

REPORT TO COUNCIL



Date: May 22, 2012
To: City Manager
From: Land Use Management, Community Sustainability (BD)
Application: Z12-0033
Owner: Harry Paul and Judith Ann Van Asseldonk
Address: 570 Brighton Rd
Applicant: IHS Design (Chris Vickery)
Subject: Rezoning Application
Existing OCP Designation: Single/Two Unit Residential
Existing Zone: RU1- Large Lot Housing
Proposed Zone: RU1s- Large Lot Housing with Secondary Suite

1.0 Recommendation

THAT Rezoning Application No. Z12-0033 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 101, Section 24, Township 26, ODYD Plan 24631 located on Brighton 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 the 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 a secondary suite zone to construct a secondary suite within a single family dwelling.

3.0 Land Use Management

The subject property is located within the Permanent Growth Boundary and amenities such as parks, schools, transit and recreational opportunities are within the area. Minimal impact is anticipated on abutting properties, as parking requirements and private open space provisions are achieved on-site. Signatures from all affected neighbours indicate support for the rezoning to permit a secondary suite.

4.0 Proposal

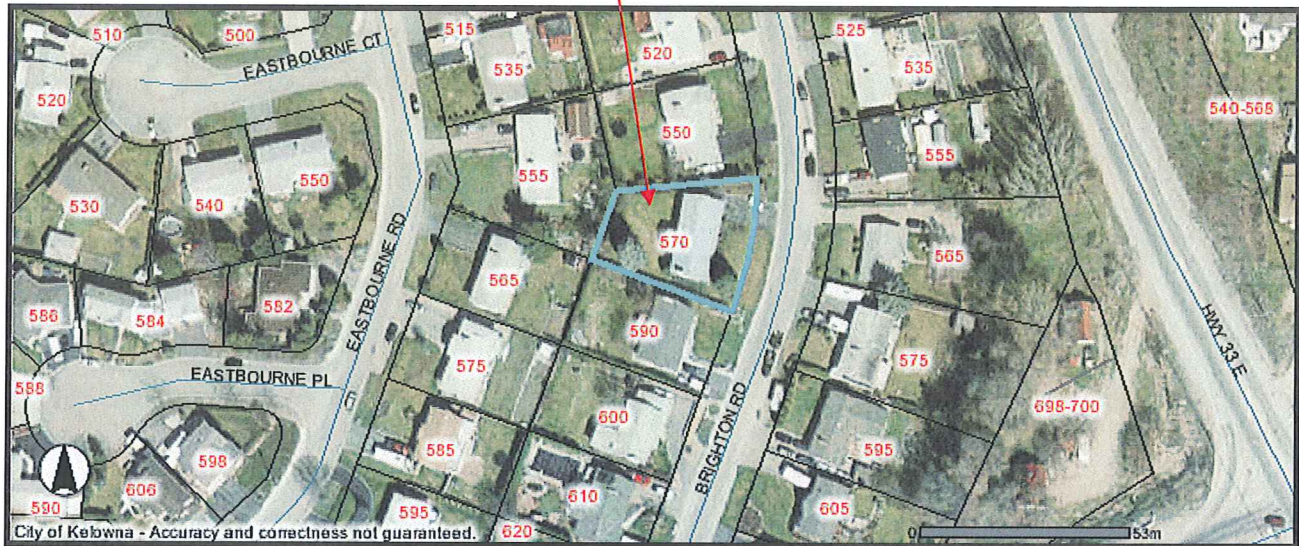
4.1 Project Description

A one bedroom suite is being proposed for the lower floor of an existing single family dwelling. The required open space is located outside the door to the suite in the rear of the home. A landscaped path is provided for suite access.

4.2 Site Context

The subject property is located on the west side of Brighton Road in the Belgo area of Kelowna. The surrounding properties in all directions are zoned RU1 - Large Lot Housing.

4.3 Subject Property Map: 570 Brighton Road



4.4 Zoning Analysis Table

The proposed application meets the requirements of RU1s - Large Lot Housing with Secondary Suite zone as follows:

Zoning Analysis Table		
CRITERIA	RU1s ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Lot Area	550 m ²	971 m ²
Lot Width	16.5 m	32.05 m
Lot Depth	30 m	36 - 38 m
Development Regulations		
Floor Area Ratio	May not exceed the lessor of 90 m ² or 40%	Principal dwelling: 244.3m ² Secondary suite: 73.1m ² 30 %
Height	2 ½ storeys / 9.5 m	3.66 m
Front Yard	4.5 m / 6.0 m to a garage	9.14 m
Side Yard (north)	2.3 m (2 - 2 ½ storey)	2.49 m
Side Yard (south)	2.3 m (2 - 2 ½ storey)	4.72 m
Rear Yard	6.0 m	17.14m

Other Regulations		
Minimum Parking Requirements	3 stalls	3 stalls
Private Open Space	30 m ²	Meets requirements with outdoor patio adjacent to suite

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

The future land use designation of the subject property supports secondary suite development.

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) The Building Code only allows for a secondary suite to be 40% of the main residence to a maximum of 90 sq. meters.
- 6) Full Plan check for Building Code related issues will be done at time of Building Permit applications. *A building permit for the suite has been applied for.*

6.2 Development Engineering Department

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

Domestic Water: The subject property is located within the Black Mountain Irrigation District (BMID). All charges and fees must be paid directly to BMID. *A Water Certificate letter has been provided by the applicant indicating that all fees have been paid.*

Parking: All the parking requirements appear to be satisfied.

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. Additional address for the suite is required.

7.0 Application Chronology

Date of Application Received: April 24, 2012

Report prepared by:

Birte Decloux, Land Use Planner

Reviewed by:

A square box containing a handwritten signature, likely of Danielle Noble.

Danielle Noble Manager, Urban Land Use

Approved for Inclusion:

A square box containing a handwritten signature, likely of Shelley Gambacort.

Shelley Gambacort, Director, Land Use Management

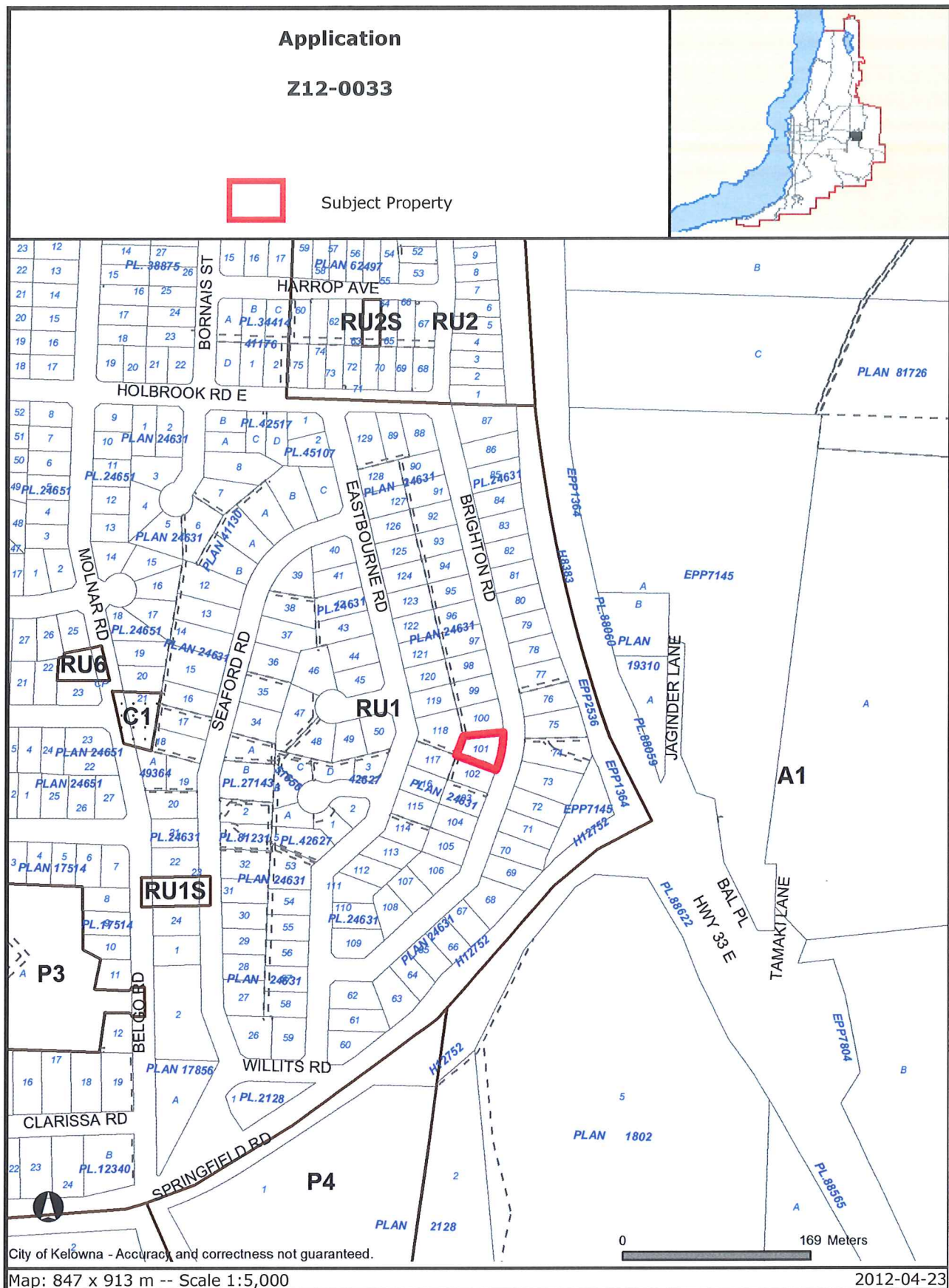
Attachments:

Site Plan

Elevations

Suite Floor Plan

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.

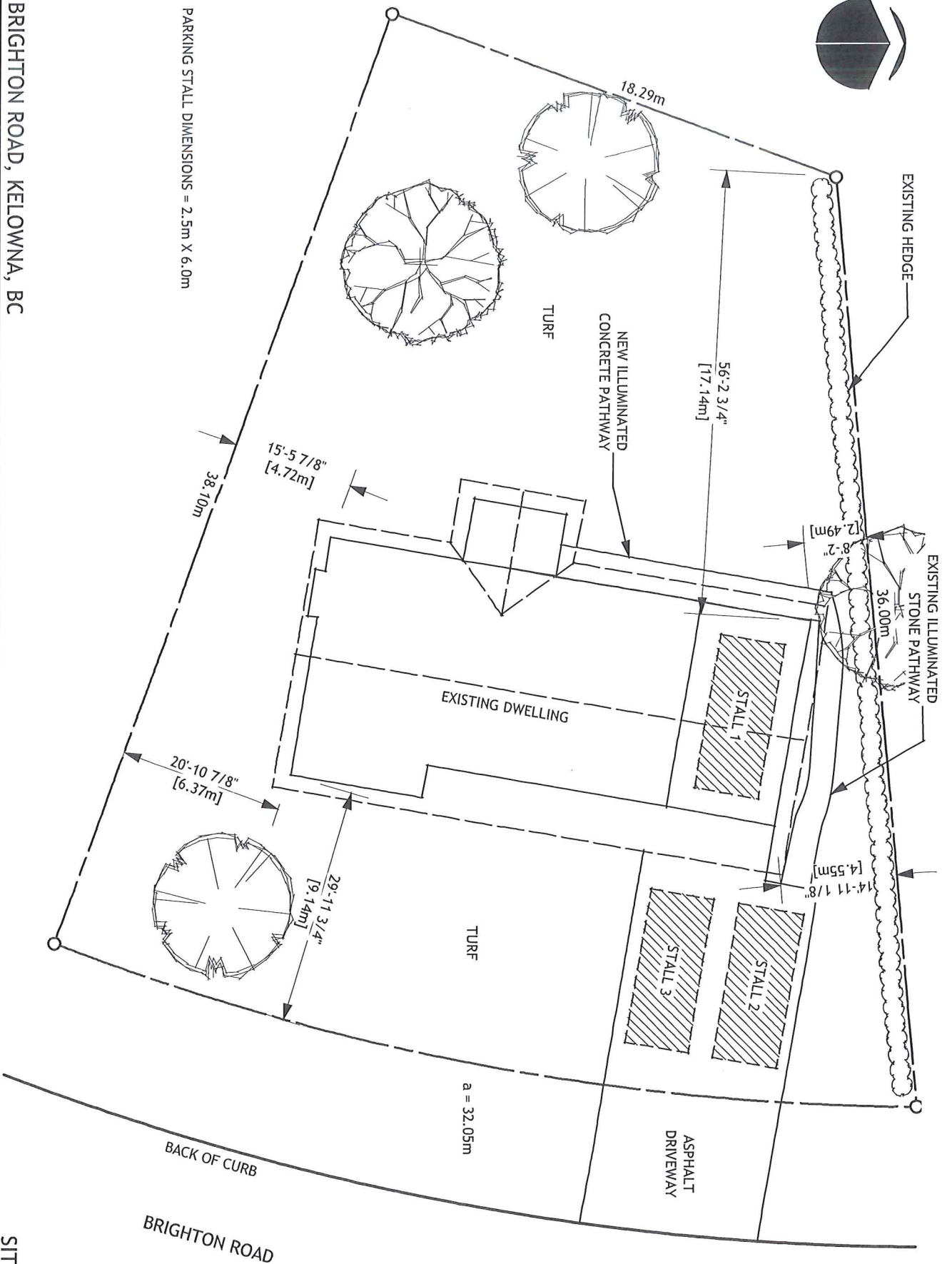
570 BRIGHTON ROAD, KELOWNA, BC

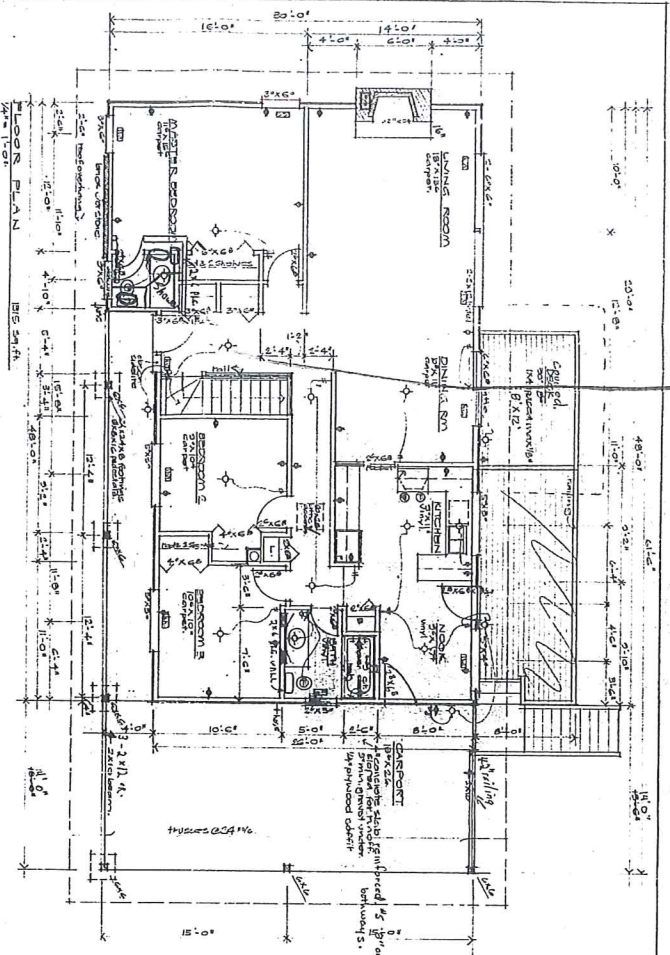
SITE PLAN

MAY 25, 2012

SCALE = 1:200

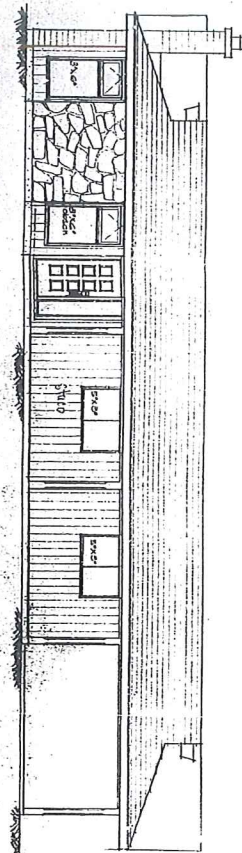
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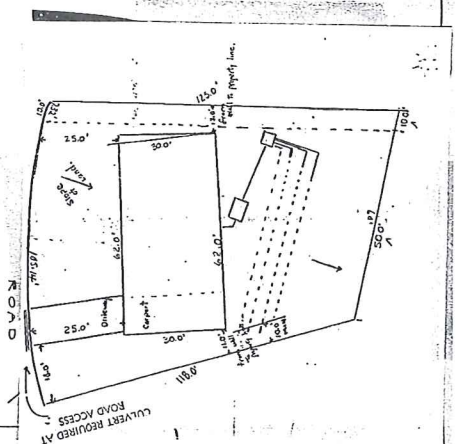
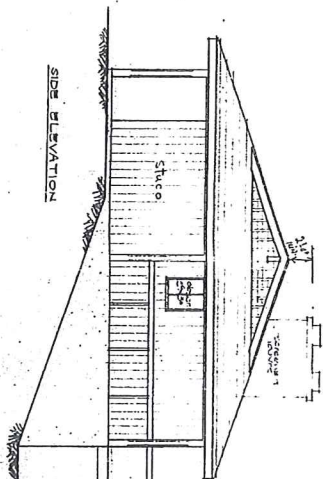


FLOOR PLAN

FRONT ELEVATION



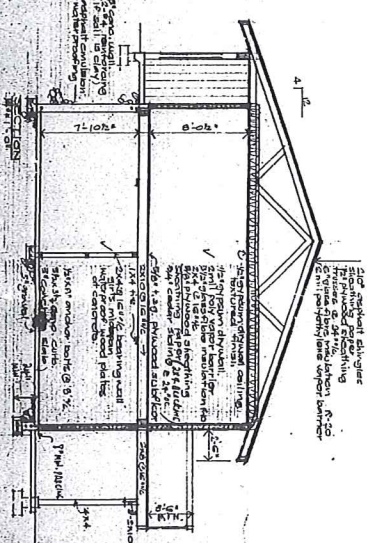
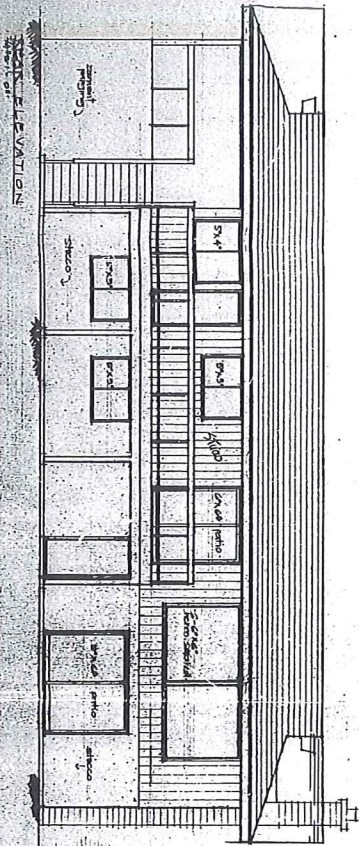
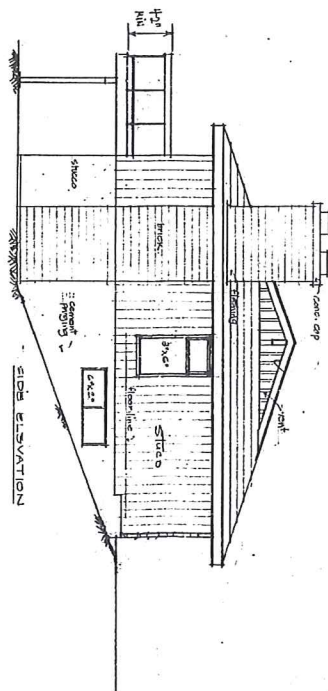
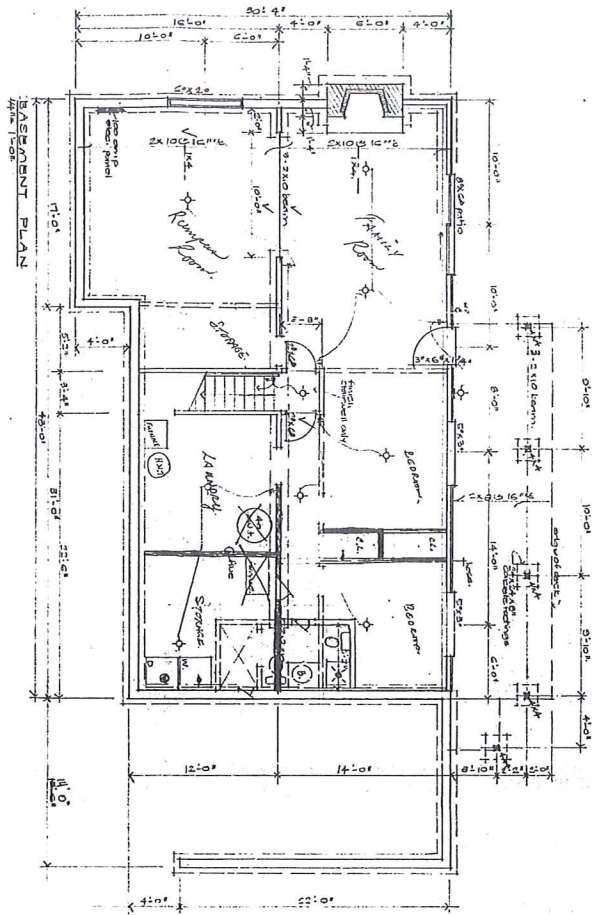
SIDE ELEVATION



SITE PLAN

Lot 101
Burlington Road

Address: 500 TRILATION RD.
Lot 101 Sec 24
Twp 25
Plan 21641 Page 9/7



1 LOWER FLOOR/SUITE PLAN
Scale: 1/4" = 1'-0"

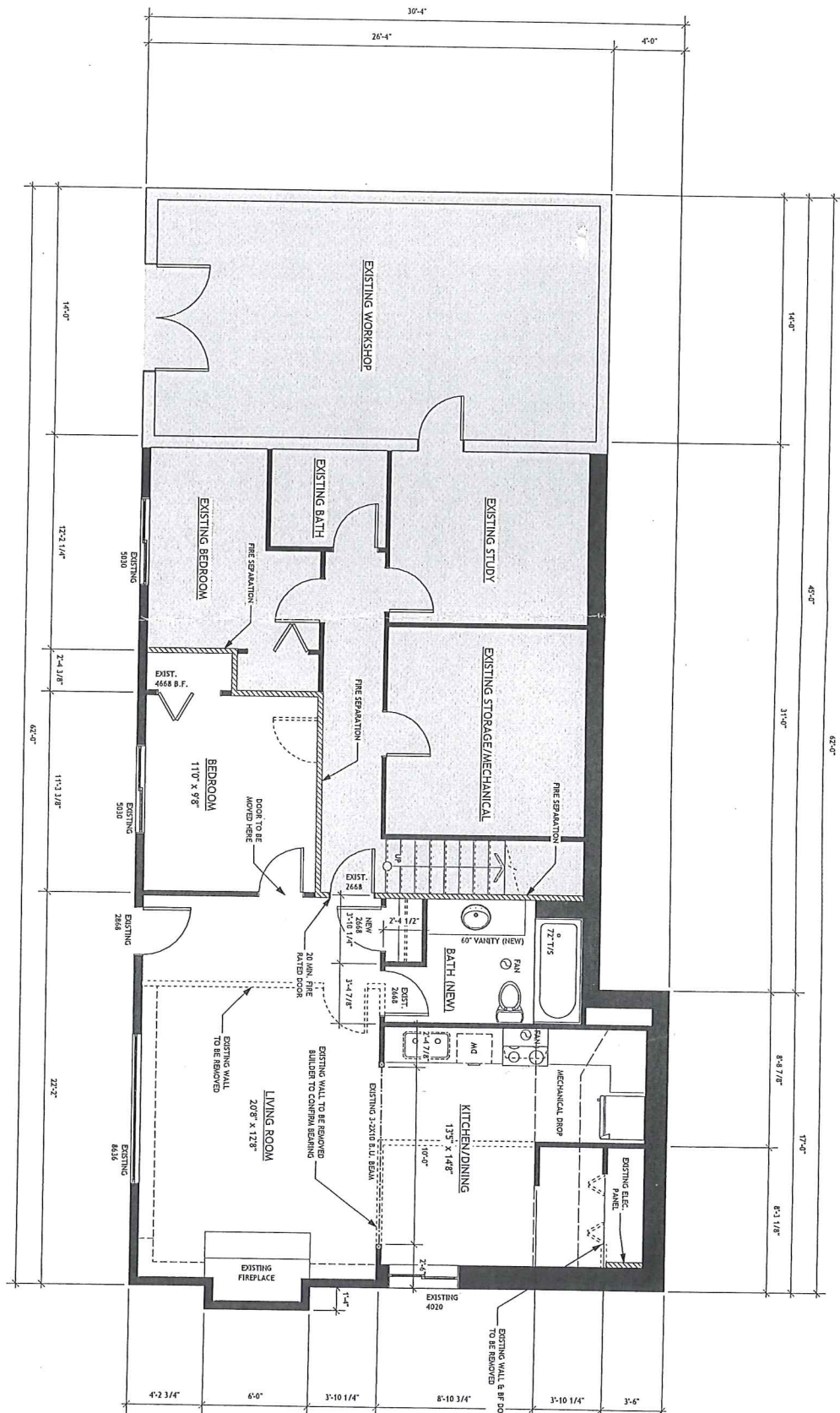




FIGURE 1: WEST (REAR) ELEVATION



FIGURE 2: PATH DETAIL

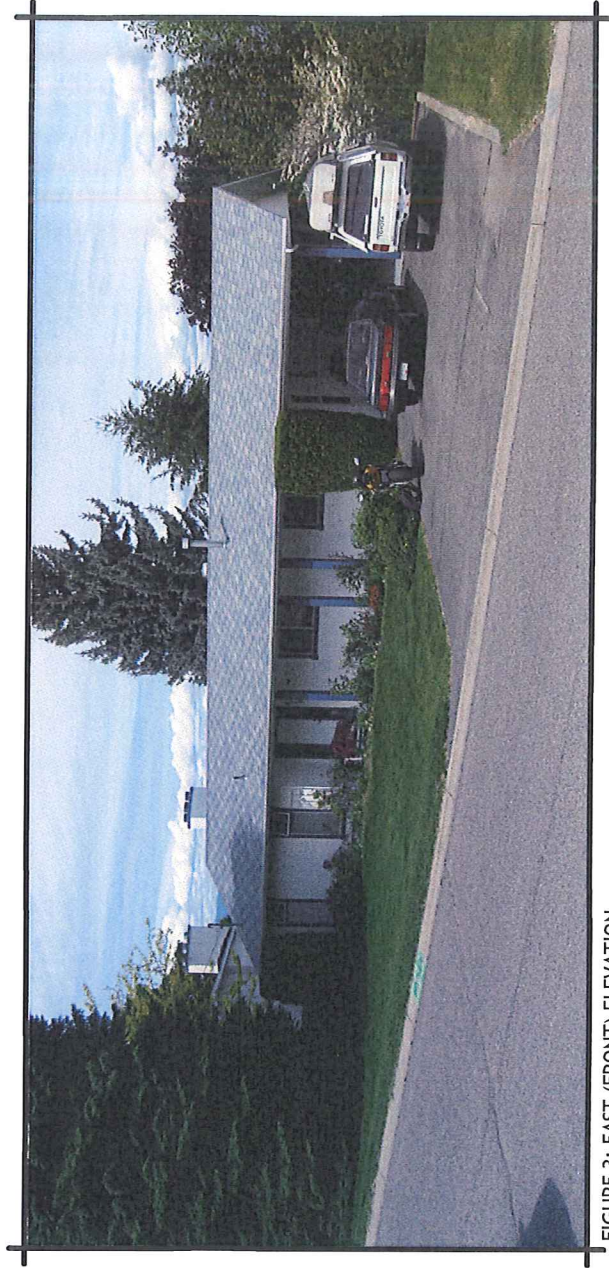


FIGURE 3: EAST (FRONT) ELEVATION

570 BRIGHTON ROAD, KELOWNA, BC



IHS DESIGN

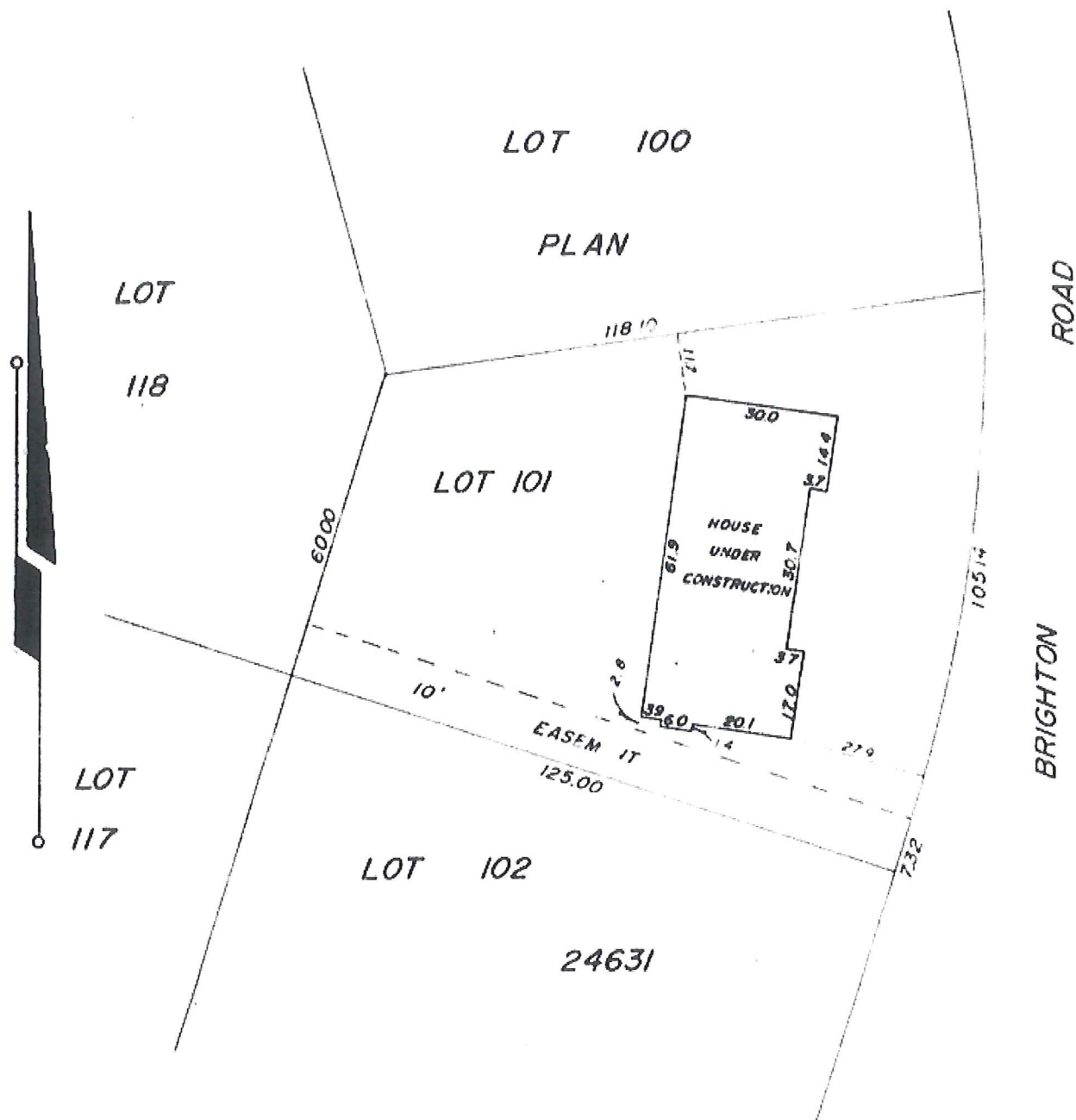
SITE PHOTOS

MAY 25, 2012

SCALE : N/A

1 OF 1

B. C. LAND SURVEYORS CERTIFICATE
ON LOT 101, PLAN 24631, SEC 24, TP.26,0 D.Y.D



THIS PLAN IS PREPARED FOR MORTGAGE PURPOSES ONLY AND IS NOT TO BE USED FOR THE ESTABLISHMENT OF PROPERTY BOUNDARIES

W & Co File 5720-672-76/RPT/mm/MICK BHARV CONST

SCALE 1" = 30'

CERTIFIED CORRECT NOVEMBER 23, 1976

GEHUE & ARTHUR

B.C. LAND SURVEYORS
 10-1449 ST PAUL STREET, KELOWNA
 TELEPHONE (604) 763-5711

[Signature]

B.C.L.S.

FILE 7224