urban Centre with easy access to bus routes, shopping and schools. The City encourages the sensitive integration of secondary suites within existing neighbourhoods where amenities are provided.

Minimal impact (if any) is anticipated on abutting properties, as parking requirements and private open space provisions can easily be achieved on-site.

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4.0 Proposal

4.1 Project Description:

The applicant is proposing the construction of a 1 bedroom suite on the ground level of an existing single family dwelling. The original dwelling has previously been altered by enclosing the garage to create a storage room and additional living space on the upper floor. The entrance to the suite is located within a breezeway between this storage room and the main dwelling. Outdoor private space is provided under an existing balcony.

4.2 Site Context:

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

North	RU1	Large Lot Housing
South	RU1s	Large Lot Housing with secondary suite
East	RU1	Large Lot Housing
West	RU1	Large Lot Housing

4.3 Subject Property: 170 Bryden Road



4.4 Zoning Analysis Table:

Zoning Bylaw No. 8000		
CRITERIA	PROPOSAL	RU1(s) ZONE REQUIREMENTS (Suite within Principal Dwelling)
Subdivision Regulations		
Lot Area	1393 m ²	550 m ²
Lot Width	29.05 m	16.5 m
Lot Depth	48.12 m	30.0 m
Development Regulations		
Site Coverage (buildings)	12 %	40%
Site Coverage (buildings/parking)	17 %	50%
Height (existing house)	1.5 storey	2 ½ storeys / 9.5 m
Floor Area of principal dwelling	287.5 m ²	
Floor Area of Secondary Suite / Size ratios	89.6 m ² / 32%	In building can't exceed lessor or 90 m ² or 40%
Front Yard	8.66 m	4.5 m
Side Yard (north)	7.35 m	2.0 m (1 - 1 ½ storey)
Side Yard (south)	3.74 m	2.0 m (1 - 1 ½ storey)
Rear Yard	31.46 m	7.5 m
Other Requirements		
Parking Stalls (#)	3 spaces	3 spaces
Private Open Space	meets requirements	No requirement

5.0 Current Development Policies

Kelowna 2020 - Official Community Plan

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.

¹ Official Community Plan, Policy #8 - 1.30

² Official Community Plan, Policy #8 - 1.44

³ Official Community Plan, Policy #8 - 1.47

6.0 Technical Comments

6.1 Building & Permitting Department

- 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) Provide the City of Kelowna Bulletin #88-02 (Secondary Suites Requirements in a single family dwelling) for minimum requirements. The drawings submitted for Building Permit application is to indicate the method of fire separation between the suite and the main dwelling.
- 4) Range hood above the stove and the washroom to vent separately to the exterior of the building. The size of the penetration for this duct thru a fire separation is restricted by BCBC 06, so provide size of ducts and fire separation details at time of Building Permit Applications
- 5) Exterior door required for the suite or a rated corridor required (shared exit). Building permit drawings must clearly identify the exit requirements.
- 6) Full Plan check for Building Code related issues will be done at time of Building Permit applications

6.2 Development Engineering Department

Domestic Water: The subject property is located within the Black Mountain Irrigation District (BMID). All charges and fees must be paid directly to BMID.

6.3 Bylaw Services

No concerns.

6.4 Fire Department

Requirements of section 9.10.9.14, Secondary Residential Suites, of the BCBC 2006 are to be met. Smoke Alarms as per section 9.10.19 of the BCBC are required.

6.5 Interior Health Authority

As both drinking water and wastewater disposal will be provided by existing community services, we have no objections to this proposal.

6.6 Black Mountain Irrigation District

Connection, meter fees and capital charges required.


6.7 School District No. 23 - N/A

7.0 Application Chronology

Date of Application Received: September 8, 2010

Advisory Planning Commission N/A

Report prepared by:



Birte Decloux, Urban Land Use Planner

Reviewed by:  Danielle Noble Manager, Urban Land Use Management

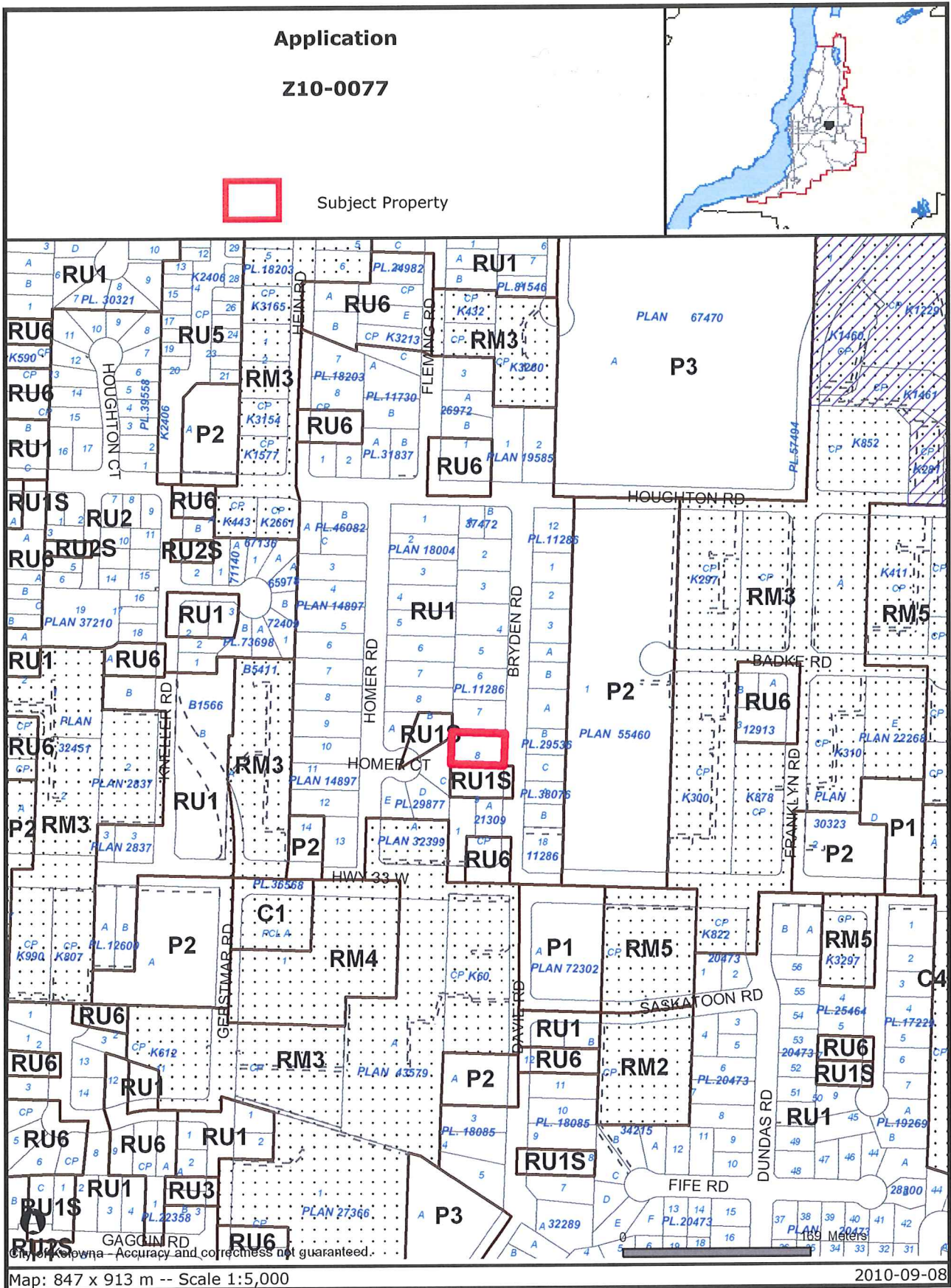
Approved for inclusion:  Shelley Gambacort Director, Land Use Management

Attachments:

Site Plan

Floor plan

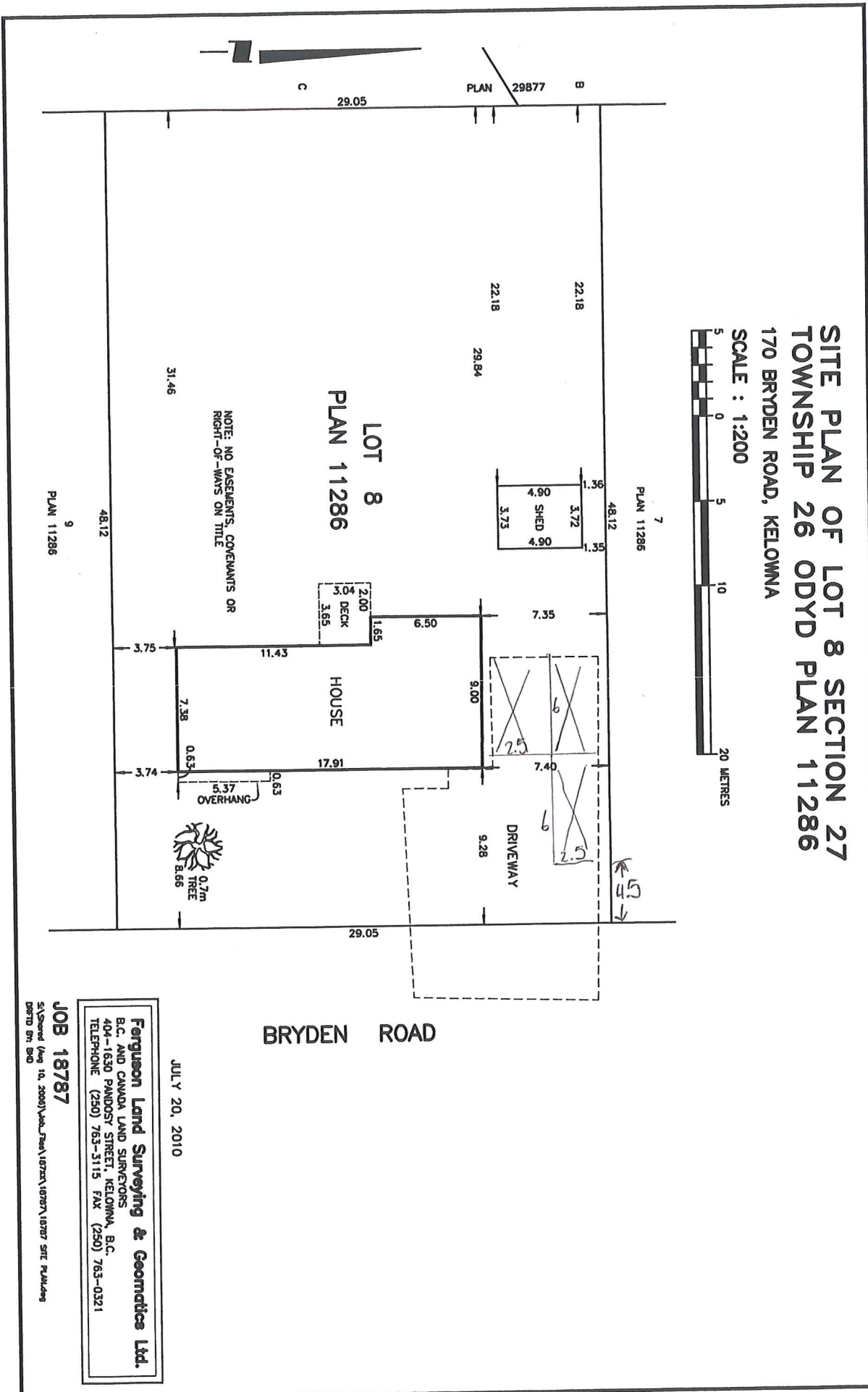
Context/Site Photos



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.

**SITE PLAN OF LOT 8 SECTION 27
TOWNSHIP 26 ODYD PLAN 11286
170 BRYDEN ROAD, KELOWNA**

SCALE : 1:200



BRYDEN ROAD

JULY 20, 2010

Ferguson Land Surveying & Geomatics Ltd.
B.C. AND CANADA LAND SURVEYORS
404-1630 PANDOSY STREET, KELOWNA, B.C.
TELEPHONE (250) 763-3115 FAX (250) 763-0321

JOB 18787
S:\Shared (Aug 10, 2008)\Job_Files\18787\18787 SITE PLAN.dwg
DWG Dn SW

Toilet

Washer and Dryer

Downstairs Floor
(Basement Suite)

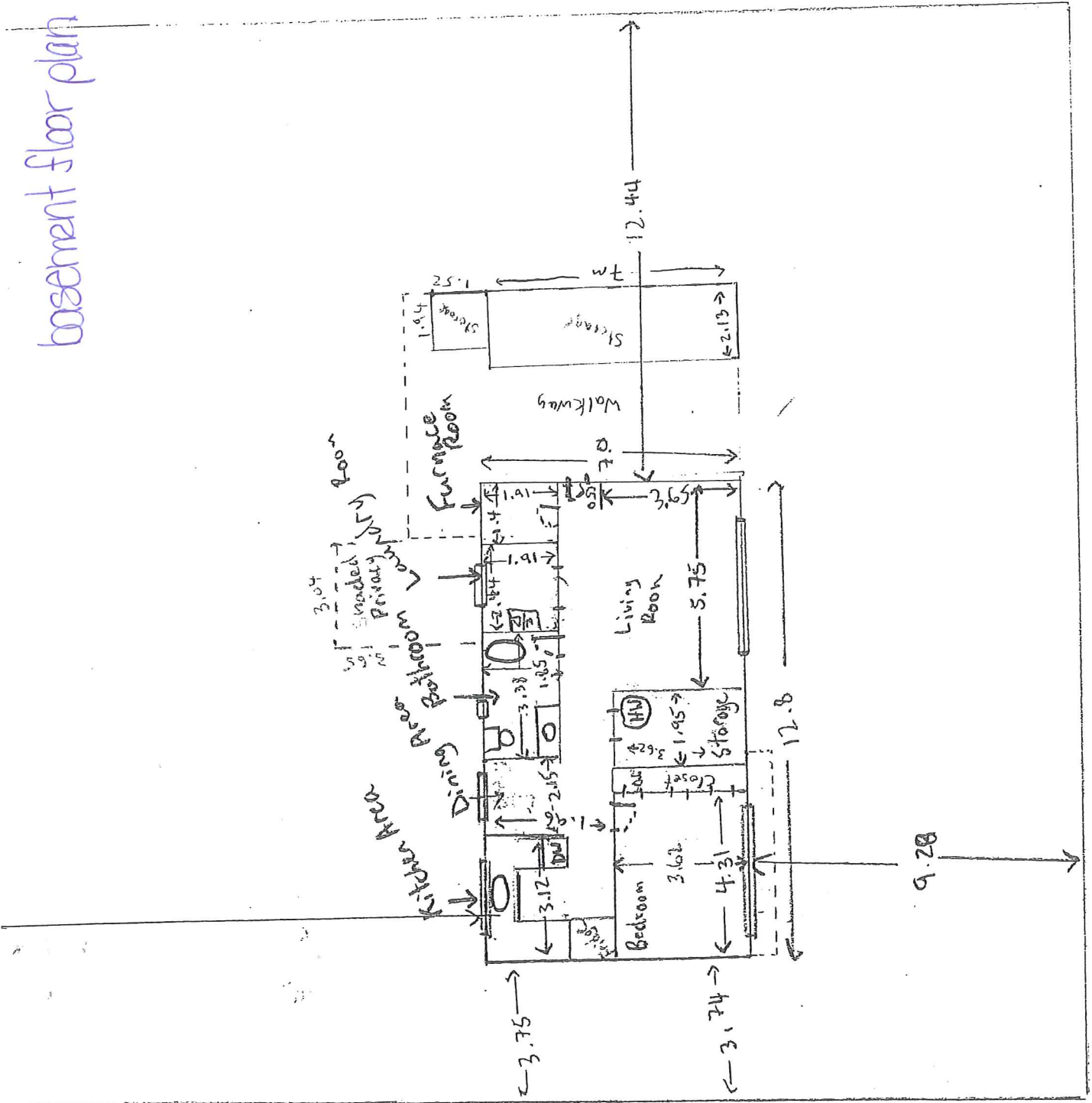
170 Bryden

Scale 1:167

July 2010

Sink

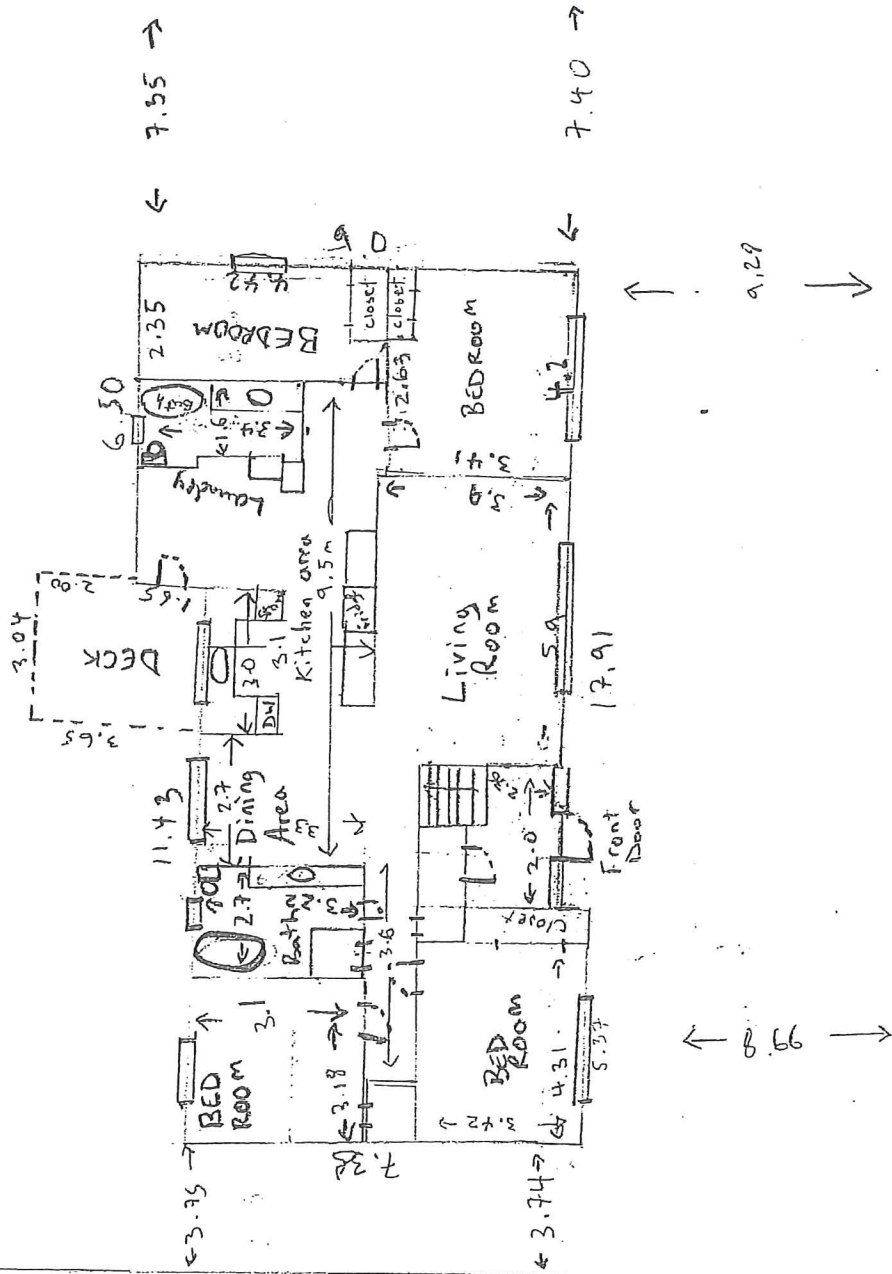
basement floor plan



Bryden Road

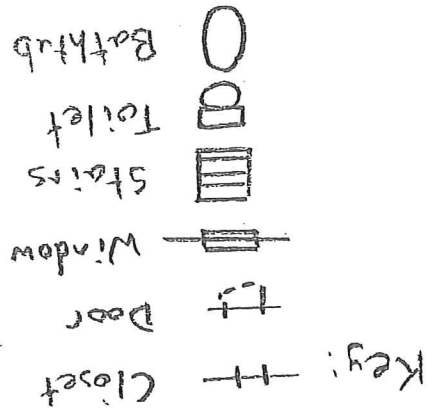
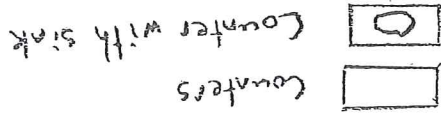
5m 10m
scale

Main floor plan



48.12 m

Ceiling height = 2.44 m



14.05 m
 Bryden Road

