

Memo



Date: July 8, 2011

To: City Manager

From: Land Use Management, Community Sustainability (AW)

Application: Z11-0050

Owner: Corey Knorr Construction Ltd.

Address: 945 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. Z11-0050 to amend the City of Kelowna Zoning Bylaw No. 8000, by changing the zoning classification of Lot 6, Section 25, Township 26, ODYD Plan KAP89147, located at 945 Gibson Road Lambert Avenue, 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.

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

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 permit a secondary suite within the single family dwelling which is currently under construction.

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.

Minimal impact is anticipated on abutting properties as the suite is contained within the single family dwelling and parking requirements and private open space provisions are achieved on-site.

4.0 Proposal

4.1 Project Description

The applicant is currently constructing the single family dwelling and would like to add a secondary suite to the basement. The plans show a one bedroom suite which is accessed through a common entrance on the north side of the home. Required parking can be achieved in the existing driveway.

4.2 Site Context

The surrounding properties are zoned as follows:

<i>Direction</i>	<i>Zoning Designation</i>	<i>Land Use</i>
North	RU1s - Large Lot Housing with Secondary Suite	Residential
East	RU1 - Large Lot Housing	Residential
South	A1 - Agriculture 1	Residential
West	A1 - Agriculture 1	Agriculture

4.3 Subject Property Map:



City of Kelowna - Accuracy and correctness not guaranteed.

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)
Development Regulations		
Site Coverage (buildings)	25 %	40%
Site Coverage (buildings/parking)	33 %	50%
Height (existing house)	2 storeys	2 ½ storeys / 9.5 m
Floor Area of dwelling	170.57m ²	
Floor Area of Secondary Suite / Size ratios	Suite: 69.4m ² Ratio: 40%	lesser of 90 m ² or 40%
Other Requirements		
Parking Stalls (#)	3 spaces	3 spaces
Private Open Space	meets requirements	30m ² required per dwelling

5.0 Technical Comments

5.1 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.

5.1 Development Engineering Department

Development Engineering Services comments and requirements regarding this application to rezone from RU1 to RU1s are as follows:

1. Subdivision

Provide easements as required

2. Sanitary Sewer.

The subject property is connected to the Municipal wastewater collection system.

3. Domestic Water.

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

4. Miscellaneous.

- a) Parking is provided on site.
- b) This application does not trigger any offsite upgrades.

5.3 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. Additional address for the suite is required.

6.0 Application Chronology

Date of Application Received: June 17, 2011

Report prepared by:



Alec Warrender, Urban Land Use Planner

Reviewed by:



Danielle Noble, Manager, Urban Land Use Management

Approved for Inclusion:

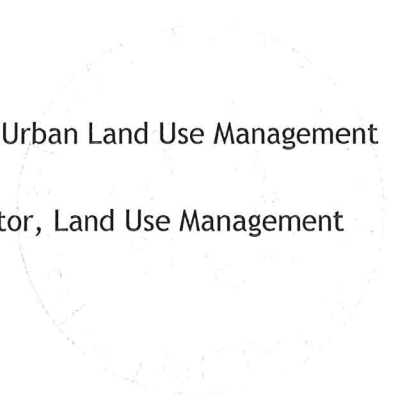


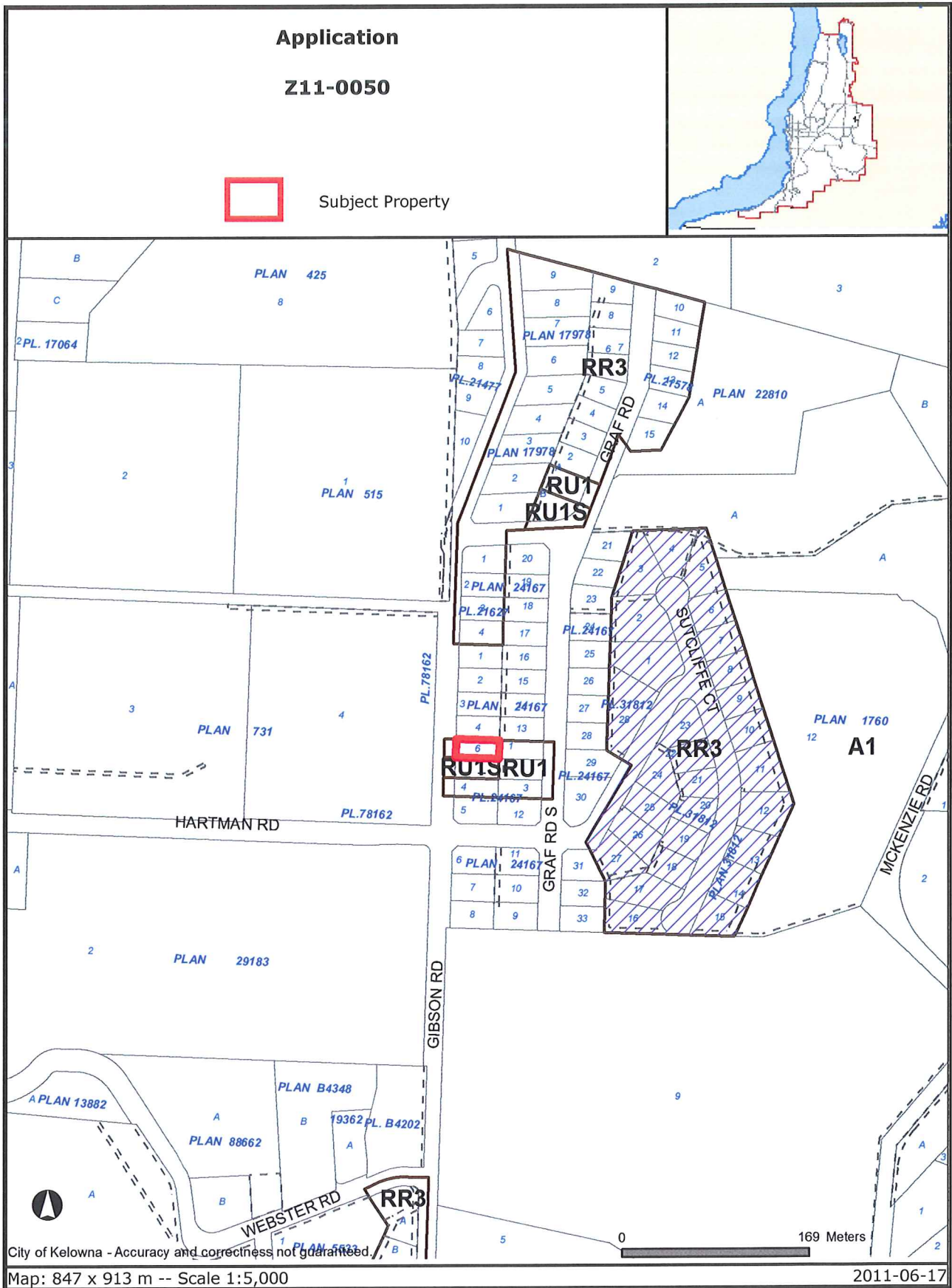
Shelley Gambacort, Director, Land Use Management

for:

Attachments:

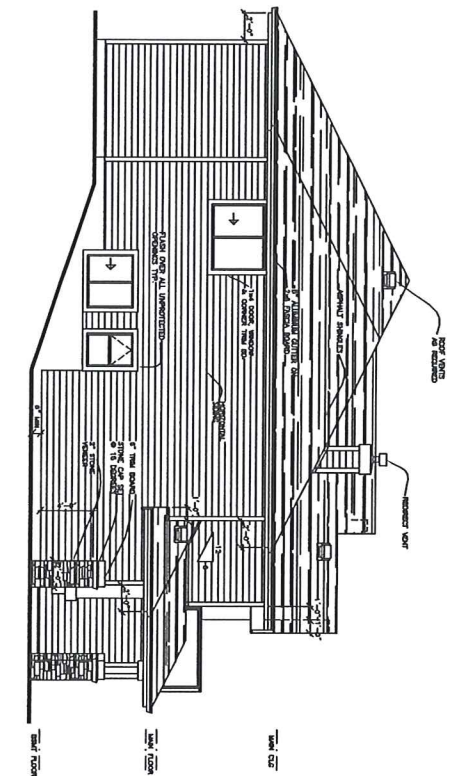
- Site Plan
- Floor Plans
- Context/Site Photos



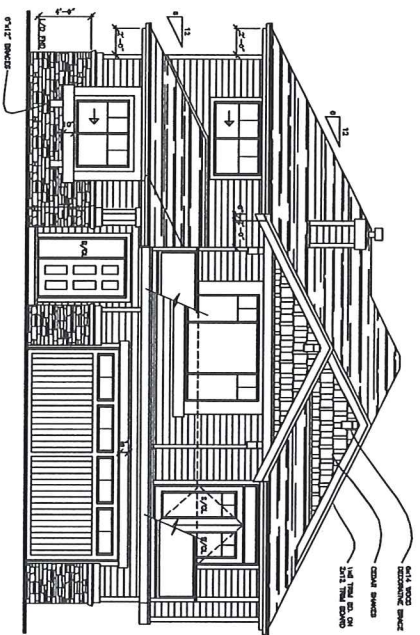


Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only.
The City of Kelowna does not guarantee its accuracy. All information should be verified.

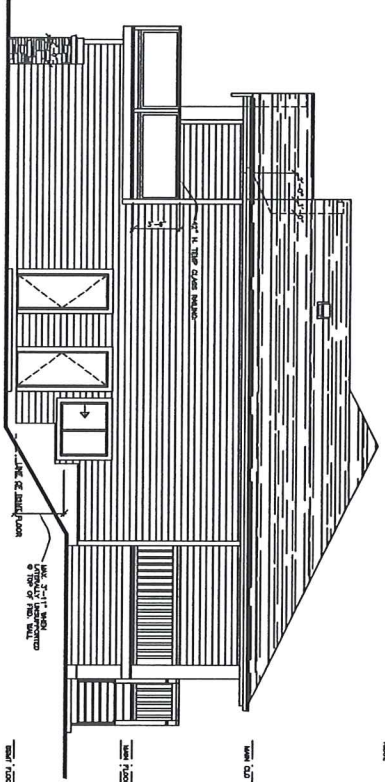




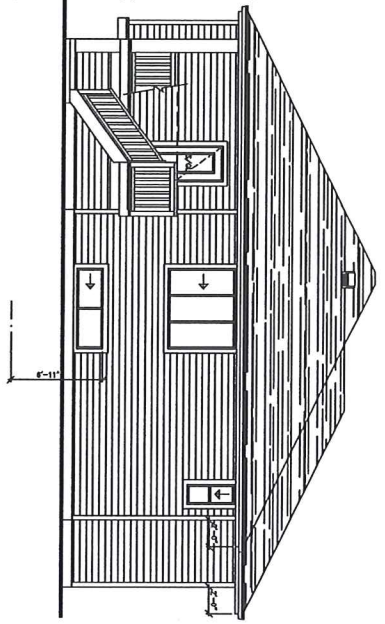
LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION

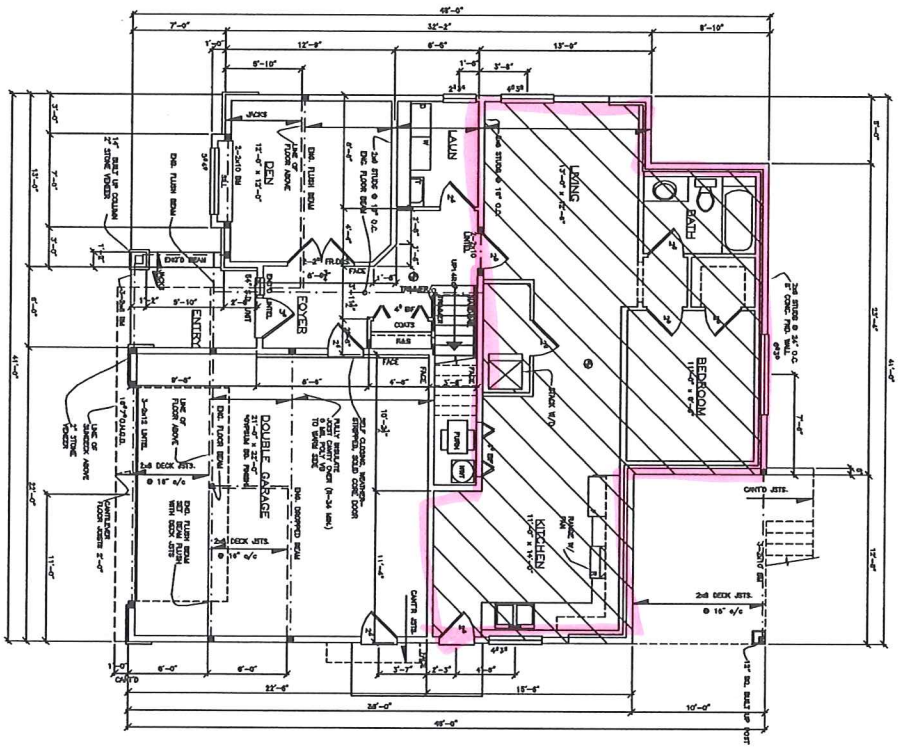


REAR ELEVATION

KNORR CONSTRUCTION LTD.

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

LOT 6
GIBSON RD.



BASEMENT FLOOR PLAN
 FINISHED AREA = 442 SQ. FT. (INCLUDES STAIR)
 SUITE AREA = 747 SQ. FT.
 GARAGE AREA = 488 SQ. FT.

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