

Memo



Date: March 17, 2011

To: City Manager

From: Land Use Management, Community Sustainability (BD)

Application: Z11-0011

Owner: George and Aneta Andres

Address: 820 Quigley Road

Applicant: George and Aneta Andres

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. Z11-0011 to amend the City of Kelowna Zoning Bylaw No. 8000, by changing the zoning classification of Lot 10, Section 22, Township 26, ODYD Plan 19576, located on Quigley 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 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 RU1- Large Lot Housing zone to the RU1s- Large Lot Housing with Secondary Suite zone to construct a secondary suite within the principal dwelling.

3.0 Land Use Management

The 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. The subject property is in close proximity to parks, schools, transit and recreational opportunities.

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

4.0 Proposal

4.1 Project Description

A modest one bedroom suite is being proposed for the basement floor of this typical bi-level single family dwelling. The entrance to the suite is anticipated through the carport adjacent to a concrete patio that will function as the required private outdoor space. Adequate parking is available on site. The applicant had a pre-inspection of the home conducted by the Building and Permitting branch informing them of all suite requirements.

4.2 Site Context

The subject property is located on the north side of Quigley Road in the Rutland. The surrounding properties are zoned as follows:

<u>Direction</u>	<u>Zone</u>
North	RU1- Large Lot Housing
West	RU1- Large Lot Housing
East	RU1- Large Lot Housing
South	RU6 - Two Dwelling Housing

4.3 Subject Property Map: 820 Quigley Road



4.4 Zoning Analysis

The proposed application meets the requirements of RU1s- Large Lot Housing with a secondary suite zone as follows:

Zoning Bylaw No. 8000		
CRITERIA	PROPOSAL	RU1(s) ZONE REQUIREMENTS (Suite within Principal Dwelling)
Subdivision Regulations		
Lot Area	873 m ²	550 m ²
Lot Width	18.31 m	17 m for corner lot
Lot Depth	36.31 m	30.0 m
Development Regulations		
Site Coverage (buildings)	21%	40%
Site Coverage (buildings/parking)	30%	50%
Height (existing house)	1.5 storey / 5.1m	2 ½ storeys / 9.5 m
Floor Area of principal dwelling	145m ²	
Floor Area of Secondary Suite / Size ratios	56.89m ² / 39%	In building can't exceed lessor or 90 m ² or 40%
Front Yard	8.62 m	4.5 m / 6.0 m to a garage
Side Yard (south-east)	9.1 m	4.5 m for flanking street or use below
Side Yard (north west)	2.2 m	2.0 m (1 - 1 ½ storey)
Rear Yard	14.46 m	7.5 m / 1.5 m for accessory buildings
Other Requirements		
Parking Stalls (#)	3 spaces	3 spaces
Private Open Space	meets requirements	30m ² required per dwelling

5.0 Current Development Policies

Kelowna 2020 - Official Community Plan

Housing Polices:

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.

6.0 Technical Comments

6.1 Building & Permitting Department

1) \$2500 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) A fire rated door that open into the stairwell and a fire rating on the walls at the bottom of the stairs is required. Please provide these details on the building permit drawing sets.

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

6.2 Development Engineering Department

The subject property is connected to the Municipal wastewater collection system. The subject property is located within the Rutland Waterworks District (RWD). All charges and fees must be paid directly to RWD. *RWD requirements have been satisfied.* Parking is provided on site.

This application does not trigger any offsite upgrades.

¹ Official Community Plan, Policy #8 - 1.30

² Official Community Plan, Policy #8 - 1.44

³ Official Community Plan, Policy #8 - 1.47

6.3 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. Additional address for the suite is required.

7.0 Application Chronology

Date of Application Received: February 10, 2011

Report prepared by:

Birte Decloux, Urban Land Use Planner

Reviewed by:

Danielle Noble Manager, Urban Land Use Management

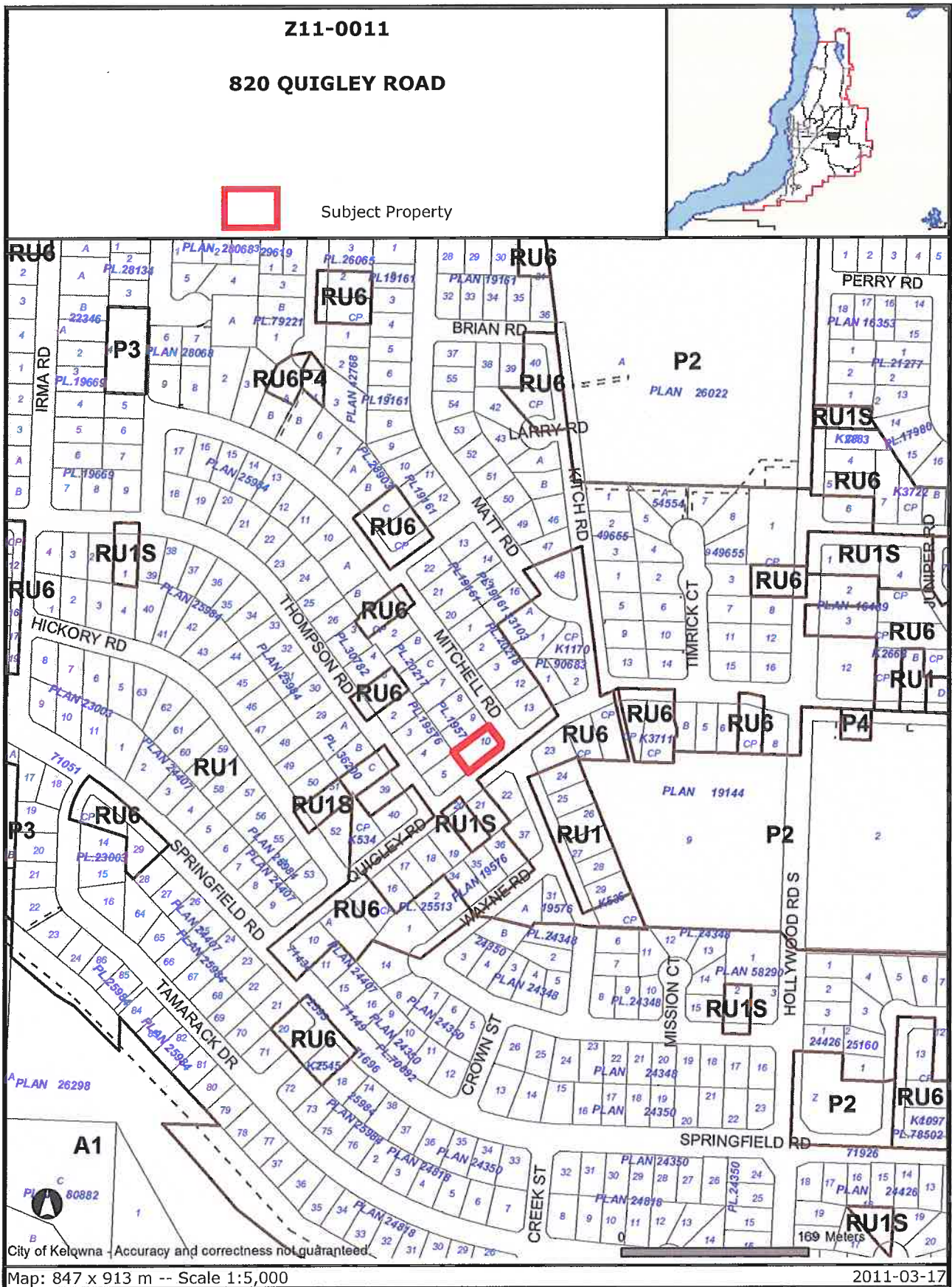
Approved for Inclusion:

Shelley Gambacort, Director, Land Use Management

Attachments:

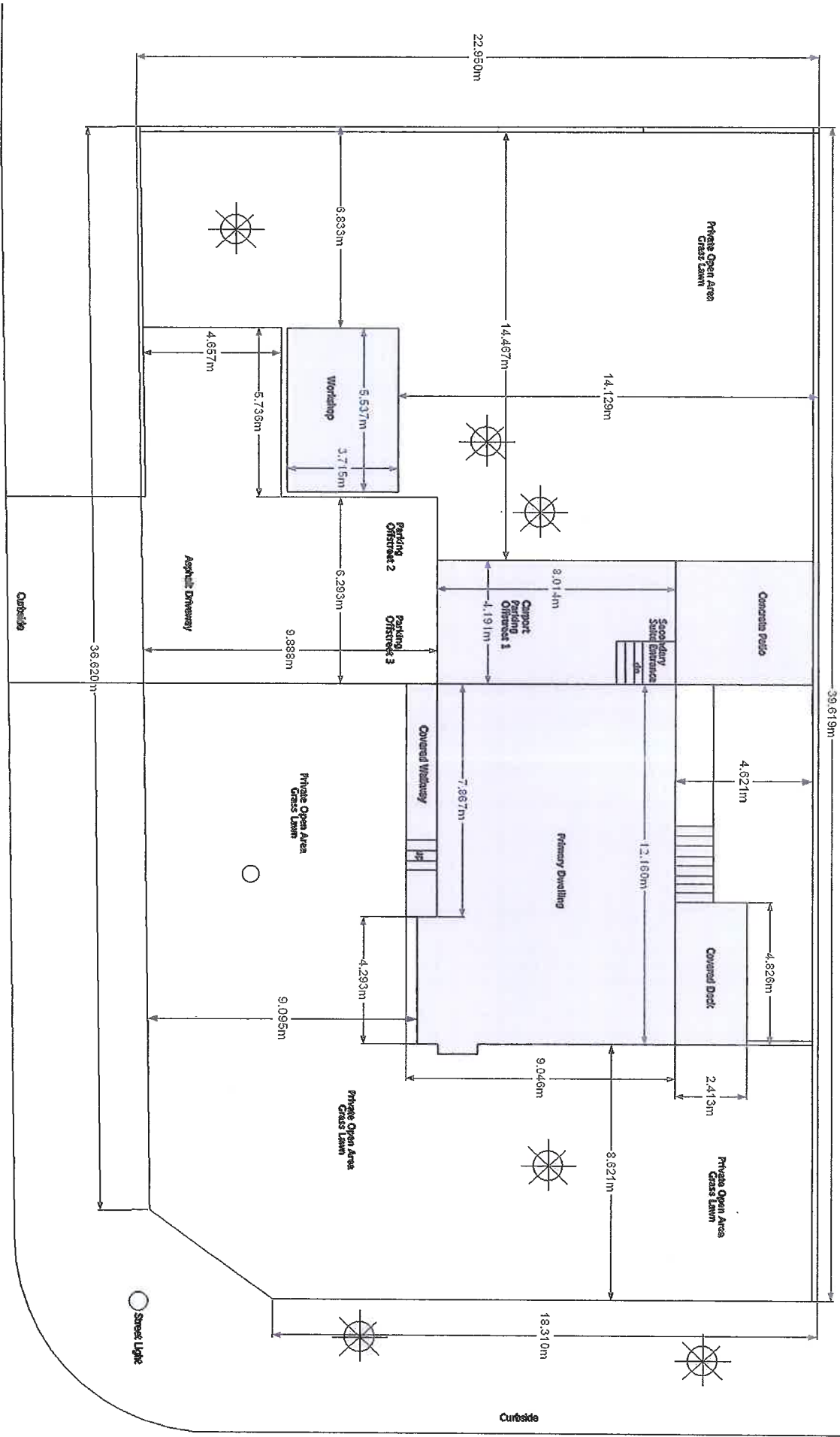
- Site/Landscape Plan
- Conceptual Elevations
- Context/Site Photos



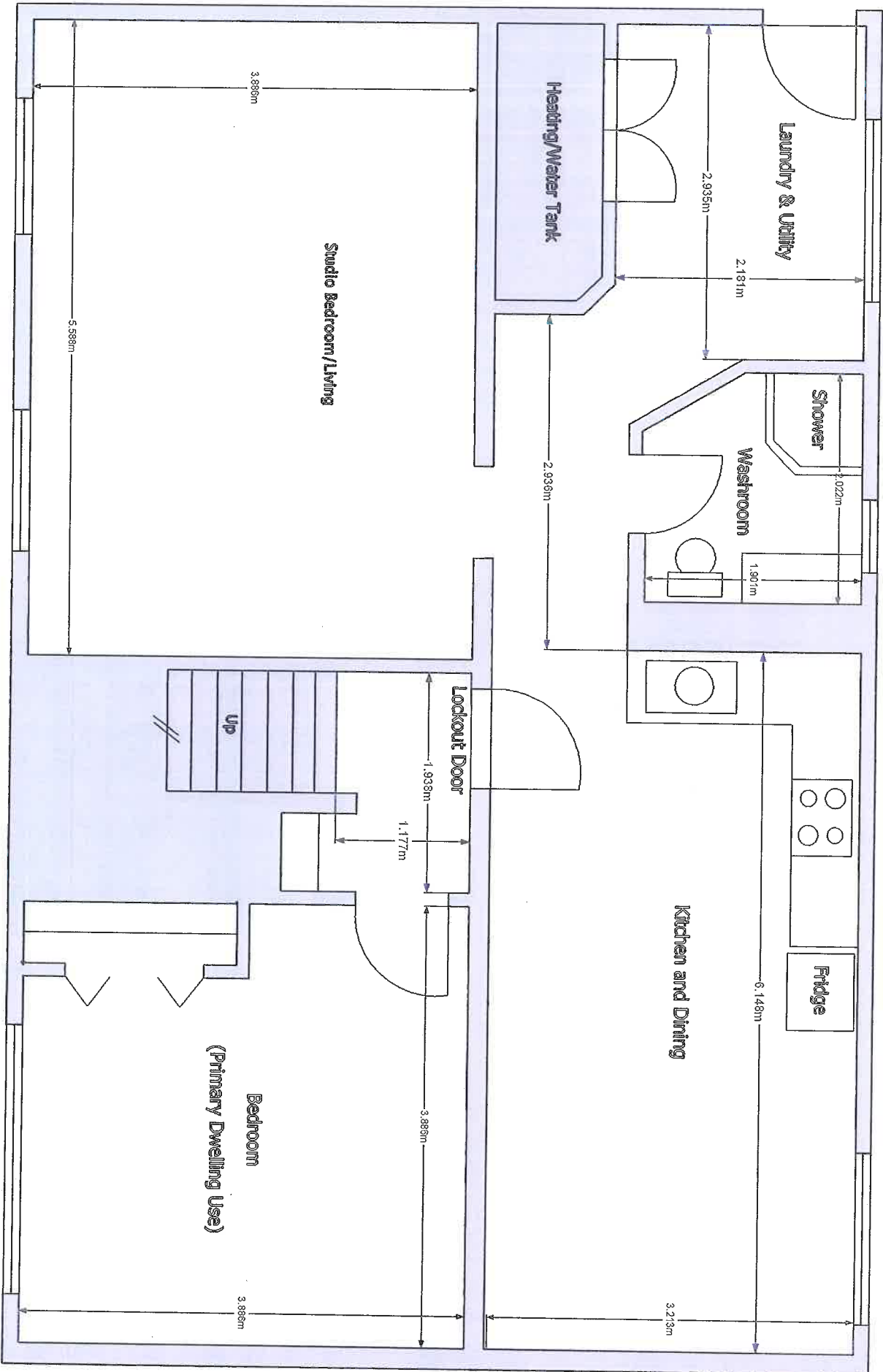


Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only. The City of Kelowna does not guarantee its accuracy. All information should be verified.

Lot and Landscape Plan - 820 Quigley Road
 Lot 10, Section 22 Township 26 ODYD Plan 19576



Secondary Suite - 820 Quigley Road
Lot 10, Section 22 Township 26 ODYD Plan 19576





820 Quigley Road, Facing North-West to the property



820 Quigley Road, Facing West to the property



820 Quigley Road, Facing Southwest to the property.



820 Quigley Road, Facing South also showing adjacent property on Mitchell Road.