

The applicants are seeking to rezone the subject property from the RU1 – Large Lot Housing to the RU1s – Large Lot Housing with Secondary Suite for the construction of a new single detached dwelling with a secondary suite above the attached garage.

3.0 BACKGROUND

3.1 The Proposal

The applicant intends on constructing a new two storey single detached dwelling on the subject property. The proposed house is to be approximately 270 m² (2900 ft²) in area with a 72.7m² (783 ft²) suite above the garage. Significant architectural detailing is proposed. The craftsman style home is to be finished with a dark grey asphalt shingle roof, blue hardyplank siding, with stone accents. A double car garage is located on the west side of the house. Located above the garage, the secondary suite would consist of two bedrooms, a bathroom, a living room, and a kitchen. In addition to the double car garage, a long paved driveway will provide extra parking. In addition, the applicant is proposing to construct a gravel driveway on the west side of the building providing to an additional 3 gravel parking spaces. Five defined parking spaces are therefore provided with significant more space for additional parking on the driveway areas.

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

CRITERIA	PROPOSAL	RU1s ZONE REQUIREMENTS
Lot Area (m ²)	5080.0m ²	550.0 m ²
Lot Width (m)	30.0m	16.5 m
Lot Depth (m)	139m	30.0m
Site Coverage (%)	4.2% 10.0%	40% (buildings) 50% (with driveway and parking)
Total Floor Area (m ²) -House -Secondary suite	342.15m ² 72.75m ²	N/A The lesser of 90 m ² or 40% of the total floor area of the principal building
Setbacks-House (m)		
-Front	14.5m	4.5 m or 6.0 m from a garage or carport having vehicular entry from the front
-Rear	95.0m	7.5 m
-Side	2.7m	2.3 m
-Side	4.1m	2.3 m
Parking Spaces (Total)	5+	3

3.2 Site Context

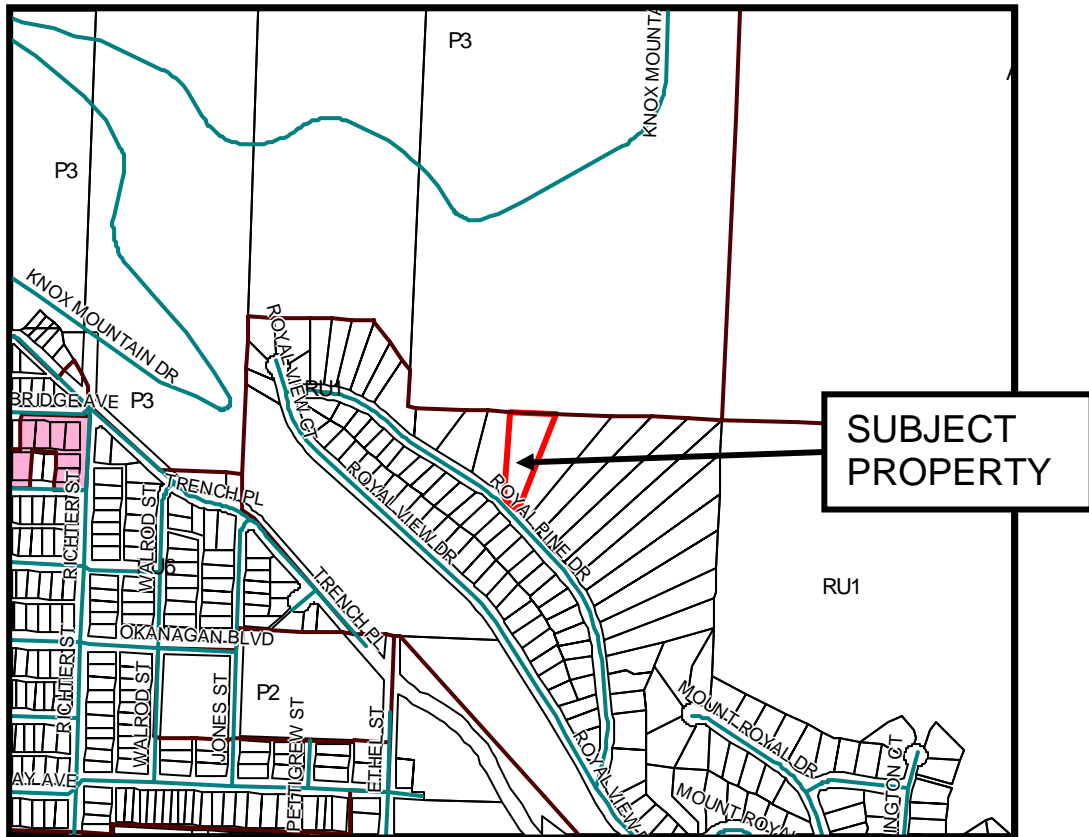
The subject property is located on Royal Pine Drive north of Royal View Drive.

Adjacent zones and uses are:

North - RU1 - Large lot housing
 East - RU1 - Large lot housing
 South - RU1 - Large lot housing
 West - RU1 - Large lot housing

Site Location Map

Subject Property: 713 Royal Pine Drive



3.3 Existing Development Potential

The property is zoned RU1 – Large Lot Housing. The purpose of this zone is to provide for single detached housing as a principal use, and compatible secondary uses, such as bed and breakfast homes, minor care centres and group homes, as well as home based businesses.

Secondary suites are allowed on lots with RU1s – Large Lot Housing with Secondary Suite zoning.

3.4 Current Development Policy

3.4.1 City of Kelowna Strategic Plan (1992)

One of the objectives of the Strategic Plan is “to develop a more compact urban form by increasing densities through infill and re-development within existing urban areas and to provide for higher densities within future urban areas” (Objective 1.1).

3.4.2 Kelowna Official Community Plan

The proposal is consistent with the designation of Single/Two Family Residential in the Official Community Plan future land use designation. The Single/Two Family Residential designation covers single detached homes for occupancy by one family, single detached homes with a secondary suite, semi-detached buildings used for two dwelling units, and complementary uses (OCP, Chapter 15).

4.0 TECHNICAL COMMENTS

The application has been submitted to various technical agencies and City departments, and the following relevant comments have been submitted:

- 4.1 Inspection Services Department
Review restrictions within easement. Suggest revising entry area through garage to provide separate entry from garage. 30 minute fire separation with interconnected photo electric smoke alarms.
- 4.2 Interior Health
Connection to municipal services required.
- 4.3 Works & Utilities
The Works & utilities Department comments and requirements regarding this application to rezone from RU-1 to RU-1s are as follows:
 - 4.3.1 Domestic Water and Fire Protection
(a) The existing lot is provided with a 19mm-water service that may continue to be used to supply the main residence and the proposed suite. Metered water from the main residence must be extended to supply the suite. Only one water meter will be provided and one utility bill will be issued by the City for water and sewer-use at this address.
 - 4.3.2 Sanitary Sewer
(a) The existing lot is provided with a single 100mm-diameter sanitary sewer service that should be used to service the main residence and the proposed suite.
(b) The Utility Billing Department must be notified to add a secondary suite to the sanitary sewer-use charge at this address.
 - 4.3.3 Storm Drainage
(a) The developer must engage a consulting civil engineer to provide a storm water management plan for the site. The storm water management plan must include provision of a lot grading plan, identify minimum basement elevation (MBE), emergence overland drainage routes, floodplain elevations, and setbacks.
(b) Grade changes within the statutory right-of-way must have prior approval from the City Engineer and adjustments, if required, to the existing manhole grades must be by City forces and at the applicant's expense.
(c) The existing lot is provided with a single 100mm-diameter storm sewer service that should be used to service the development.
 - 4.3.4 Dedication and Right-of-way Requirements
By registered plan to provide the following:
(a) The existing 3.00m statutory right-of-way width over the storm main must be increased to a minimum width of 4.50m to meet current by-law requirements.

- (b) The developer must provide unobstructed maintenance access to the existing storm drainage facilities.

5.0 PLANNING AND CORPORATE SERVICES DEPARTMENT

The Official Community Plan designates the future land use of the subject property as Single / Two Unit Residential. The proposed land use (single unit housing with a secondary suite) is consistent with the direction of this policy document. Development of the proposed housing units is subject to the Secondary Suite and Two Dwelling Housing Development Guidelines set out in the Official Community Plan. The intent of the Development Guidelines is to give consideration to the form, character and landscaping of all secondary new secondary suites and two dwelling forms of housing. The applicant has incorporated building design features that are consistent with the Development Guidelines. Prior to obtaining a building permit, a development permit will be required. The subject property is also subject to the Hazardous Condition Development Guidelines set out in the Official Community Plan as the property contains steep slopes. The applicant will therefore also require a formal DP application or a DP waiver.

The secondary suite is well incorporated into the overall building design. From the exterior, the building therefore has the appearance of a single dwelling unit. The character of the surrounding neighbourhood is therefore not compromised. The applicant has also provided significant on-site parking in the double car garage, three vehicle parking area, and long driveway.

The proposed design also respects the privacy of the adjacent neighbours. The secondary suite, located on the west side of the house, does not have any windows facing the neighbouring property to the west. Windows are solely oriented towards the large rear yard, sloping up to Knox Mountain Park located north of the property, and facing the large 14.5 metre front yard. Private amenity space is provided on covered patios which are also oriented towards the front and rear yards. The proposed development is therefore sensitive to the privacy of adjacent neighbours.

Andrew Bruce
Development Services Manager

Approved for inclusion

R.L. (Ron) Mattiussi, ACP, MCIP
Director of Planning & Corporate Services

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Attach.

ATTACHMENTS

(not attached to the electronic version of the report)

- Location of subject property
- Site plan
- Floor plans