

Memo



Date: January 21, 2011

To: City Manager

From: Land Use Management, Community Sustainability

Application: Z10-0089 (PMc)

Owner: Jennifer Hindle

Address: 5560 Lakeshore Rd

Applicant: Jennifer Hindle

Subject: Rezoning Application

Existing OCP Designation: Future Urban Reserve

Existing Zone: A1 - Agriculture 1

Proposed Zone: A1s - Agriculture 1 with Secondary Suite

1.0 Recommendation

THAT Rezoning Application No. Z10-0089 to amend the City of Kelowna Zoning Bylaw No. 8000, by changing the zoning classification of Lot A, Section 15, Township 28, S.D.Y.D., Plan KAP59239, located on Lakeshore Rd., Kelowna, BC 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 a building permit for the suite be applied for prior to final adoption of the zone.

2.0 Purpose

This application is seeking to rezone the subject property from the A1- Agriculture 1 zone to the A1s- Agriculture 1 with a secondary suite zone to construct a secondary suite within a single family dwelling.

3.0 Land Use Management

This proposal allows for more efficient use of the subject property and helps to diversify the housing supply in the area. Properties in the immediate area have recently been rezoned to permit secondary suites. Minimal impact (if any) is anticipated on abutting properties, as parking requirements and private open space provisions are achieved on-site. The Land Use Management Department support this application as the suite is located within the footprint of the dwelling under construction, and does not require additional A1 - Agriculture 1 zoned land to be converted into a secondary suite use.

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4.0 Proposal

4.1 Project Description

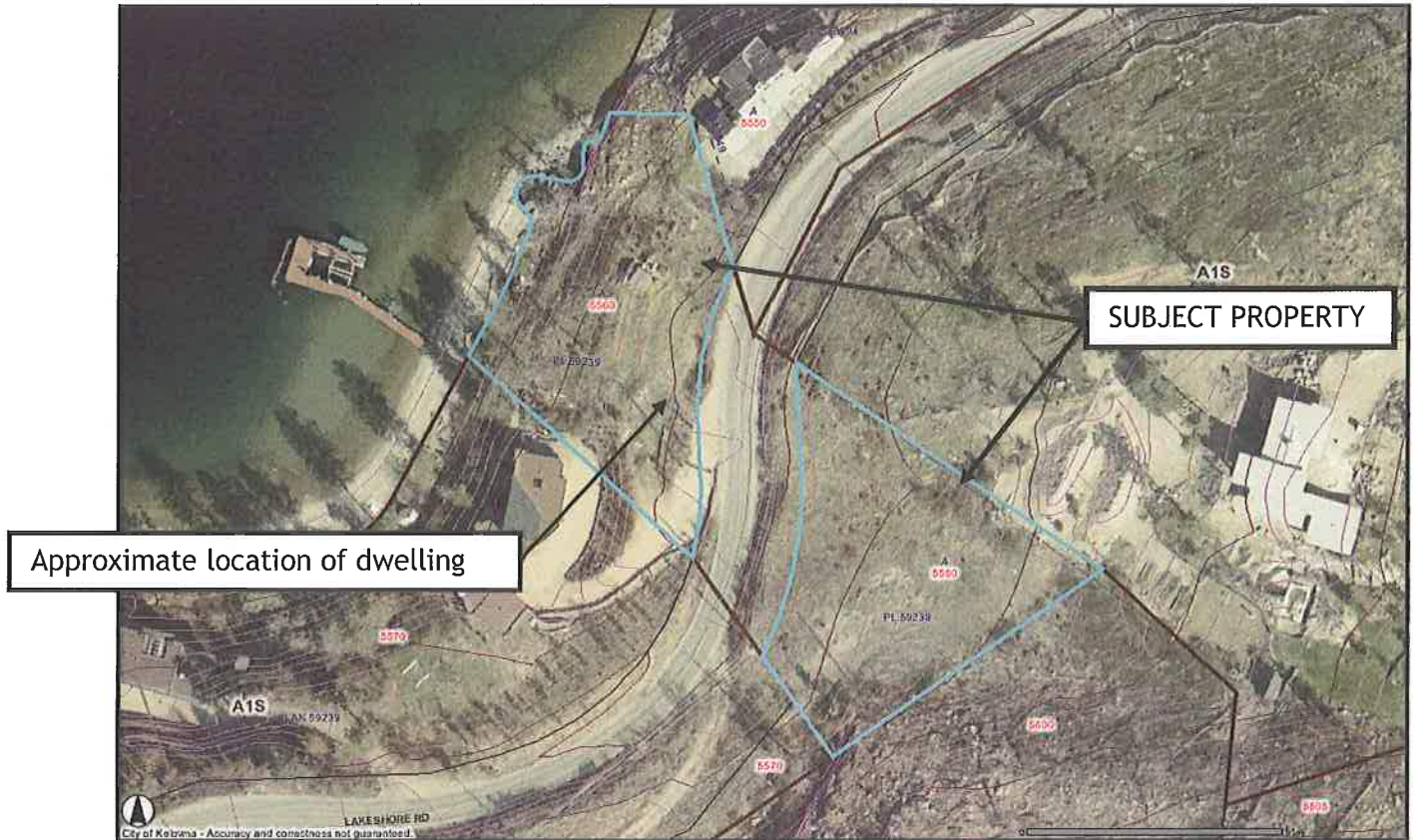
The applicant is proposing the construction of a modest 1 bedroom suite on the main level of a single family dwelling which is currently under construction. The entrance to the suite is located adjacent to the main entry to the dwelling. There is parking available on the adjacent driveway near the main entrance. Outdoor private space is plentiful on the comparatively large property.

4.2 Site Context

The subject property is located adjacent to Okanagan Lake, approximately 300 m east of Bertram Regional Park, and is bisected by Lakeshore Rd. The immediate neighbouring properties of the subject property are zoned A1s - Agriculture 1 with Secondary Suite.

4.3 Site Location Map

5560 Lakeshore Rd.



4.4 Zoning Analysis Table

Zoning Bylaw 8000		
CRITERIA	PROPOSAL	A1s ZONE REQUIREMENTS
Subdivision Regulations		
Lot Area (Non-ALR)	5,258 m ² (1.3 ac)	4 ha (10 ac)
Lot Width	49 m	40 m
Lot Depth	125 m	N/A
Development Regulations		
Site Coverage (buildings)	6%	10%
Building height	2 storeys (7.9 m)	2½ storeys (9.5 m)
Floor area principal dwelling	496 m ²	
Floor area of Secondary Suite / Ratio	62.3 m ² / 13%	In principal dwelling: may not exceed lessor of 90 m ² or 40%
Front Yard (Lakeshore Rd)	6.0 m	6.0 m
Side Yard (south)	5.9 m	3.0 m
Side Yard (north)	8.1 m	3.0 m
Rear Yard (Okanagan Lake)	15 m	10 m A1 setback 15 m setback to lake
Other Regulations		
Minimum Parking Requirements	3 stalls provided	3 stalls required
Private Open Space	Meets requirements	30 m ² per unit required

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

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 \$2,500.00 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 Require an exit door from the suite to the exterior (door on a vertical hinge not a sliding patio door) or a rated common corridor leading directly to the exterior.
- 6 Full Plan check for Building Code related issues will be done at time of Building Permit applications.

NOTE: The floor plan for the suite has been amended to add the access door to the utility room.

6.2 Development Engineering Department

Development Engineering Services have the following requirements associated with this rezoning Application.

1. Domestic Water and Fire Protection

The development is serviced by a private water system and subject to approval of the Provincial Public Health Officer. Please contact the Public Health Officer.

2. Sanitary Sewer

Sanitary sewage is to be handled by an on-site sewage disposal system subject to approval of the Provincial Public Health Officer. Please contact the Public Health Officer.

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.

6.3 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.

6.4 Public Health Officer

See attached letter and conditional water license

6.5 Telus

No Comment

6.6 Terasen Utility Services

No Comment

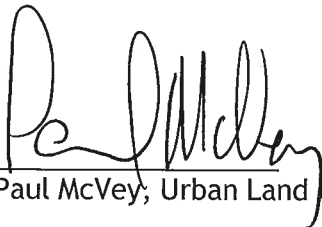
7.0 Application Chronology

Date of Application Received: October 18, 2010

Advisory Planning Commission N/A

Revised floor plan received; January 5, 2011
(as required by Building & Permitting Dept.)

Report prepared by:



Paul McVey, Urban Land Use Planner

Reviewed by:



Danielle Noble Manager, Urban Land Use Management

Approved for Inclusion:

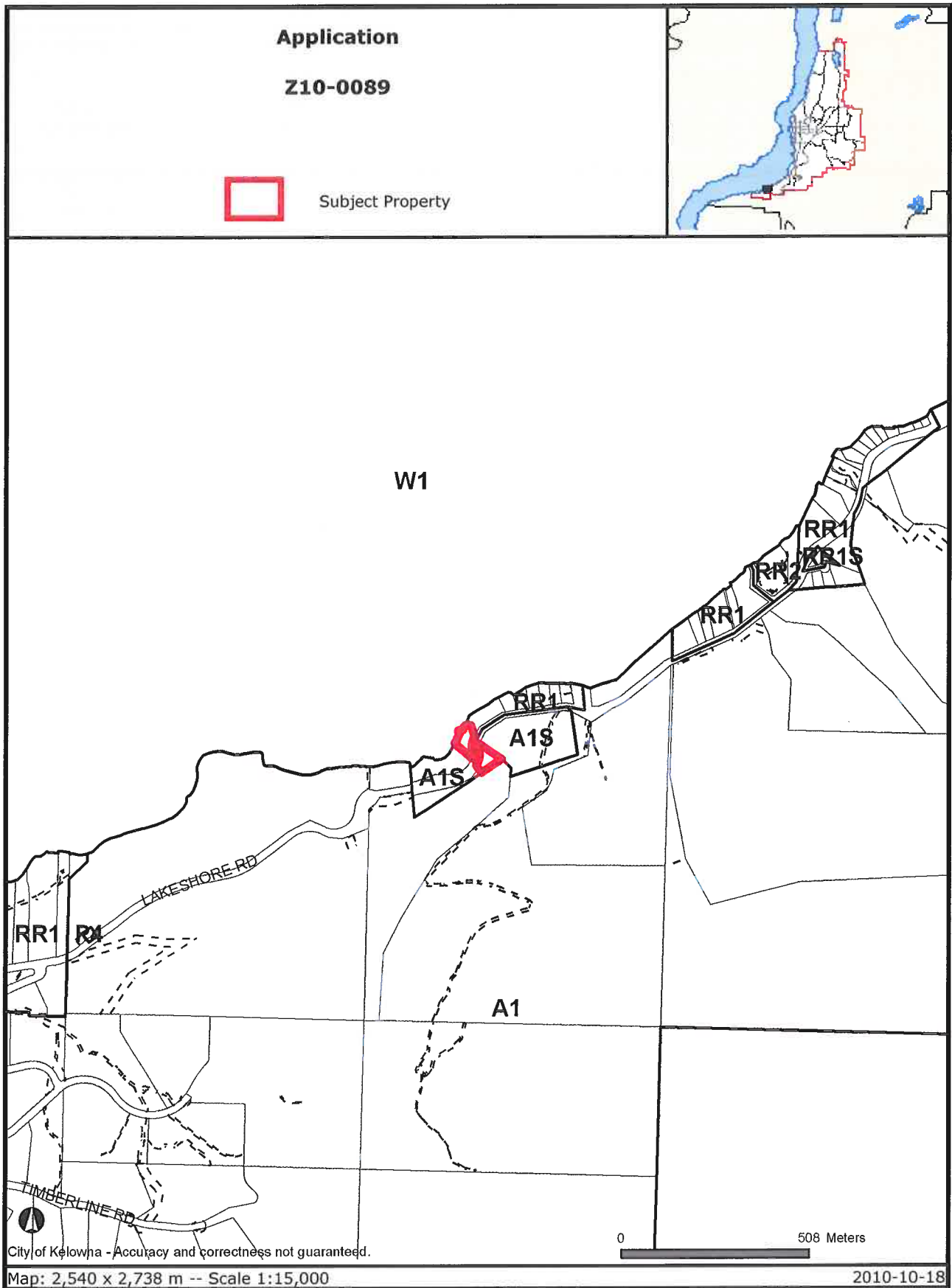


Shelley Gambacort, Director, Land Use Management

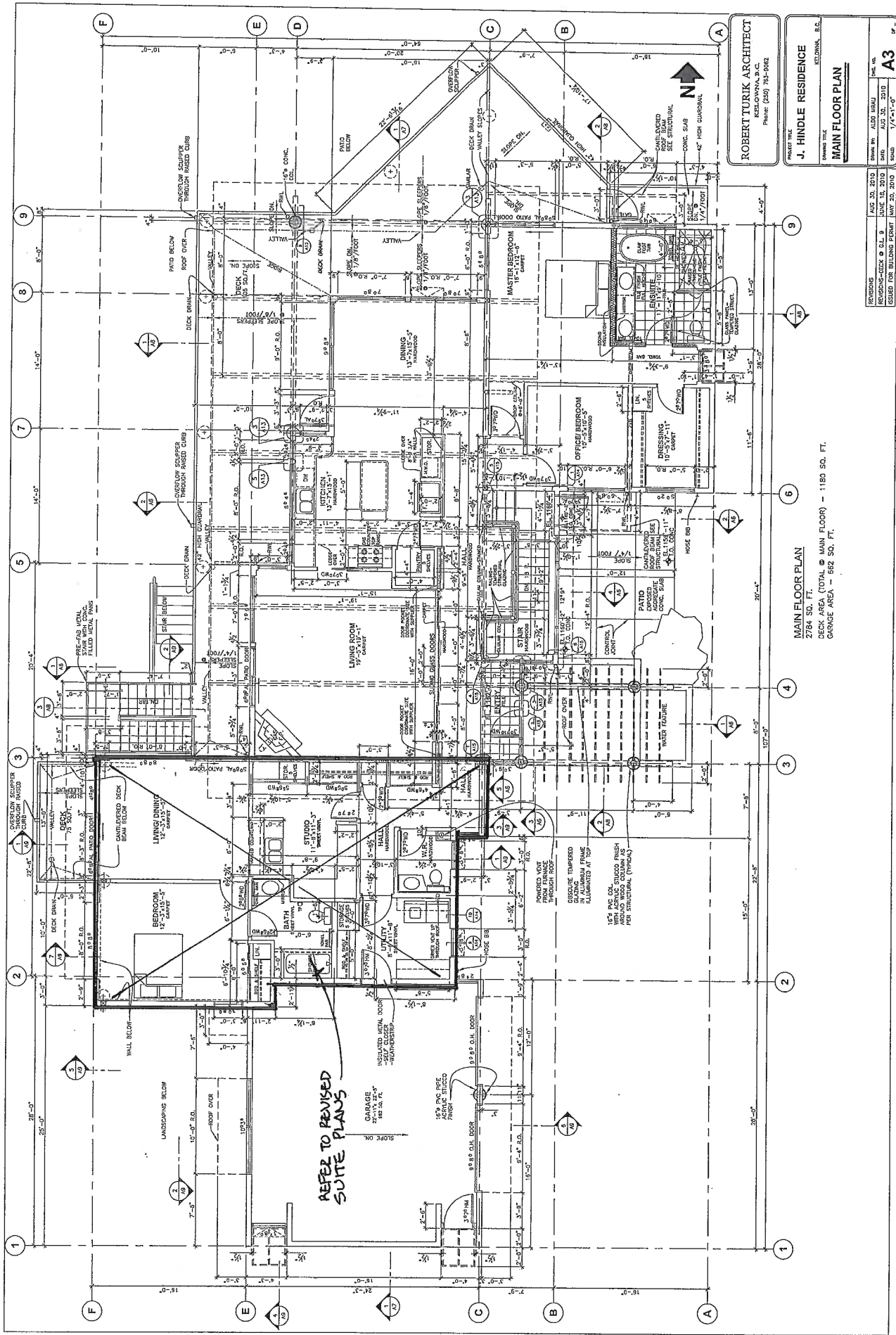
Attachments:

- Location Map
- Site Plan
- Floor Plans
- Public Health Letter





*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.*



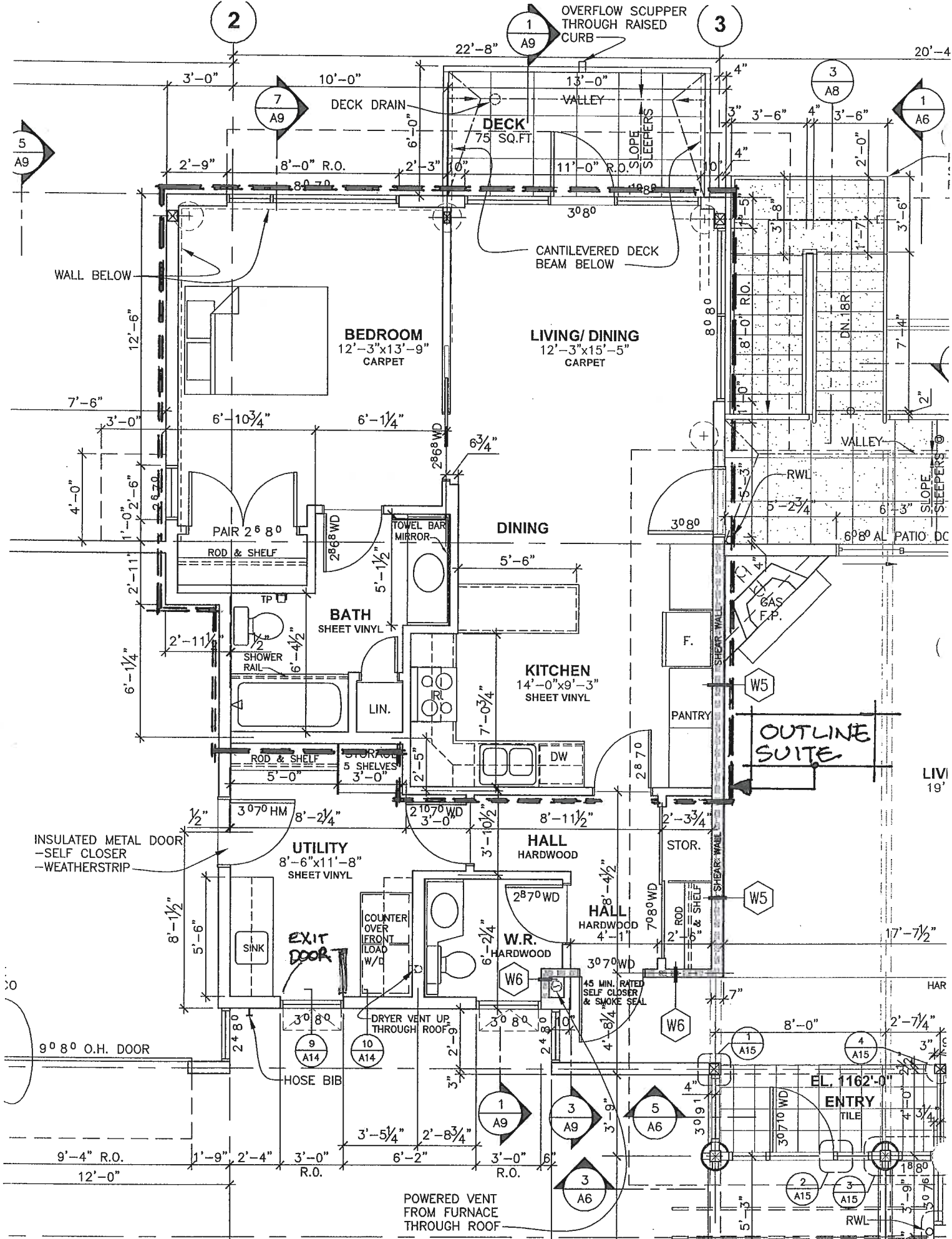
MAIN FLOOR PLAN
 2784 SQ. FT.
 DECK AREA (TOTAL @ MAIN FLOOR) - 1180 SQ. FT.
 GARAGE AREA - 842 SQ. FT.

ROBERT TURIK ARCHITECT
 PHOENIX, AZ (602) 744-0482

J. HINDLE RESIDENCE
 10000 N. 100TH AVENUE, SCOTTSDALE, AZ

MAIN FLOOR PLAN

REVISIONS	AUG 20, 2010	DRAWN BY	ALDO MURAI	SCALE	1/4" = 1'-0"
REVISED CHECK & C.L.	JUNE 15, 2010	DATE	AUG 20, 2010		
REASON FOR REVISION	PHASE 2010				



REVISED SUITE PLAN



Interior Health



December 8, 2010

Your File #: Z10-0089
Our File #: 13-232-00700

Approving Officer: City of Kelowna – Paul McVey
Owner/Applicant: Jennifer Hindle
317-650 Lexington Drive
Kelowna, B.C.

Legal Description: Lot A, Plan KAP59239, Sec. 15, Twp. 28, SDYD

Site Location: 5560 Lakeshore Road, Kelowna, B.C. ("the Property")

Thank you for the opportunity to provide comment on the above-named Rezoning Application. Interior Health's recommendations are based on compliance with all applicable sections of the *B.C. Sewerage System Regulation* (B.C. Reg. 326, 2004), and the *B.C. Drinking Water Protection Act* (S.B.C. 2001, c.9) and its Regulations. We welcome the option to offer input to ensure that all newly proposed developments reflect the best options for public health protection and healthy built environments.

This application requires further information or supporting documentation:

Drinking Water:

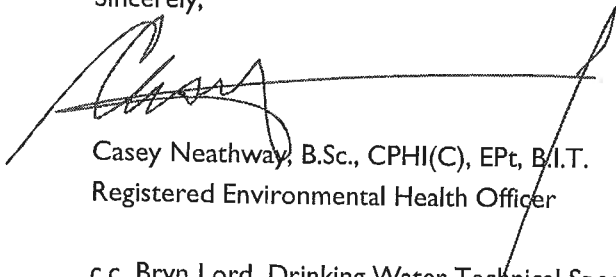
Our records indicate that the Property is currently not serviced by a community drinking water supply system. As such, we will require further information pertaining to the source of drinking water servicing the Property. Please note that as per the *B.C. Drinking Water Protection Act*, any domestic water system other than that which serves a single family dwelling is considered a "water supply system" and may be required to meet all aspects of the Act and its Regulations.

Onsite Wastewater Systems:

We have received a revised Record of Sewerage System from an Authorized Person that indicates that the proposed wastewater system to be installed on the property is properly sized for both the residence in question, as well as a secondary suite. As such, we have no further objection to this proposal with regard to onsite wastewater.

If you have any questions, or require further information, please contact the undersigned directly.

Sincerely,



Casey Neathway, B.Sc., CPHI(C), EPt, B.I.T.
Registered Environmental Health Officer

c.c. Bryn Lord, Drinking Water Technical Specialist – Interior Health
Jeff Oland, P.Eng. – Authorized Person

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Email: casey.neathway@interiorhealth.ca
Web: <http://www.interiorhealth.ca>

HEALTH PROTECTION
Less Risk – Better Health

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