
CITY OF KELOWNA

MEMORANDUM

DATE: April 23, 2007
FILE NO.: Z07-0017
TO: City Manager
FROM: Planning & Development Services Department
PURPOSE: To rezone the subject property from RU1H – Large Lot Housing (Hillside) zone to RU1HS – Large Lot Housing (Hillside) with Secondary Suite zone.

OWNERS: Dennis Wardell **APPLICANTS:** Dennis & Corinne Wardell

AT: 1496 Kloppenburg Rd.

EXISTING ZONE: RU1H - Large Lot Housing (Hillside)

PROPOSED ZONE: RU1HS – Large Lot Housing (Hillside) with a Secondary Suite

REPORT PREPARED BY: Danielle Noble

1.0 RECOMMENDATION

THAT Rezoning Application No. Z07-0017 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 3, Sec. 13, Twp 26, ODYD, Plan KAP80103, located on Kloppenburg Rd., Kelowna, B.C. from the RU1h – Large Lot Housing (Hillside) zone to the RU1hs – Large Lot Housing (Hillside) 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 SUMMARY

The Applicant is requesting to rezone the subject property to allow a secondary suite in a new house. The proposed secondary suite would be accommodated in the lower floor of the principal residence with a separate entrance.

3.0 SITE CONTEXT

The subject property is located on Kloppenburg Rd., situated off of Loseth Rd. in a recently created hillside subdivision. The immediate neighbourhood is predominantly RU1h, although the older subdivision to the east is predominately RR3 – Rural Residential 3 zoning with select RU6 – Two Dwelling residential designation.

Currently, the lot is vacant and house plans for the site have been secured. The proposed secondary suite will be accommodated on the lower floor area, accessed separately from the main dwelling. The secondary suite floor plan is comprised of a living room, kitchen, master bedroom and one bathroom, and access to a covered terrace. The required parking spaces will be provided in the driveway situated off Kloppenburg Rd., which incorporates garage and driveway space allocated for four vehicles.

The proposed materials of the principal building are regulated by a statutory building scheme, applicable for all new construction within the Kirschner Mountain neighborhood development. The aim of that building scheme is to ensure "craftsman design homes with distinguishing characteristics that will respect the spirit of the mountain". Dominant materials shall be hardie board, harditrim, and stone veneer as accent on the front elevation. Landscaping is proposed to be comprised of grass as well as other random landscaping materials suitable to the micro-climate of the area. Fencing has not been indicated on the site plan, but incorporation of retaining walls have been noted and will be addressed at the Development Permit stage.

If the rezoning is approved, the applicant will proceed through a Development Permit process to regulate the form and character of the secondary suite contained in the principal residence and to ensure compliance with the guidelines.

Zoning and Uses of Adjacent Property

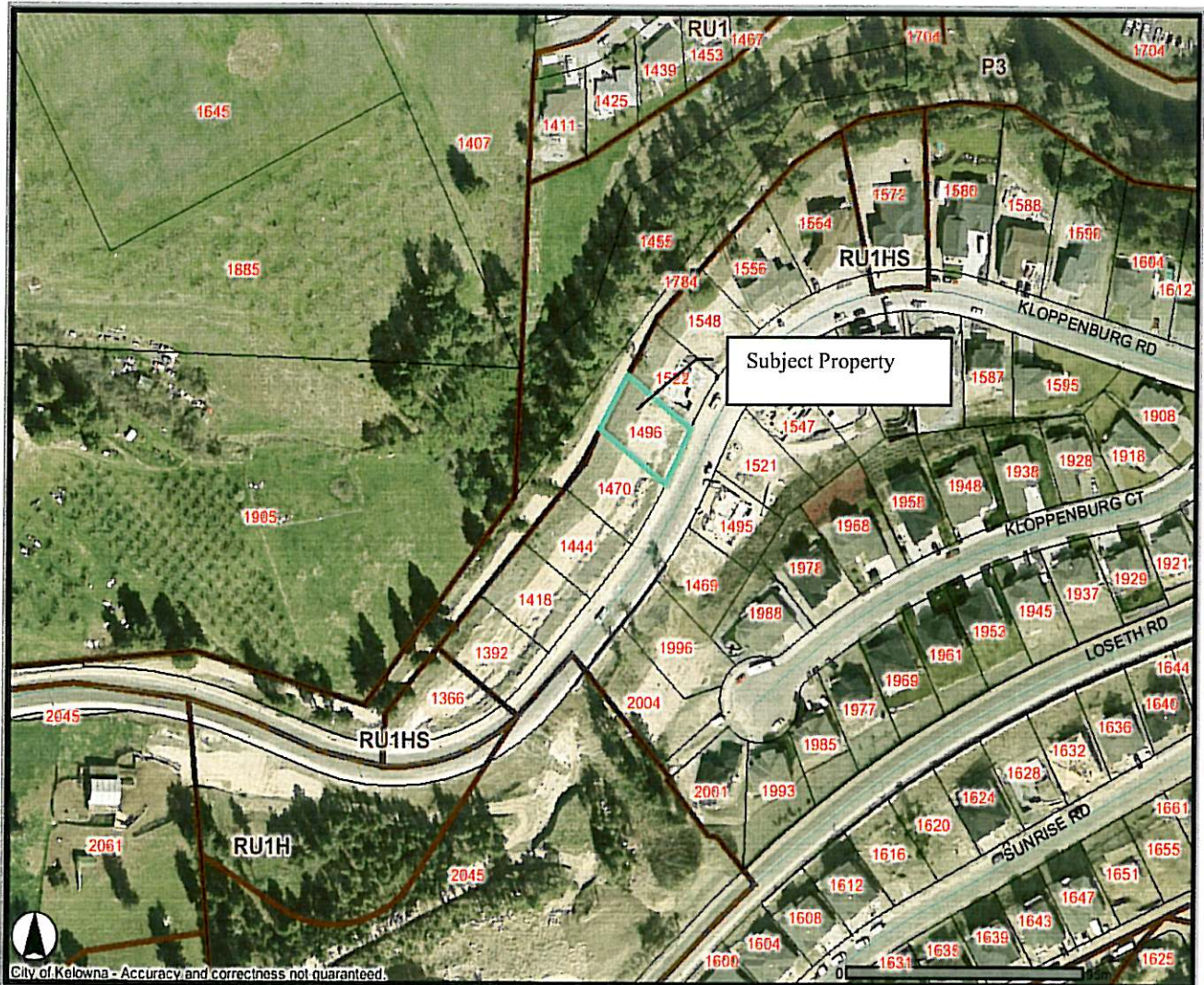
North	P3 – Parks and Open Space
East	RU1h - Large Lot Housing (Hillside)
South	RU1h – Large Lot Housing (Hillside)
West	RU1h – Large Lot Housing (Hillside)

The application meets the requirements of the proposed RU1hs – Large Lot Housing (Hillside) with Secondary Suite zone as follows:

CRITERIA	PROPOSAL	RU1s ZONE REQUIREMENTS
Total Site Area	741.8 m ²	550 m ² (for subdivision)
Site Coverage (%)	28.1%	40% (for buildings/structures)
Total Floor Area (m ²)		
-Principal House (Lower/Upper floors)	206.8m ²	90m ²
-Secondary suite	56.5m ²	
Setbacks-Accessory (m)		
-Front	6.6m	3.0m
-Rear	14.3m	7.5m
-Side Yard (North)	2.18m	2.0m (for 1 or 1½ storey building)
-Side Yard (South)	2.8m	2.0m (for 1 or 1½ storey building)
Parking Spaces (Total)	4	3

4.0 SITE MAP

Subject Property: 1496 Kloppenburg Rd.



5.0 POLICY AND REGULATION

5.1.1 Kelowna 2020 – Official Community Plan

The current Official Community Plan has designated the subject property as Single/Two Family Residential. The proposal is consistent with the future land use designation given the opportunity to densify in this immediate area through alternate housing forms other than single family dwellings.

OCP housing policy 8.1.34 encourages second dwellings as achieving more efficient use of land within developed single-detached neighbourhoods and policy 8.1.31 reiterates this support. Policy 8.1.56 also applies to this application and the applicant will be required to secure a development permit. As such any renovations or new construction must adhere to the appropriate development permit guidelines in chapter 8 of the OCP.

5.1.2 City of Kelowna Strategic Plan (2004)

Objectives of the Strategic Plan include: to realize construction of housing forms and prices that meet the needs of Kelowna residents; to achieve accessible, high quality living and working environments; to sensitively integrate new development with heritage resources and existing urban, agricultural and rural areas.

6.0 TECHNICAL COMMENTS

6.1 Fire Department

Fire Dept access, fire flows and hydrants as per BC Building Code and City of Kelowna Subdivision Bylaw.

6.2 Inspection Services Department

Structural engineering required for garage suspended slab, 1 hr. fire separation required between suite and main residence/garage. Parking to zoning bylaw is questionable. Exterior stairs encroaching in sideyard setback.

6.3 Works and Utilities Department

The Works & utilities Department comments and requirements regarding this application to rezone the subject property from RU1h to RU1hs are as follows:

- a) The plan for the proposed rezoning application for a suite does not compromise Works and Utilities as far as servicing is concerned.

7 PLANNING AND DEVELOPMENT SERVICES COMMENTS

Staff has no concerns with the intensification of the residential use of this property, given the intention of the lower basement floor area to be allocated as a secondary suite. The proposed design and finishing construction of the new residence will not be impacted by the inclusion of a secondary suite.

Planning staff will need to address Development Permit guidelines for form and character of secondary suite housing development with respect to the main entry of the suite situated at the rear of the dwelling with no relationship to the street. Supplementary landscape details will be required, and should reference the fencing materials on-site. The landscape plan should also clearly define the distinct shared and private outdoor areas for each unit.

Overall, the development is sensitive to the privacy of adjacent neighbours and respects the scale and general character of the houses and landscape of the neighbourhood in which it is built. This form of additional housing is supported through the single/two family residential future land use designation.


Shelley Gambacort
Acting Development Services Manager

Approved for inclusion

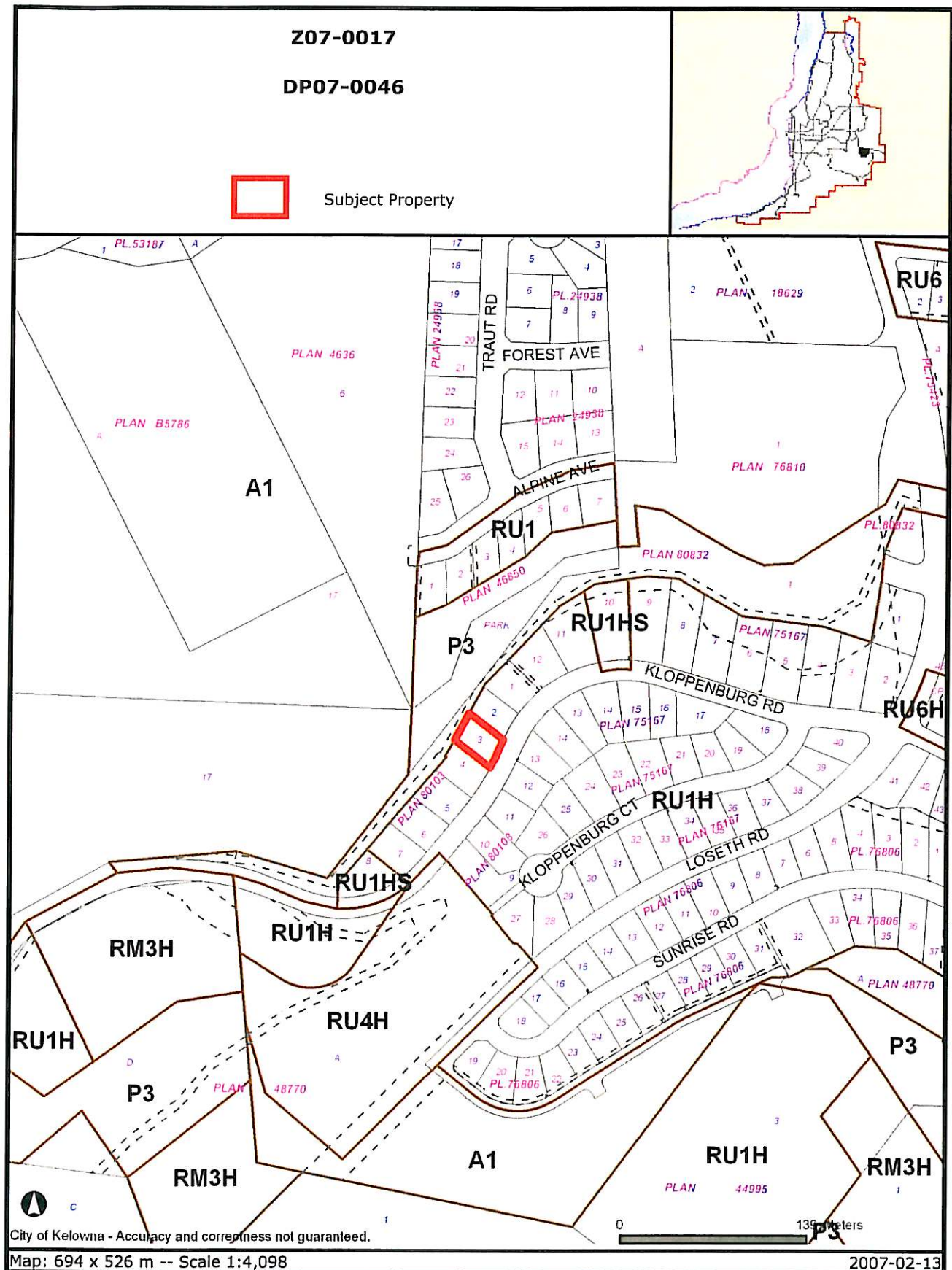


Mary Pynenburg, MRAIC MCIP
Director of Planning & Development Services

MP/dn

Attachments

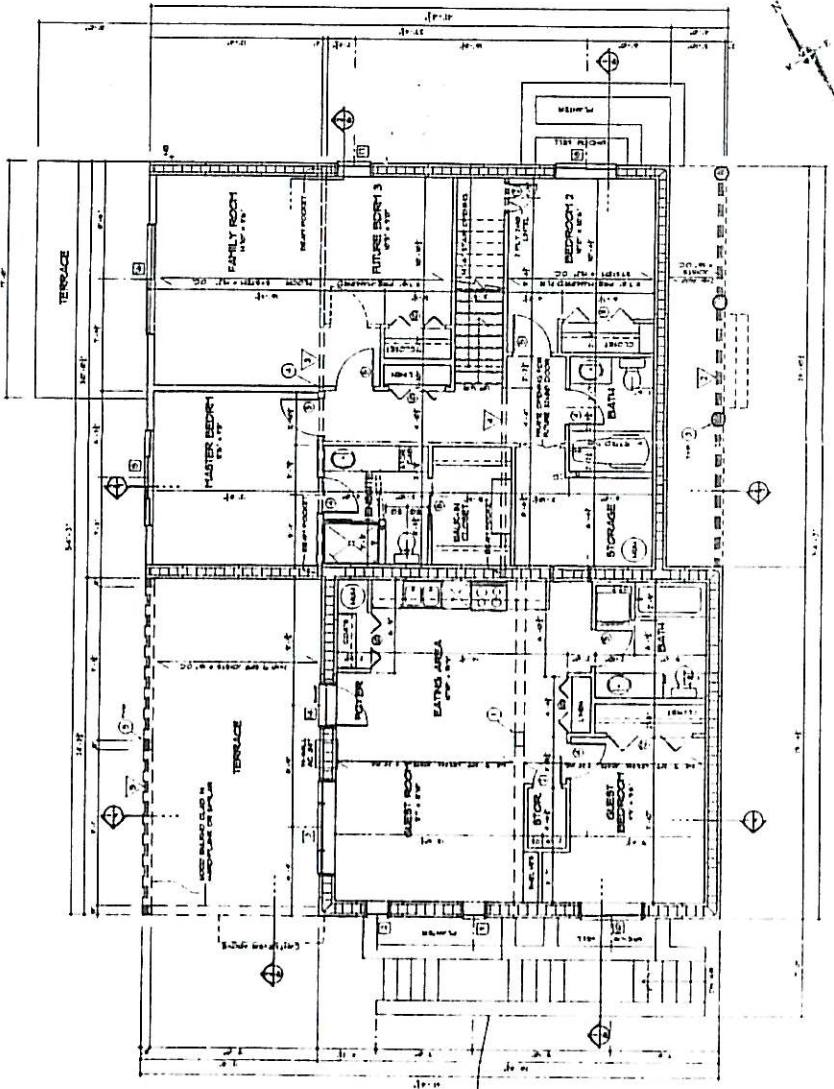
- Location of subject property
- Site Plan
- Landscape Plan
- Floor Plans and Elevations of Proposed Accessory Structure



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.

1 SITE PLAN
0 1.00

1. STAIRS TO BE 30" R/W.
2. FLOORING



BASEMENT - COORDINATE
1/4" = 1'-0"

COLUMN SCHEDULE

- ALL SIZE 1 TYPE
- 1 CONCRETE PER AS PER ENGINEERS SPECS
 - 2 SEE FOUNDATION PLAN
 - 3 8" CONCRETE BOND AN 4" DIA. BARS VERT. AND 3" DIA. UP CORN. PAD AT GRADE
 - 4 REINFORC. STEEL TIEPOST 6# BUNDLE
 - 5 4" DIA. 12" LONG POST CLAD WITH MASONRY
 - 6 4" DIA. 12" LONG

BEAM SCHEDULE

- ALL SIZE 1 TYPE
- 1 CONCRETE BEAM AS PER ENGINEERS SPECS
 - 2 3" PLT 2ND FLOOR
 - 3 12" x 14" 2# 10L OR 10L
 - 4 12" x 14" 2# 10L OR 10L
 - 5 3" PLT 2ND FLOOR

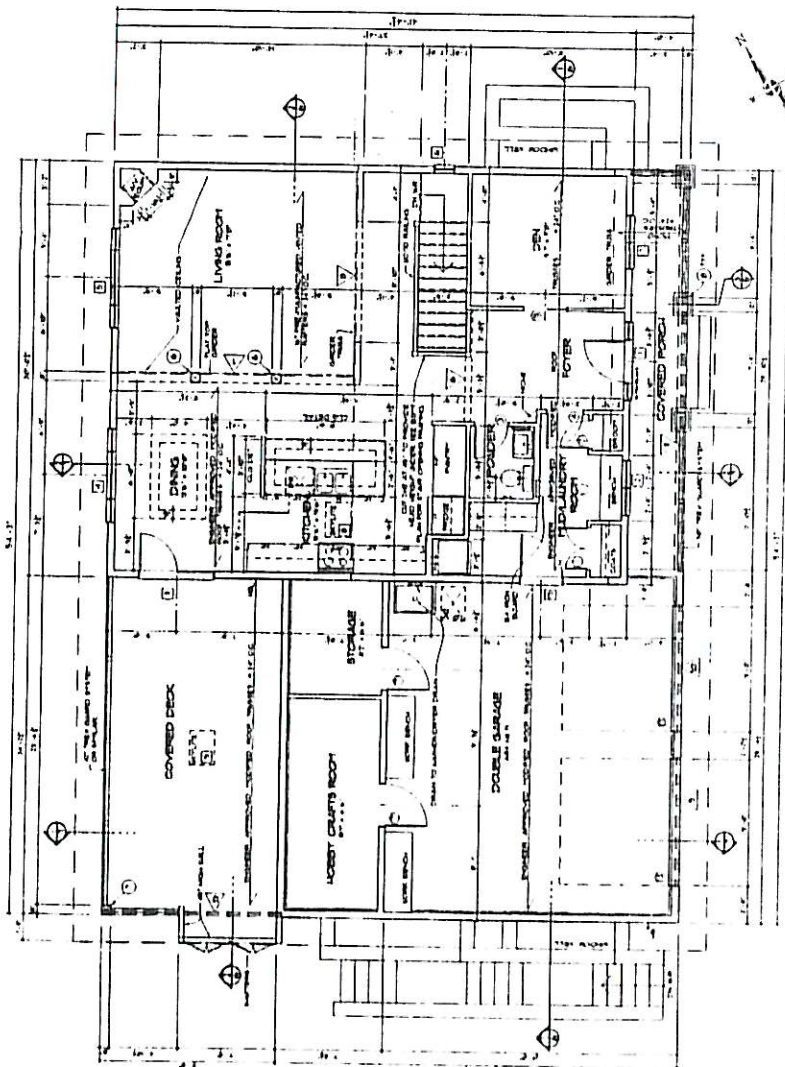
DOOR SCHEDULE

NO.	SIZE	TYPE	REMARKS
1	7'0" x 8'0"	SLIDING	DOOR TO TERRACE
2	7'0" x 8'0"	SLIDING	DOOR TO TERRACE
3	7'0" x 8'0"	SLIDING	DOOR TO TERRACE
4	7'0" x 8'0"	SLIDING	DOOR TO TERRACE
5	7'0" x 8'0"	SLIDING	DOOR TO TERRACE
6	7'0" x 8'0"	SLIDING	DOOR TO TERRACE
7	7'0" x 8'0"	SLIDING	DOOR TO TERRACE
8	7'0" x 8'0"	SLIDING	DOOR TO TERRACE
9	7'0" x 8'0"	SLIDING	DOOR TO TERRACE
10	7'0" x 8'0"	SLIDING	DOOR TO TERRACE
11	7'0" x 8'0"	SLIDING	DOOR TO TERRACE
12	7'0" x 8'0"	SLIDING	DOOR TO TERRACE
13	7'0" x 8'0"	SLIDING	DOOR TO TERRACE
14	7'0" x 8'0"	SLIDING	DOOR TO TERRACE
15	7'0" x 8'0"	SLIDING	DOOR TO TERRACE
16	7'0" x 8'0"	SLIDING	DOOR TO TERRACE
17	7'0" x 8'0"	SLIDING	DOOR TO TERRACE
18	7'0" x 8'0"	SLIDING	DOOR TO TERRACE
19	7'0" x 8'0"	SLIDING	DOOR TO TERRACE
20	7'0" x 8'0"	SLIDING	DOOR TO TERRACE
21	7'0" x 8'0"	SLIDING	DOOR TO TERRACE
22	7'0" x 8'0"	SLIDING	DOOR TO TERRACE
23	7'0" x 8'0"	SLIDING	DOOR TO TERRACE
24	7'0" x 8'0"	SLIDING	DOOR TO TERRACE
25	7'0" x 8'0"	SLIDING	DOOR TO TERRACE
26	7'0" x 8'0"	SLIDING	DOOR TO TERRACE
27	7'0" x 8'0"	SLIDING	DOOR TO TERRACE
28	7'0" x 8'0"	SLIDING	DOOR TO TERRACE
29	7'0" x 8'0"	SLIDING	DOOR TO TERRACE
30	7'0" x 8'0"	SLIDING	DOOR TO TERRACE
31	7'0" x 8'0"	SLIDING	DOOR TO TERRACE
32	7'0" x 8'0"	SLIDING	DOOR TO TERRACE
33	7'0" x 8'0"	SLIDING	DOOR TO TERRACE
34	7'0" x 8'0"	SLIDING	DOOR TO TERRACE
35	7'0" x 8'0"	SLIDING	DOOR TO TERRACE
36	7'0" x 8'0"	SLIDING	DOOR TO TERRACE
37	7'0" x 8'0"	SLIDING	DOOR TO TERRACE
38	7'0" x 8'0"	SLIDING	DOOR TO TERRACE
39	7'0" x 8'0"	SLIDING	DOOR TO TERRACE
40	7'0" x 8'0"	SLIDING	DOOR TO TERRACE
41	7'0" x 8'0"	SLIDING	DOOR TO TERRACE
42	7'0" x 8'0"	SLIDING	DOOR TO TERRACE
43	7'0" x 8'0"	SLIDING	DOOR TO TERRACE
44	7'0" x 8'0"	SLIDING	DOOR TO TERRACE
45	7'0" x 8'0"	SLIDING	DOOR TO TERRACE
46	7'0" x 8'0"	SLIDING	DOOR TO TERRACE
47	7'0" x 8'0"	SLIDING	DOOR TO TERRACE
48	7'0" x 8'0"	SLIDING	DOOR TO TERRACE
49	7'0" x 8'0"	SLIDING	DOOR TO TERRACE
50	7'0" x 8'0"	SLIDING	DOOR TO TERRACE
51	7'0" x 8'0"	SLIDING	DOOR TO TERRACE
52	7'0" x 8'0"	SLIDING	DOOR TO TERRACE
53	7'0" x 8'0"	SLIDING	DOOR TO TERRACE
54	7'0" x 8'0"	SLIDING	DOOR TO TERRACE
55	7'0" x 8'0"	SLIDING	DOOR TO TERRACE
56	7'0" x 8'0"	SLIDING	DOOR TO TERRACE
57	7'0" x 8'0"	SLIDING	DOOR TO TERRACE
58	7'0" x 8'0"	SLIDING	DOOR TO TERRACE
59	7'0" x 8'0"	SLIDING	DOOR TO TERRACE
60	7'0" x 8'0"	SLIDING	DOOR TO TERRACE
61	7'0" x 8'0"	SLIDING	DOOR TO TERRACE
62	7'0" x 8'0"	SLIDING	DOOR TO TERRACE
63	7'0" x 8'0"	SLIDING	DOOR TO TERRACE
64	7'0" x 8'0"	SLIDING	DOOR TO TERRACE
65	7'0" x 8'0"	SLIDING	DOOR TO TERRACE
66	7'0" x 8'0"	SLIDING	DOOR TO TERRACE
67	7'0" x 8'0"	SLIDING	DOOR TO TERRACE
68	7'0" x 8'0"	SLIDING	DOOR TO TERRACE
69	7'0" x 8'0"	SLIDING	DOOR TO TERRACE
70	7'0" x 8'0"	SLIDING	DOOR TO TERRACE
71	7'0" x 8'0"	SLIDING	DOOR TO TERRACE
72	7'0" x 8'0"	SLIDING	DOOR TO TERRACE
73	7'0" x 8'0"	SLIDING	DOOR TO TERRACE
74	7'0" x 8'0"	SLIDING	DOOR TO TERRACE
75	7'0" x 8'0"	SLIDING	DOOR TO TERRACE
76	7'0" x 8'0"	SLIDING	DOOR TO TERRACE
77	7'0" x 8'0"	SLIDING	DOOR TO TERRACE
78	7'0" x 8'0"	SLIDING	DOOR TO TERRACE
79	7'0" x 8'0"	SLIDING	DOOR TO TERRACE
80	7'0" x 8'0"	SLIDING	DOOR TO TERRACE
81	7'0" x 8'0"	SLIDING	DOOR TO TERRACE
82	7'0" x 8'0"	SLIDING	DOOR TO TERRACE
83	7'0" x 8'0"	SLIDING	DOOR TO TERRACE
84	7'0" x 8'0"	SLIDING	DOOR TO TERRACE
85	7'0" x 8'0"	SLIDING	DOOR TO TERRACE
86	7'0" x 8'0"	SLIDING	DOOR TO TERRACE
87	7'0" x 8'0"	SLIDING	DOOR TO TERRACE
88	7'0" x 8'0"	SLIDING	DOOR TO TERRACE
89	7'0" x 8'0"	SLIDING	DOOR TO TERRACE
90	7'0" x 8'0"	SLIDING	DOOR TO TERRACE
91	7'0" x 8'0"	SLIDING	DOOR TO TERRACE
92	7'0" x 8'0"	SLIDING	DOOR TO TERRACE
93	7'0" x 8'0"	SLIDING	DOOR TO TERRACE
94	7'0" x 8'0"	SLIDING	DOOR TO TERRACE
95	7'0" x 8'0"	SLIDING	DOOR TO TERRACE
96	7'0" x 8'0"	SLIDING	DOOR TO TERRACE
97	7'0" x 8'0"	SLIDING	DOOR TO TERRACE
98	7'0" x 8'0"	SLIDING	DOOR TO TERRACE
99	7'0" x 8'0"	SLIDING	DOOR TO TERRACE
100	7'0" x 8'0"	SLIDING	DOOR TO TERRACE

WARDLE REEDENCE
1001 KILPATRICK ROAD
FELLSBORO, NC

BASEMENT PLAN

Drawn By	DB
Check By	DB
Date	Dec 8, 2008
Project	080
Sheet No.	1 of 1
Scale	A2


$$\frac{(\text{PLAN} = \text{CORPLAN})}{\text{PLAN} = \text{CORPLAN}}$$
[illegible]

COLUMN SCHEDULE

- | NO. | SIZE & TYPE |
|-----|---|
| 6 | 8"x8 THREE - DECORATIVE |
| 7 | 8"x8" DAY POST CLAD WITH HUNGRIER OR SPILANE |
| 8 | 8"x10" DAY POST CLAD WITH HUNGRIER OR SPILANE AND TAPERED TO 2" DIA AT ALL OVER STAIR |

BEAM SCHEDULE

- ☐ 1. $2 \text{ mL } 1 \text{ M } \text{H}^+$ + $1 \text{ M } \text{H}^+$ OR H^+
☐ 2. $2 \text{ mL } 1 \text{ M } \text{H}^+$ + $1 \text{ M } \text{H}^+$ OR H^+
☐ 3. $2 \text{ mL } 1 \text{ M } \text{H}^+$ + $1 \text{ M } \text{H}^+$ OR H^+
☐ 4. $2 \text{ mL } 1 \text{ M } \text{H}^+$ + $1 \text{ M } \text{H}^+$ OR H^+

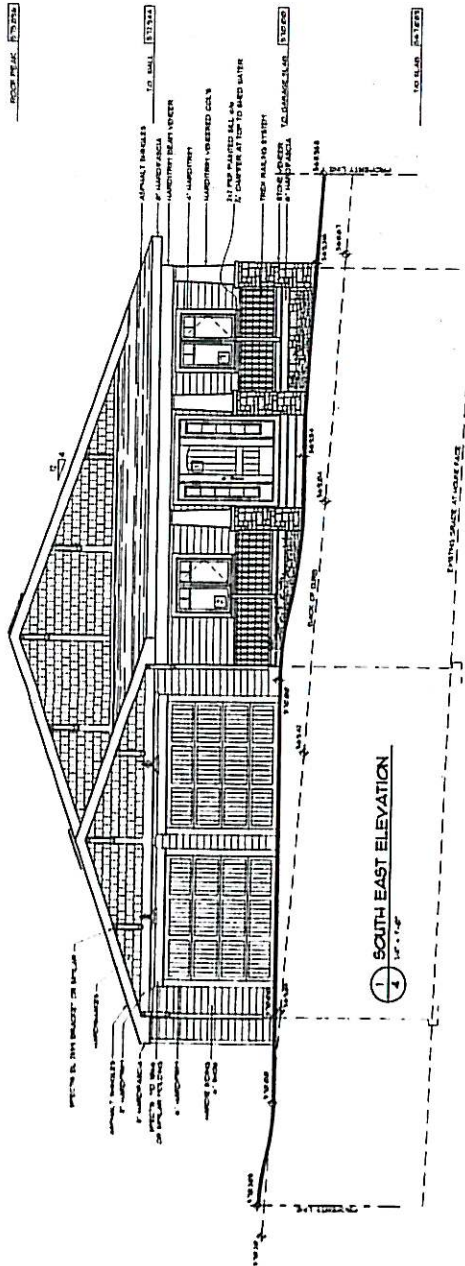
WINDOW SCHEDULE (INCLUDES EXTERIOR DOORS)

[illegible]

1. CANNON / ER - DOW / 18 - FINED 250 / MI. - CRIME UNIT / 50 - SINGLE MAG / 11 - SOLITARY
2. 54 CHS / 10 - TRUCK

SUBJECTS

94664



SOUTH EAST ELEVATION

TO CLAR 067508

KIRSCHNER MOUNTAIN
APPROVED
BY: [Signature]
DATE: Dec 22/00
Design Review Compliance

Notes:

- THIS DRAWING MUST NOT BE REPRODUCED
- CONTRACTORS MUST VERIFY ALL THE DIMENSIONS BEFORE TO PROCEED TO WORK
- ANY ERRORS OR OMISSIONS MUST BE REPORTED TO THE TECHNICIAN IMMEDIATELY
- THIS DRAWING IS THE EXCLUSIVE PROPERTY OF the Designer and must not be REPRODUCED WITHOUT WRITTEN PERMISSION

[illegible]

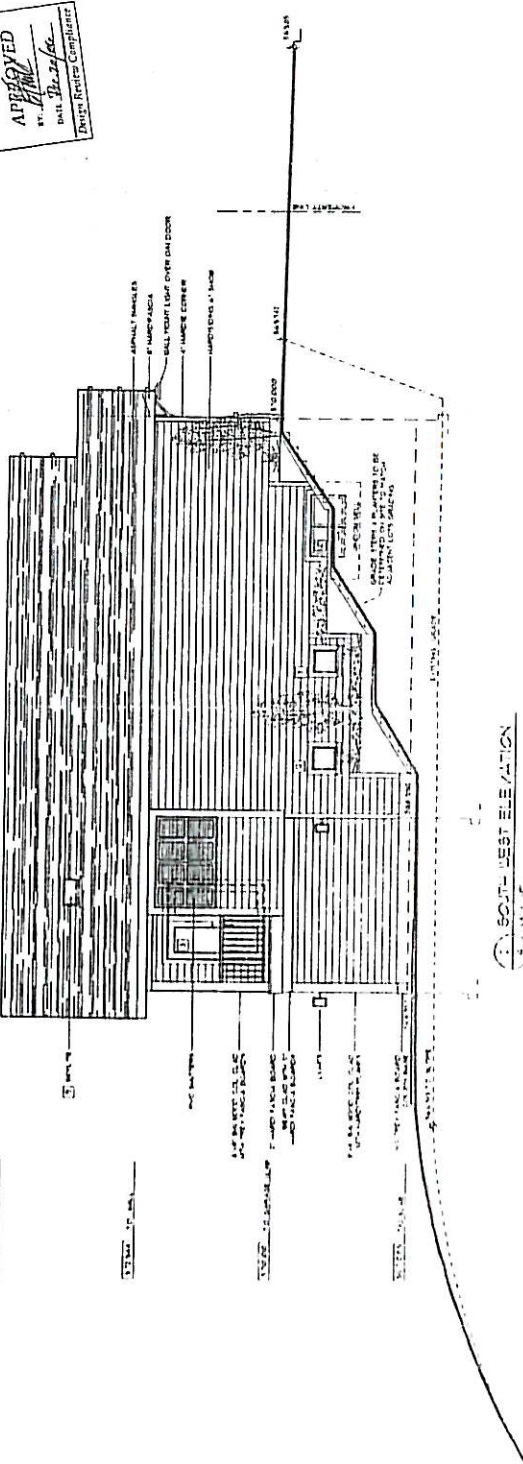
Issued for Development Permit	-
Issued for Building Permit	CONCERN

**WARDELL
RESIDENCE**

Drawing Title:
S. E. ELEVATION
S. W. ELEVATION

Drawn by: Don Boutreau	Date: Dec. 8, 2003
File No.: 0610	Scale: 1/2" = 1'-0"
Sheeting: A4	

SECRET

 $\left(\begin{array}{c} \cdot \\ \cdot \\ \cdot \end{array} \right)$

SECRET

Notes:

THIS DRAWING MUST NOT BE RECALLED

CONTRACTORS SHALL VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. ANY ERRORS OR OMISSIONS MUST BE REPORTED TO THE TECHNOLOGY DEPARTMENT.

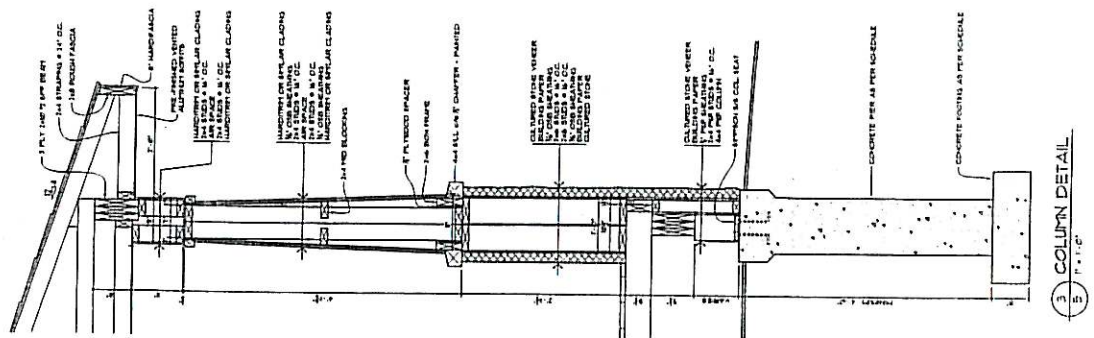
THIS DRAWING IS THE EXCLUSIVE PROPERTY OF the design studio and may NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION.

[illegible]

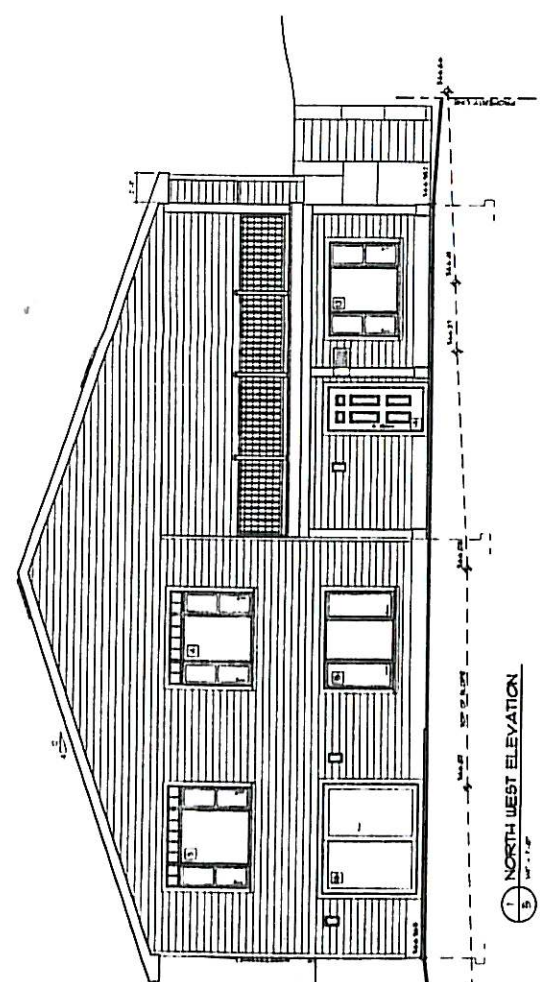
001/2000	United for Development Forum
002/2000	United for Development Forum

Project: **WARDELL
RESIDENCE**
1190 KLOSTERBURG ROAD
KELAMIA, NC

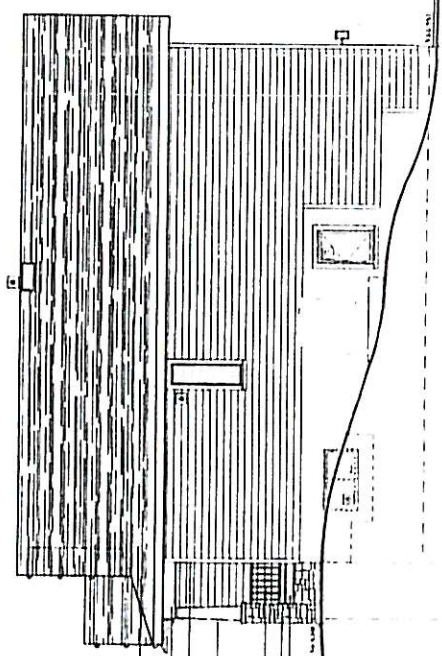
Drawing Title N. W. ELEVATION N. E. ELEVATION	Drawn by	Date
	Chk. By	Dec. 8, 2006
	Scale	1/4" = 1'-0"
	Sheet	A5



3 COLUMN DETAIL
P. 1. C.

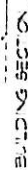
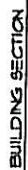


1 NORTH WEST ELEVATION
5 1st - 1st



SECRET (S)

○

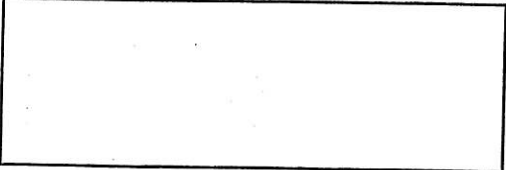
[illegible]

used for Development Fund	-
used for Budget Fund	06/12/04

Project: **WARDELL
RESIDENCE**
406 CLOVERLEAF ROAD
FELTON, BC

Drawing Title:
BUILDING SECTIONS
ASSEMBLY SCHED.

Drawn By:	Dec. 8, 2008	Size:	1/4" x 7/8"
Don't touch me	06:00	Scale:	
A6			



NOTES:
 1. THE DRAWING IS NOT TO SCALE
 2. CONSTRUCTION SHALL BE ACCORDING TO THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS
 3. ALL MATERIALS SHALL BE OF THE HIGHEST QUALITY
 4. THE DESIGNER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED
 5. THE DRAWING IS NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN PERMISSION OF THE DESIGNER

DATE	REVISION

Intend for Development Period
 Intend for Building Period

Project:
WARDLELL
 RESIDENCE
 1800 KLOPPENBURG ROAD
 KILGORE, TX

BUILDING SECTIONS DETAILS	
Client:	Mr. & Mrs. Wardlell
Architect:	db design studio
Scale:	1/4" = 1'-0"
Sheet:	A7

