

REPORT TO COUNCIL



Date: January 18, 2012
To: City Manager
From: Land Use Management, Community Sustainability (BD)

Application: Z11-0087 **Owner:** Sheldon Bruce and Heather Dale Upshaw
Address: 1401 Appleridge Rd **Applicant:** IHS Designs Ltd. (Chris Vickery)
Subject: Rezoning Application

Existing OCP Designation: Single/Two Unit Residential
Existing Zone: RR3- Rural Residential 3
Proposed Zone: RR3s- Rural Residential 3 with Secondary Suite

1.0 Recommendation

THAT Rezoning Application No. Z11-0087 to amend the City of Kelowna Zoning Bylaw No. 8000, by changing the zoning classification of Lot 30, Section 29, Township 29, SDYD Plan 32500, located on Appleridge Road, Kelowna, BC from the RR3- Rural Residential 3 Zone to the RR3s- Rural Residential 3 with Secondary Suite Zone, be considered by Council;

AND THAT Zone Amending Bylaw be forwarded to a Public Hearing for further consideration;

AND FURTHER 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 RR3- Rural Residential Zone to the RR3s- Rural Residential with Secondary Suite Zone to construct a secondary suite in a new accessory building.

3.0 Land Use Management

The development proposal is situated in a low density neighbourhood characterized by large rural lots with uniform housing types. Infill development in the vicinity is restricted in part by a lack of sanitary service. The subject property is located within the Permanent Growth Boundary and transit is available in the area.

The size of the rural lots in the area may serve to reduce the impact of additional infill. In this particular case, the subject property is located on a corner which makes it suitable for the

proposed type of densification. Should the land use be supported by Council, a Development Permit executed at a staff level will be required for the new construction.

4.0 Proposal

4.1 Project Description

A secondary suite within an accessory building is proposed for the rear portion of the subject property. The plan shows a single storey dwelling with 2 bedrooms. Access is provided through a common existing driveway on the east side of the lot. A detached two car garage will provide parking for the suite. The existing home has an attached garage which satisfies their parking requirements.

Landscape improvements are proposed to delineate the private open space for each living space. All mature vegetation will be retained including the established cedar hedge that creates a buffer between the subject property and their neighbours.

4.2 Zoning Analysis

The proposed application meets the requirements of RR3s- Rural Residential 3 with Secondary Suite zone as follows:

Zoning Bylaw No. 8000		
CRITERIA	PROPOSAL	RR3s ZONE REQUIREMENTS (FOR SECONDARY SUITE IN ACCESSORY BUILDING)
Development Regulations		
Lot area	2,021m ²	
Site Coverage (buildings)	26%	30%
Existing Principal Dwelling		
Height	3.88m	< 2 ½ storeys / 9.5 m
Total Floor area of Principal Dwelling	367.2 m ²	
Front Yard	10.7m	4.5 m or 6.0 m to a garage
Side Yard (e)	4.43m	2.3 m (2 - 2 ½ storey)
Side Yard (w)	5.8m	2.3 m (2 - 2 ½ storey)
Rear Yard	27.6m	7.5 m
Proposed Secondary Suite in Accessory Building		
Side Yard (e)	11.14m	2.0 m (1 - 1 ½ storey)
Side Yard (w)	4.8m	2.0 m (1 - 1 ½ storey)
Rear Yard	3.10m	1.5m
Height	3.65m	< 1 ½ storeys / 4.5 m

Proposed Secondary Suite in Accessory Building		
Total floor area of secondary suite	90m ² or 25%	The lessor of 90m ² or 75% of the principal dwelling
Other Requirements		
Distance between residences	16.45m	4.5m
Parking Stalls (#)	4 spaces in garages	3 spaces
Private Open Space	meets requirements	30 m ² of private open space per dwelling

4.3 Site Context

The subject property is located on the south side of Appleridge Road in the Crawford area of Kelowna. The surrounding properties are zoned as follows:

Direction	Zone
North	RR3- Rural Residential 3
West	RR3- Rural Residential 3
East	RR3- Rural Residential 3
South	RR3- Rural Residential 3

4.4 Subject Property Map: 1401 Appleridge Road



5.0 Current Development Policies

Kelowna Official Community Plan (OCP)

Policy 5.2.3 Complete Suburbs.¹ Support a mix of uses within Kelowna's suburbs (see Map 5.1 - Urban Core Area), in accordance with "Smart Growth" principles to ensure complete communities. Uses that should be present in all areas of the City (consistent with Map 4.1 - Future Land Use Map), at appropriate locations, include: commercial, institutional, and all types of residential uses (including affordable and special needs housing) at densities appropriate to their context.

Policy 5.3.2 Compact Urban Form.² Develop a compact urban form that maximizes the use of existing infrastructure and contributes to energy efficient settlement patterns. This will be done by increasing densities (approximately 75 - 100 people and/or jobs located within a 400 metre walking distance of transit stops is required to support the level of transit service) through development, conversion, and re-development within Urban Centres (see Map 5.3) in particular and existing areas as per the provisions of the Generalized Future Land Use Map 4.1.

6.0 Technical Comments

6.1 Building & Permitting Branch

Development Cost Charges (DCC's) are required to be paid prior to issuance of any Building Permits.

Operable bedroom windows required as per the 2006 edition of the British Columbia Building Code (BCBC 06).

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

6.2 Development Engineering Branch

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

Domestic Water and Fire Protection: This property is currently serviced with a 19mm-diameter water service. The service will be adequate for this application. Metered water from the main residence must supply the proposed suite.

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. *Approval of proposed sewage disposal system has been received.*

Site Related Issues: Provide on-site parking for the proposed dwelling.

6.3 Fire Department

An unobstructed and easily distinguishable firefighter access path, of 1100 mm, from the street to the back of the property line as well to the secondary detached suite main entrance is required. The new home is required to have a visible address facing Appleridge Rd.

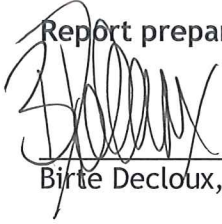
¹ Official community plan Objective 5.2 Community Sustainability

² Official community plan Objective 5.3 Focus development to designated growth areas.

7.0 Application Chronology

Date of Application Received: November 29, 2011
Septic Approval Received: January 12, 2012

Report prepared by:



Birte Decloux, Land Use Planner

Reviewed by:



Danielle Noble Manager, Urban Land Use Management

Approved for Inclusion:



Shelley Gambacort, Director, Land Use Management

Attachments:

- Site Plan
- Accessory Building Elevation drawings
- Garage elevation drawings and landscape plan
- Floor Plan
- Context/Site Photo



H&S DESIGN
644 ANNE STREET, SUITE 100
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V1W 4Y5

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PROJECT NORTH

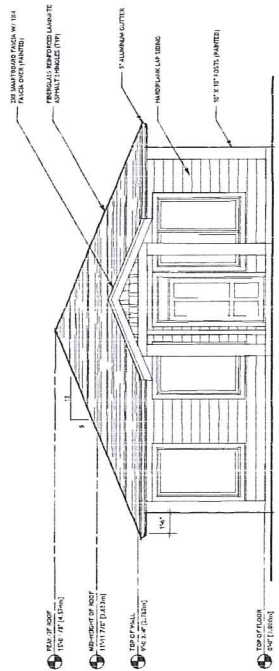
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A	11/01/11	ISSUED FOR BUILDING PERMIT

PROJECT
ACCESSORY DEVELOPMENT
1401 APPLERIDGE ROAD
KELOWNA, BC
LOT 30 PLAN 32500

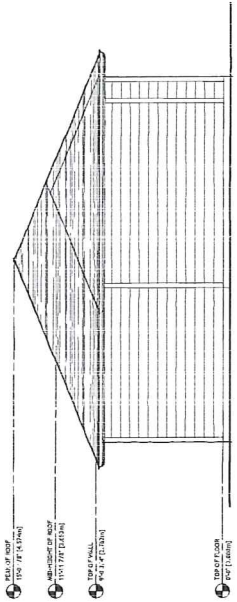
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SUITE ELEVATIONS

DATE
NOVEMBER 22, 2011

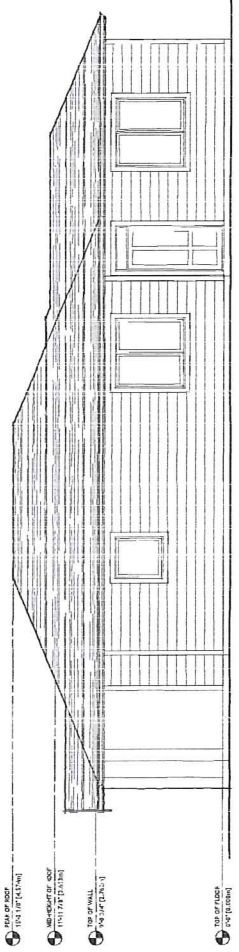
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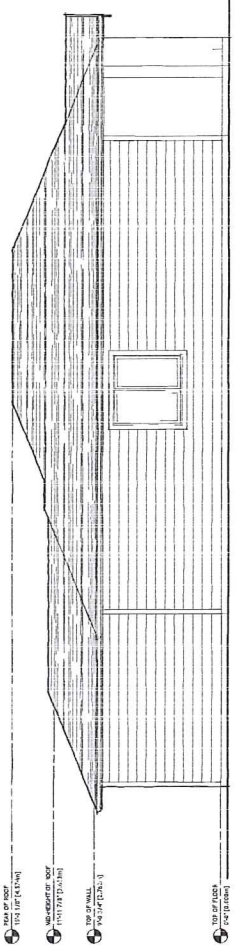
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4 EAST ELEVATION
Scale: 1/4" = 1'-0"



1 SOUTH ELEVATION
Scale: 1/4" = 1'-0"

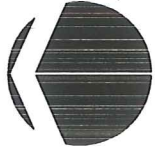


3 NORTH ELEVATION
Scale: 1/4" = 1'-0"



THE DESIGN STUDIO
 644 KILBUCK LANE
 KELOWNA, BC
 V1W 4Y5

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PROJECT NORTH

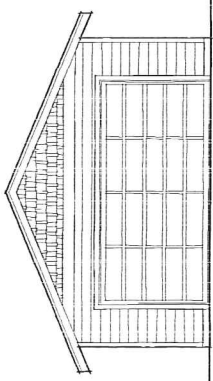
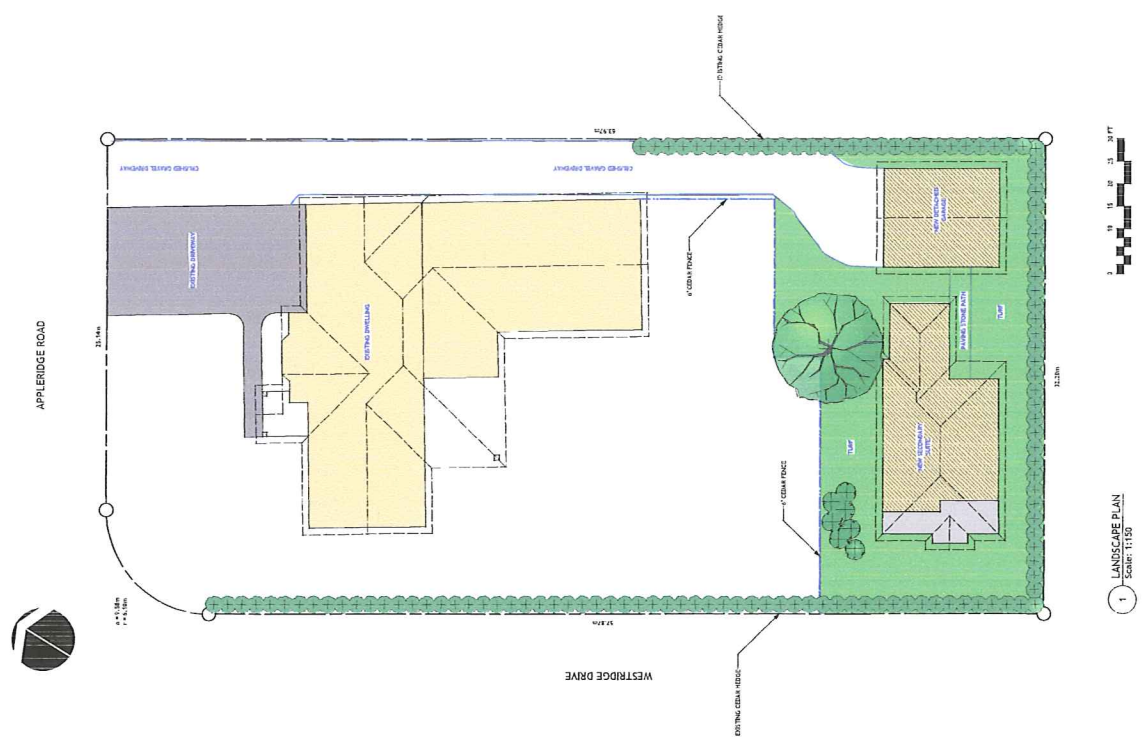
REVISION	DATE	DESCRIPTION
A	11/01/11	ISSUED FOR BUILDING PERMIT

PROJECT
 ACCESSORY DEVELOPMENT
 1401 APPLERIDGE ROAD
 KELOWNA, BC
 LOT 30 PLAN 32500

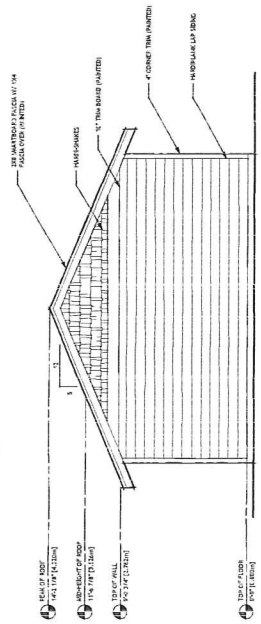
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 LANDSCAPE/GARAGE ELEVATIONS

DATE
 NOVEMBER 22, 2011

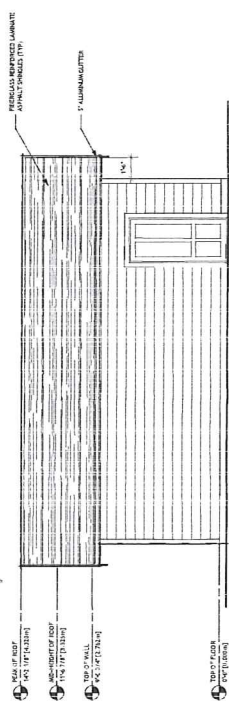
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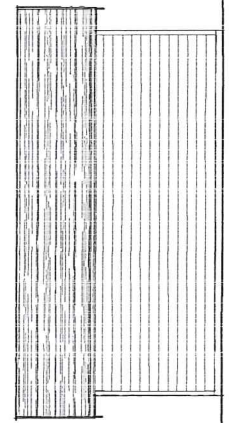
2 GARAGE NORTH ELEVATION
 Scale: 1/4" = 1'-0"



3 GARAGE SOUTH ELEVATION
 Scale: 1/4" = 1'-0"



4 GARAGE WEST ELEVATION
 Scale: 1/4" = 1'-0"



5 GARAGE EAST ELEVATION
 Scale: 1/4" = 1'-0"



FIG. 1: EXISTING DWELLING VIEW FROM APPLERIDGE



FIG. 2: EXISTING DWELLING VIEW FROM APPLERIDGE



FIG. 3: REAR YARD LOOKING SOUTH



FIG. 4: REAR YARD LOOKING NORTH TO EXISTING DWELLING

1401 APPLERIDGE ROAD, KELOWNA BC

SITE PHOTOS

NOVEMBER 22, 2010

SCALE : NTS

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