

Memo



Date: February 24, 2011
To: City Manager
From: Land Use Management, Community Sustainability (BD)
Application: Z11-0008 **Owner:** Corey Knorr Construction Ltd. Inc. No. BC 0380398
Address: 935 Gibson Road **Applicant:** Corey Knorr Construction Ltd.
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. Z11-0008 to amend the City of Kelowna Zoning Bylaw No. 8000, by changing the zoning classification of Lot 5, Section 25, Township 26 ODYD Plan KAP 89147, located on Gibson 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.

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 a single family 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. Although the subject property is across from agricultural zoned properties in the Agriculture Land Reserve and recently subdivided, it is situated in an established single family residential area. Parks and a school are located within a kilometre from the subject property.

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

In 2009 a larger parcel was rezoned and subdivided creating a six lot subdivision. A single family home is currently being built on the subject property, and with this application the owner is seeking to construct a suite within the home. The proposed one bedroom suite is located in the basement level and is accessed from the south side of the property. Private outdoor space is achievable in the ample side yard adjacent to the suite.

4.3 Site Context

The subject property is located on the east side of Gibson Road on the Rutland bench of Kelowna. The surrounding properties are zoned as follows:

<u>Direction</u>	<u>Zone</u>
North	RU1- Large Lot Housing
West	A1- Agriculture 1 in Agriculture land Reserve
East	RU1- Large Lot Housing
South	RU1- Large Lot Housing

4.4 Subject Property Map: 935 Gibson Road



City of Kelowna - Accuracy and correctness not guaranteed.

4.5 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	717 m ²	550 m ²
Lot Width	18.08 m	16.5 m
Lot Depth	39.63 m	30.0 m
Development Regulations		
Site Coverage (buildings)	23 %	40%
Site Coverage (buildings/parking)	31 %	50%
Height (existing house)	1.5 storey / 6m	2 ½ storeys / 9.5 m
Floor Area of principal dwelling	194m ²	
Floor Area of Secondary Suite / Size ratios	79.4m ² / 40%	In building can't exceed lessor or 90 m ² or 40%
Front Yard	6.0 m	4.5 m / 6.0 m to a garage
Side Yard (n)	2.0 m	2.0 m (1 - 1 ½ storey)
Side Yard (s)	4.8 m	2.0 m (1 - 1 ½ storey)
Rear Yard	18.08 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;

¹ Official Community Plan, Policy #8 - 1.30

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

6.2 Development Engineering Department

Subdivision: Provide easements as may be required

Sanitary Sewer: The subject property is serviced by the Municipal wastewater collection system. There are no additional charges for a suite within an existing dwelling.

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

**This requirement has been completed.*

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.

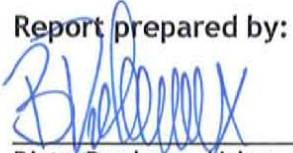
² Official Community Plan, Policy #8 - 1.44

³ Official Community Plan, Policy #8 - 1.47

7.0 Application Chronology

Date of Application Received: February 2, 2011

Report prepared by:



Birte Decloux, Urban Land Use Planner

Reviewed by:



Danielle Noble Manager, Urban Land Use Management

Approved for Inclusion:



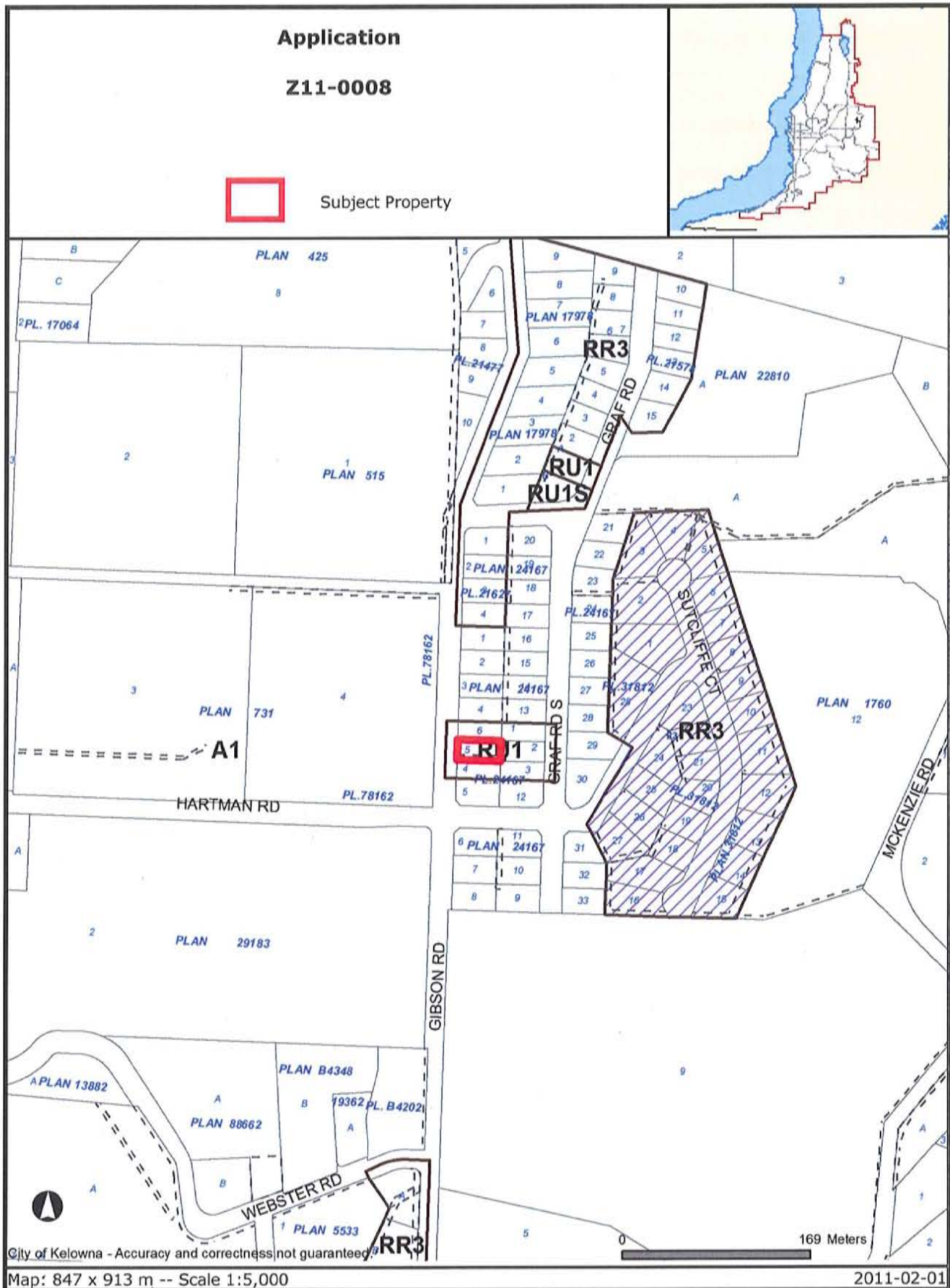
Shelley Gambacort, Director, Land Use Management

Attachments:

- Site Plan
- Conceptual Elevations
- Context/Site Photos

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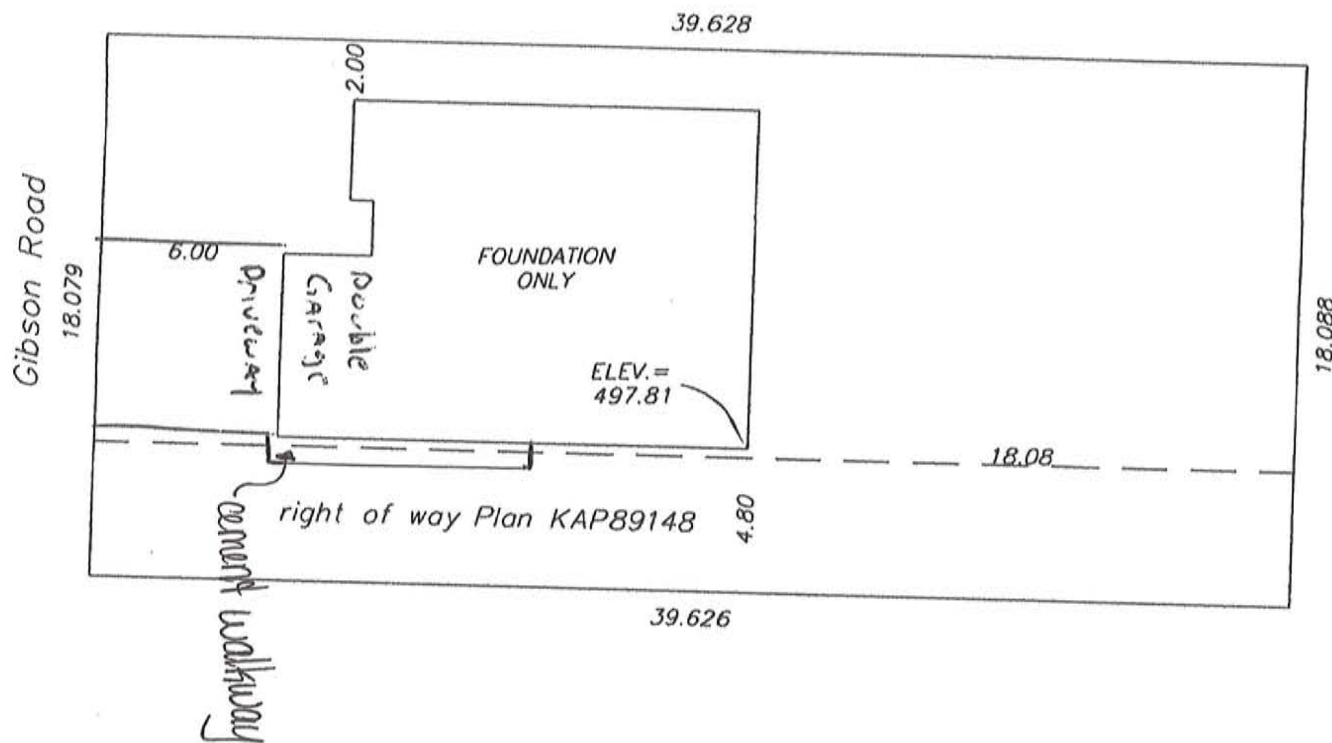
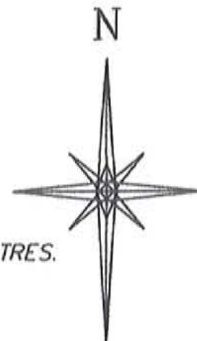


Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only.
The City of Kelowna does not guarantee its accuracy. All information should be verified.

**B.C. LAND SURVEYOR'S CERTIFICATE OF
LOCATION OF BUILDING ON LOT 5
PLAN KAP89147 SEC. 25 TP. 26 O.D.Y.D.**

Civic Address:
935 Gibson Road
Kelowna, BC

SCALE 1:300
DISTANCES ARE IN METRES.



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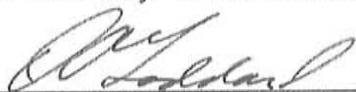
This document shows the relative location of the surveyed structures and features with respect to the boundaries of the parcel described above. This document shall not be used to define property lines or property corners.

© This document is not valid unless originally signed and sealed.

The signatory accepts no responsibility or liability for any damages that may be suffered by a third party as a result of any decisions made, or actions taken based on this document.

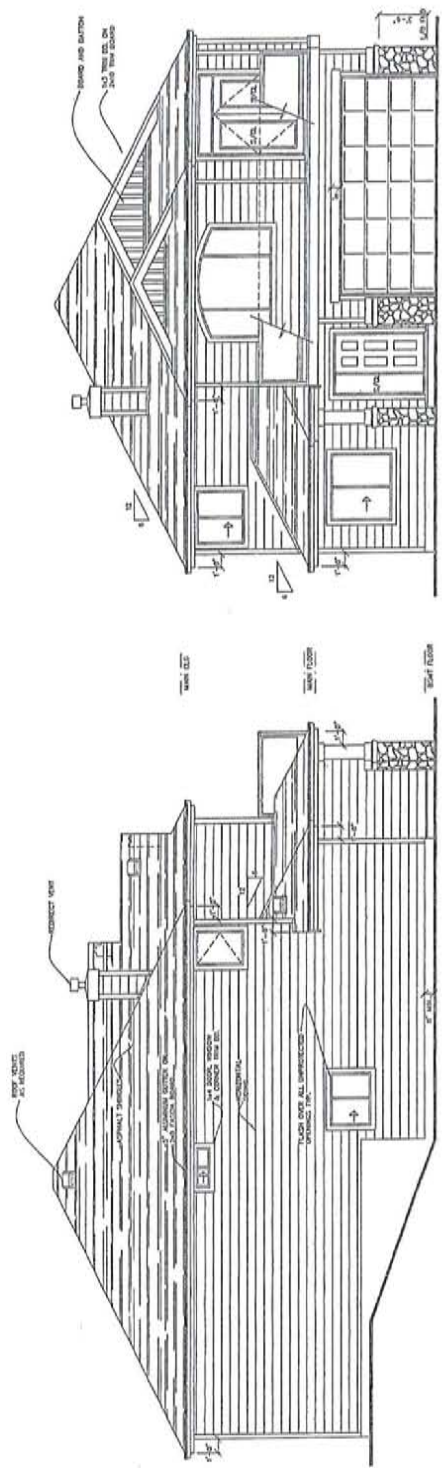
CERTIFIED CORRECT
this 16th day of November, 2010.

This plan was prepared for municipal purposes and is for the exclusive use of our client.

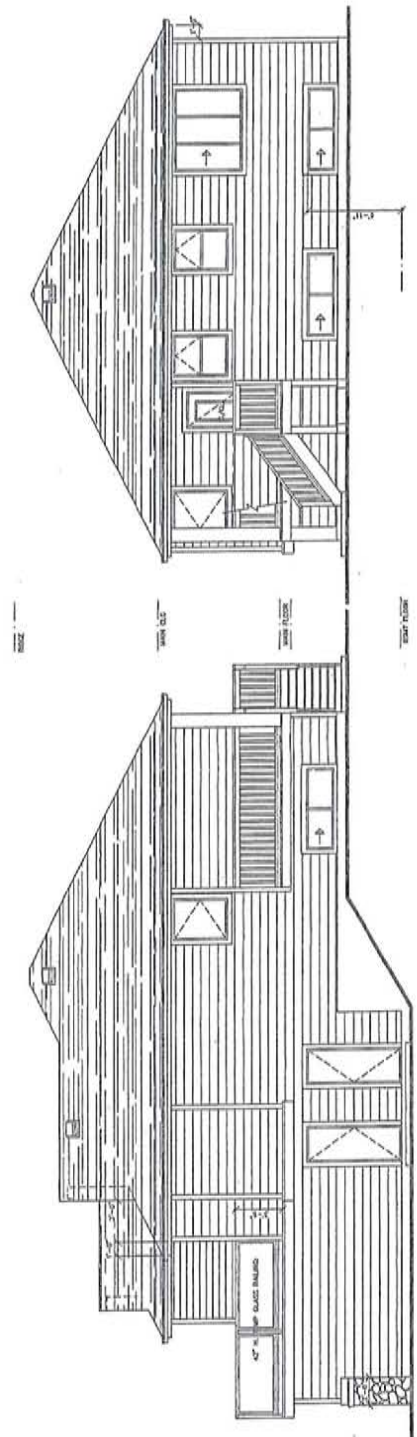

D.A. Goddard BCLS

**FILE 15515 FB 352
Corey Knorr Const.**

D.A. Goddard Land Surveying Inc.
103-1358 St. Paul Street, Kelowna
Phone (250) 763-3733



FRONT ELEVATION



REAR ELEVATION

LEFT ELEVATION

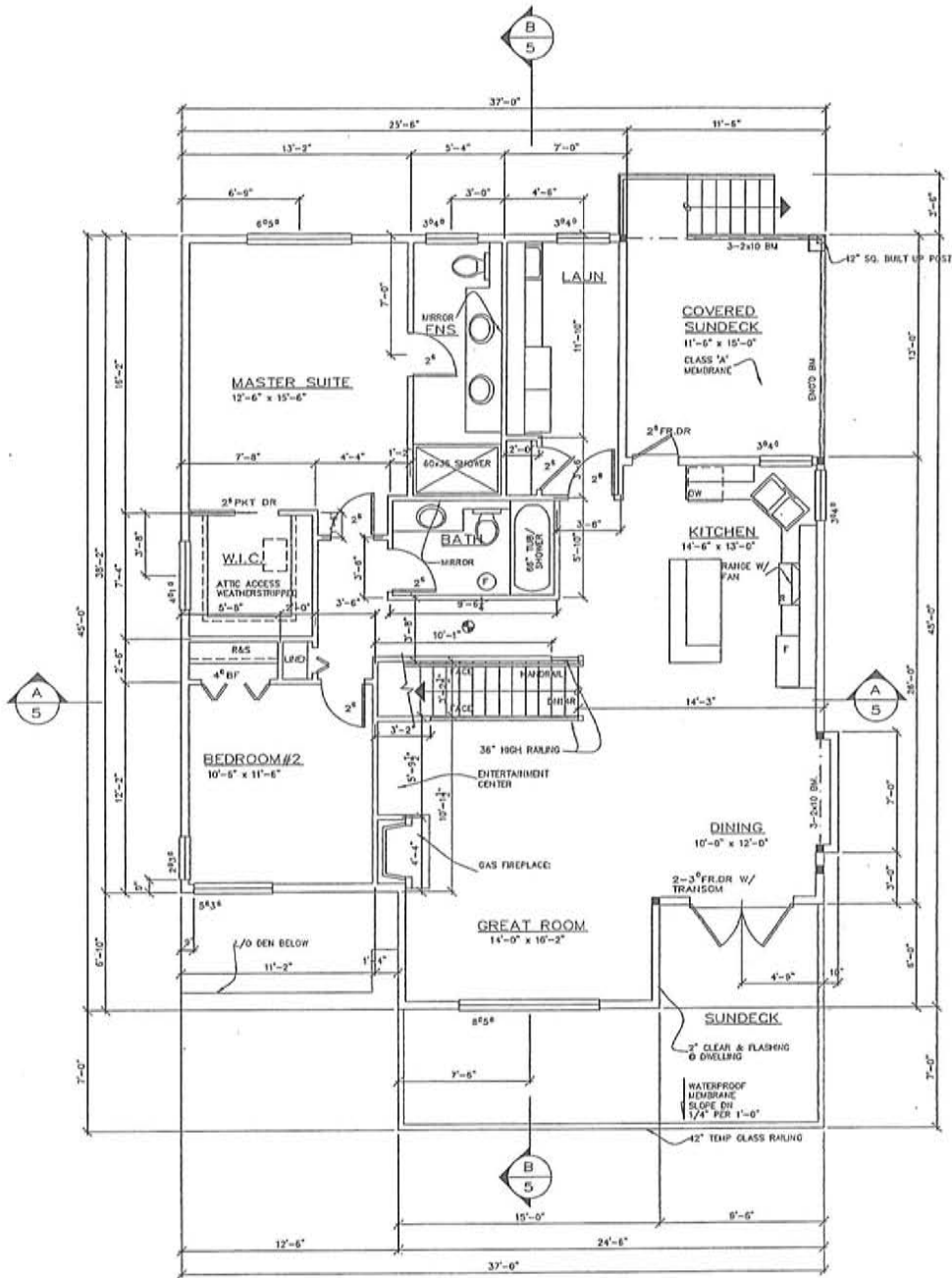
RIGHT ELEVATION

KNORR CONSTRUCTION LTD.

182 FITZPATRICK
KELOWNA, BC. V1X 5C7
250-491-3190

LOT 5
GIBSON RD.

3 OF 4



MAIN FLOOR PLAN

FINISHED AREA = 1382 SQ.FT.
9" CEILING HEIGHT

LTD.

182 FITZPATRICK
KELOWNA, BC. V1X 5C7
250-491-3190

LOT 5
GIBSON RD.

2 OF 4



Similar To



Land Scaping