
**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 & Corinne 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

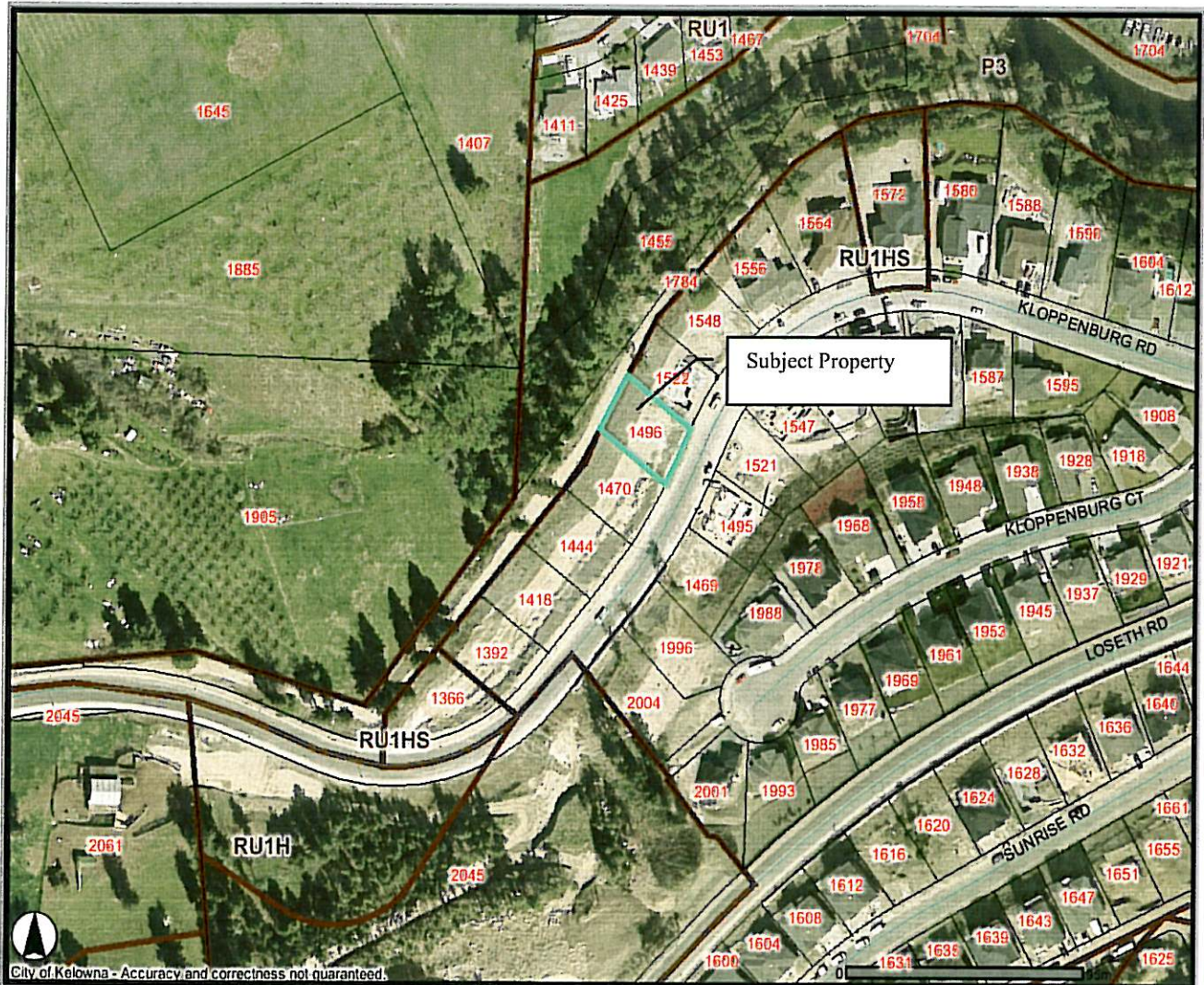
North	P3 – Parks and Open Space
East	RU1h - Large Lot Housing (Hillside)
South	RU1h – Large Lot Housing (Hillside)
West	RU1h – Large Lot Housing (Hillside)

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 is 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

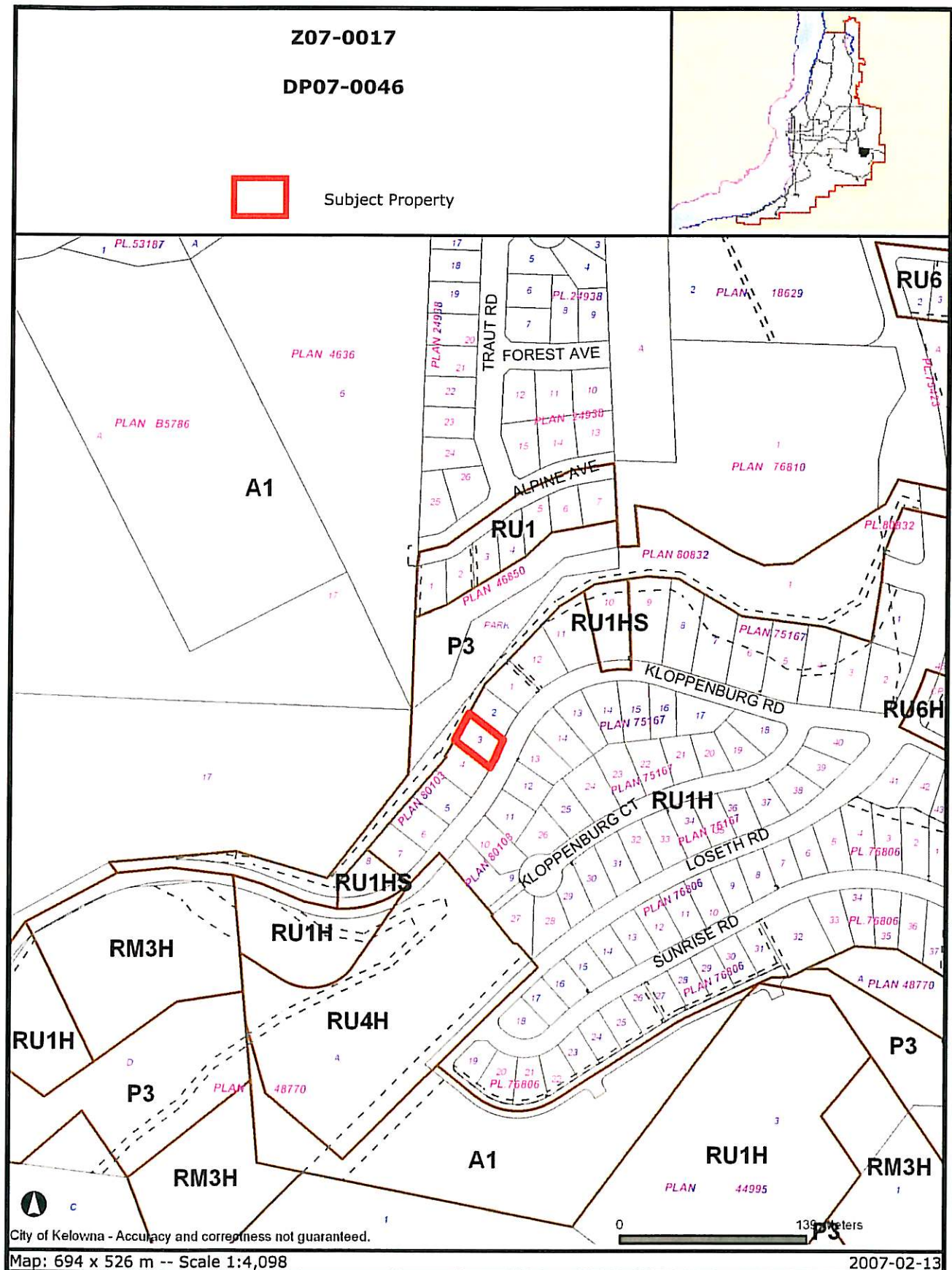


Mary Pynenburg, MRAIC MCIP
Director of Planning & Development Services

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

1. CONCRETE PER AS PER ENGINEER SPECS
2. SEE FOUNDATION PLAN
3. 6" CONCRETE BOND ON 4" DIA. BARS VERT.
AND 3" DIA. UP CORIC PAD AT GRADE
4. REMAIN GSI STEEL TIEPOST 6# BUNDLE
5. 4" DIA. BARS VERT. PORT CLAD WITH MASONRY
6. 4" DIA. BARS

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COLUMN SCHEDULE

NO.	SIZE	TYPE
1	12" x 12"	CONCRETE
2	12" x 12"	CONCRETE
3	12" x 12"	CONCRETE
4	12" x 12"	CONCRETE
5	12" x 12"	CONCRETE
6	12" x 12"	CONCRETE

BEAM SCHEDULE

NO.	SIZE	TYPE
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3	12" x 12"	CONCRETE
4	12" x 12"	CONCRETE
5	12" x 12"	CONCRETE
6	12" x 12"	CONCRETE

DOOR SCHEDULE

NO.	SIZE	TYPE	REMARKS
1	3'0" x 7'0"	DOOR	DOOR OPENING AT 3'0" x 7'0"
2	3'0" x 7'0"	DOOR	DOOR OPENING AT 3'0" x 7'0"
3	3'0" x 7'0"	DOOR	DOOR OPENING AT 3'0" x 7'0"
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DOOR SCHEDULE

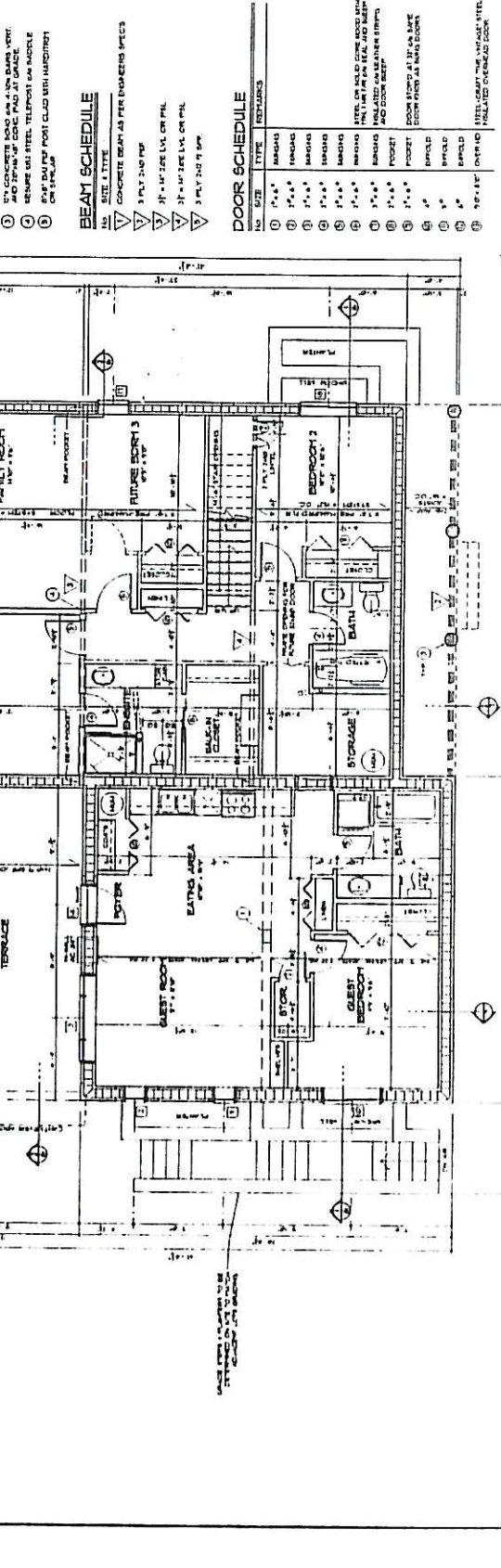
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6	3'0" x 7'0"	DOOR	DOOR OPENING AT 3'0" x 7'0"



BASEMENT FLOOR PLAN

WARDLE REEDENCE
1000 KLOPPENBERG ROAD
FELLSBORO, NC

BASEMENT PLAN

DATE: Dec. 8, 2008
DRAWN BY: CBO
SCALE: 1/4" = 1'-0"
SHEET NO: A2

Date:	Patient:
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Used for Development Permit	-
Used for Building Permit	CG-12-03

**WARDELL
RESIDENCE**
1495 KLOFFELBURG ROAD
KELOWNA, BC

MAIN FLOOR PLAN

Drawn by Don Boudreau	Date: Dec. 8, 2008
Revised by 0610	Scale: 1/4" = 1'-0"

A3

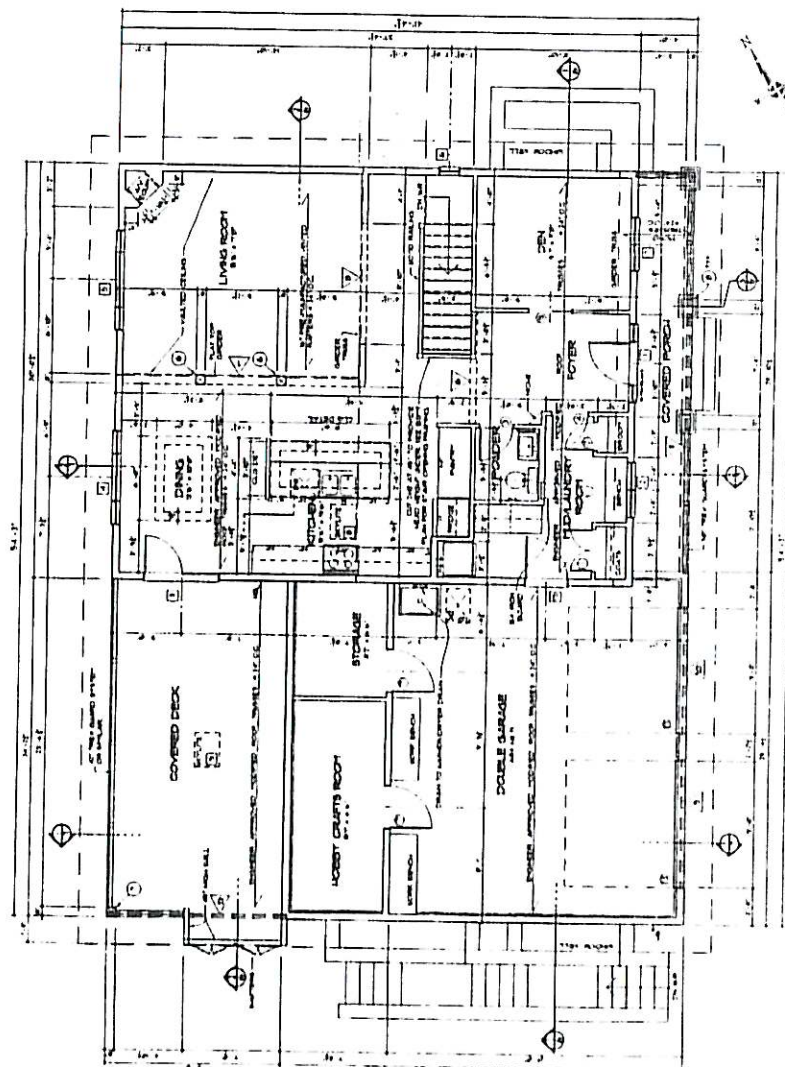
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7	8"X8" DIA POST CLAD WITH HARDWOOD ON SPLYR
8	8"X12" DIA POST CLAD WITH HARDWOOD ON SPLYR AND TAPERED TO 6" DIA. AT ALL CORNERS

NO.	SIZE & TYPE	LOAD	REMARKS
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4	3" x 4" x 1/2"	100 LB	NON-LOAD BEARING
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7	3" x 4" x 1/2"	100 LB	NON-LOAD BEARING
8	3" x 4" x 1/2"	100 LB	NON-LOAD BEARING
9	3" x 4" x 1/2"	100 LB	NON-LOAD BEARING
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12	3" x 4" x 1/2"	100 LB	NON-LOAD BEARING
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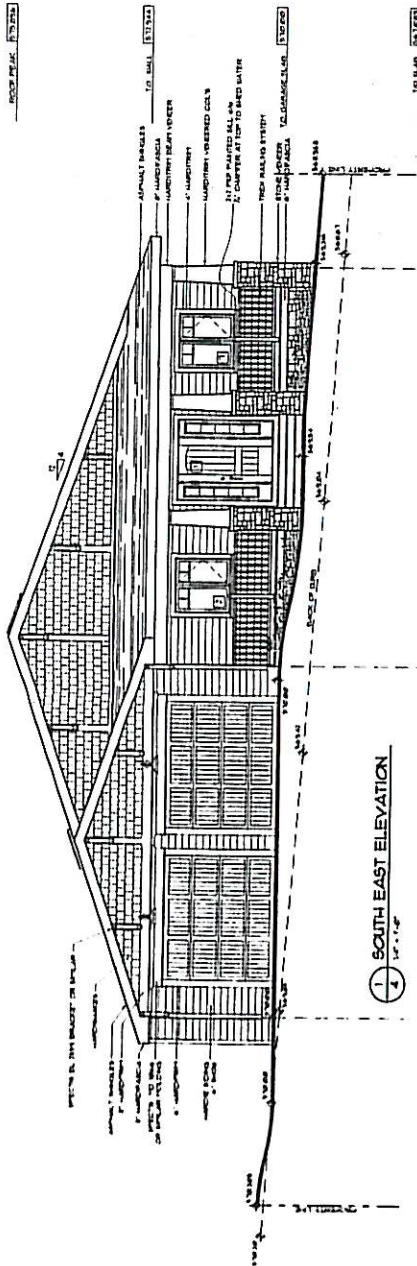
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PLAN E-008 PLAN

942664 37101 ROOM



1 SOUTH EAST ELEVATION

KIRSCHNER MOUNTAIN
APPROVED
BY: *[Signature]*
DATE: Dec 26/00
Design Review Compliance

[illegible]

Date :	Revision :

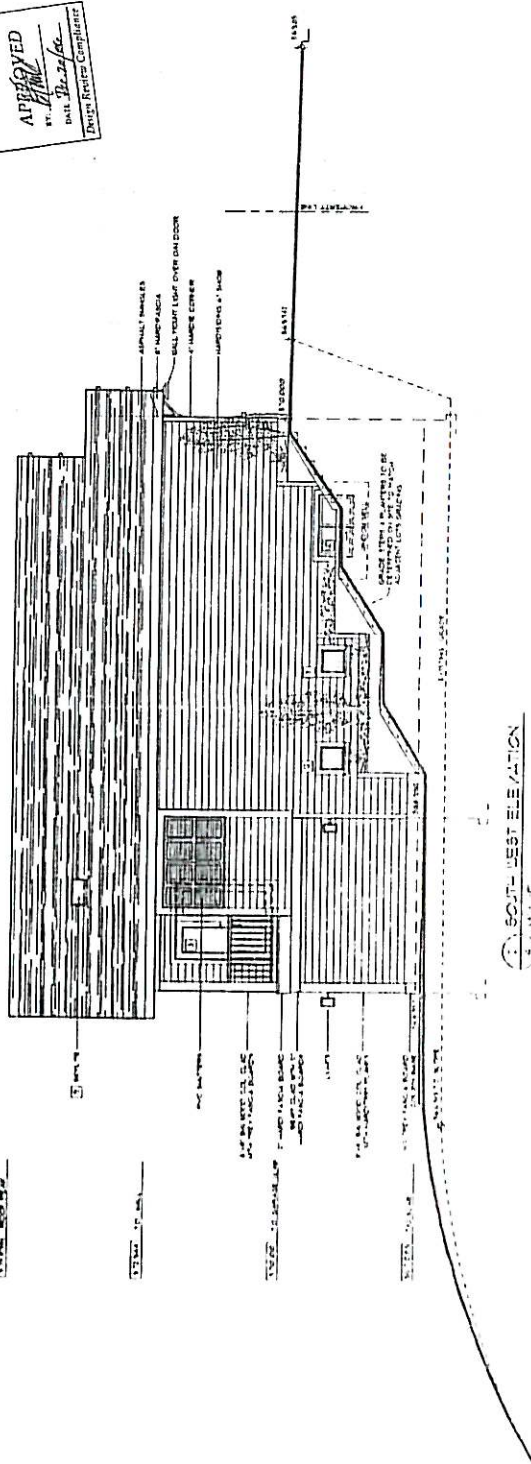
Issued for Development Permit	-
Issued for Building Permit	CONCERN

Project: **WARDELL
RESIDENCE**
1406 KLOFFER-BURG ROAD
KELLOGG, NC

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

Drawn by:	Date:
Don Bontemps	Dec. 8, 2003
File No.	Case:
0610	15-1-0
Sheet No.:	
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2011年11月15日



Notes:

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

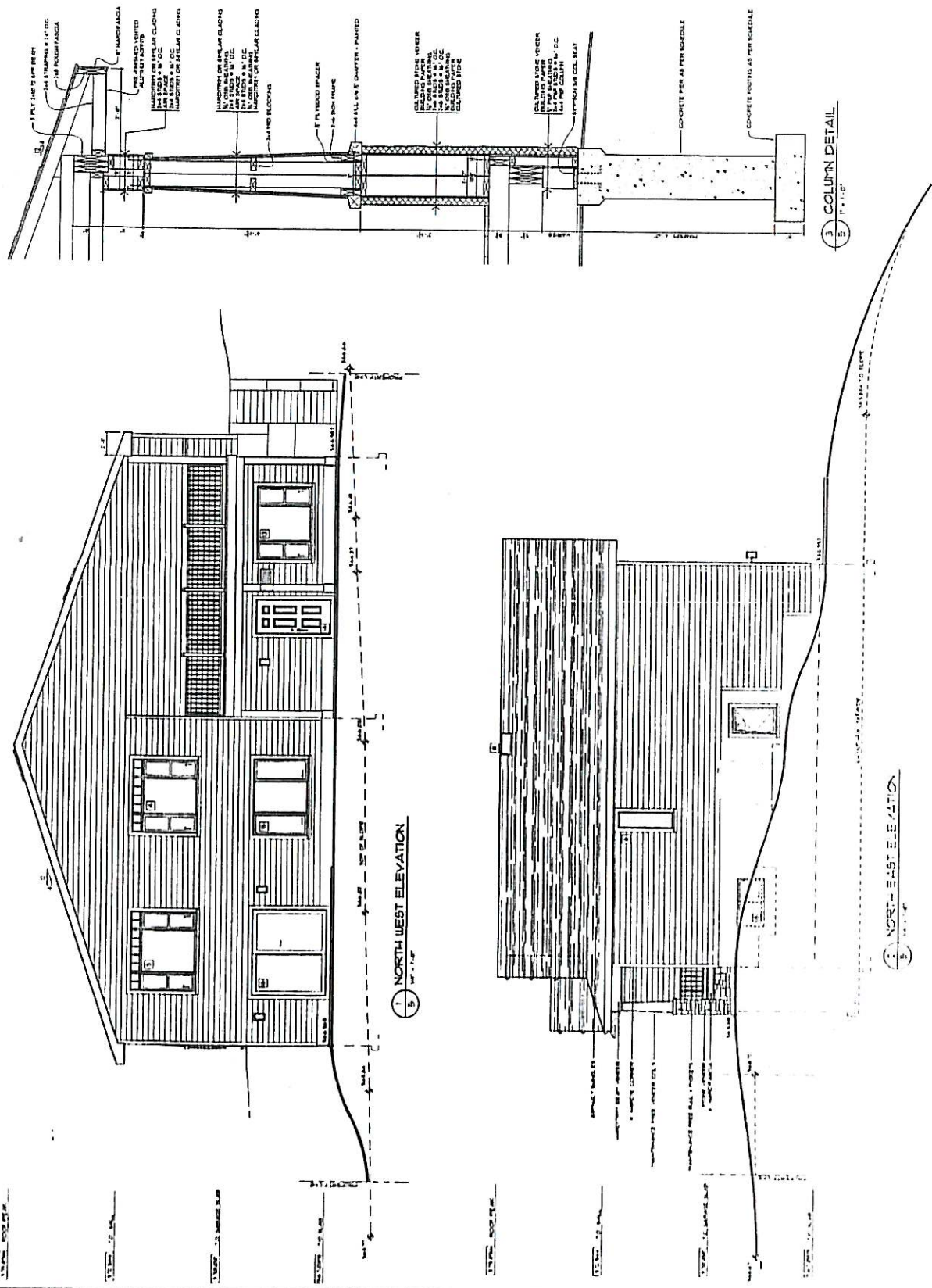
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Used for Development Period	02/20/20
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Project: **WARDELL
RESIDENCE**
1190 KLOPFERBURG ROAD
KELAMIA, NC

Drawing Title N. W. ELEVATION N. E. ELEVATION	Drawn by	Date
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1 NORTH WEST ELEVATION
5 1st - 1st

6
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③ COLUMN DETAIL
P. F. C.

PLACING AND-CURE GRADE
OF PETERBURG
DOES ON 8" CONC. FILL.
CICED AS PER ENGINEERS SPEC

[illegible]

Date :	Revision :

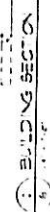
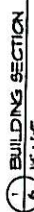
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Issued for Building Period	06/12/00

**WARDELL
RESIDENCE**

Building Title:
BUILDINGS SECTIONS
ASSEMBLY SCHED.

Drawn by:	Date:
Don Evans	Dec. 8, 2008
Job No.	Scale:
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Sheet No.:	

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NOTES:
 1. THE DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION OF THE BUILDING WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECT. ANY CHANGES TO THE DRAWINGS MUST BE APPROVED BY THE ARCHITECT IN WRITING.
 2. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHER PROFESSIONALS.
 3. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHER PROFESSIONALS.

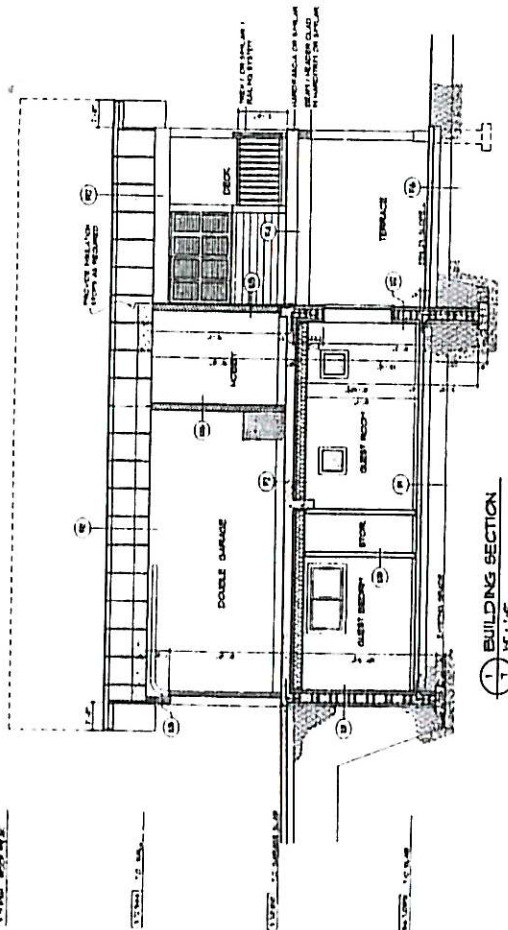
DATE	REVISION

Intend for Development Permit
 Intend for Building Permit

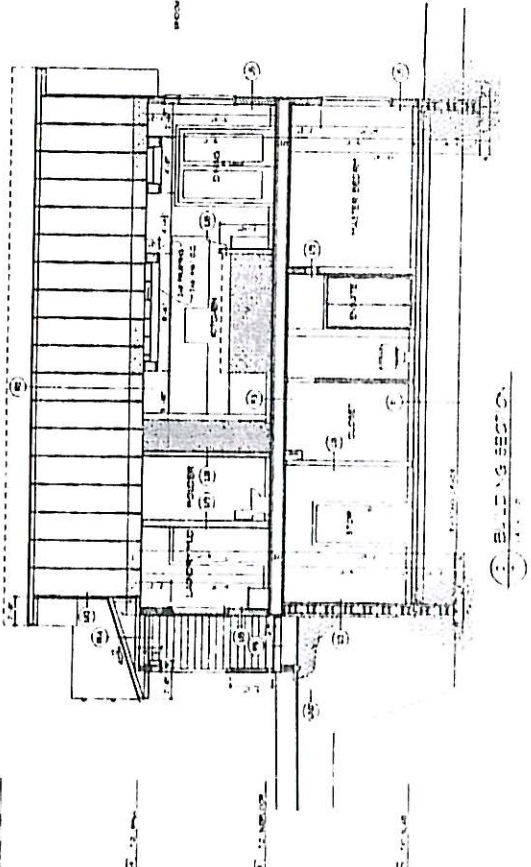
PROJECT:
 WARDELL
 RESIDENCE
 1800 KLOPPENBURG ROAD
 KIDDERLY, BC

DRAWING THE
 BUILDING SECTIONS
 DETAILS

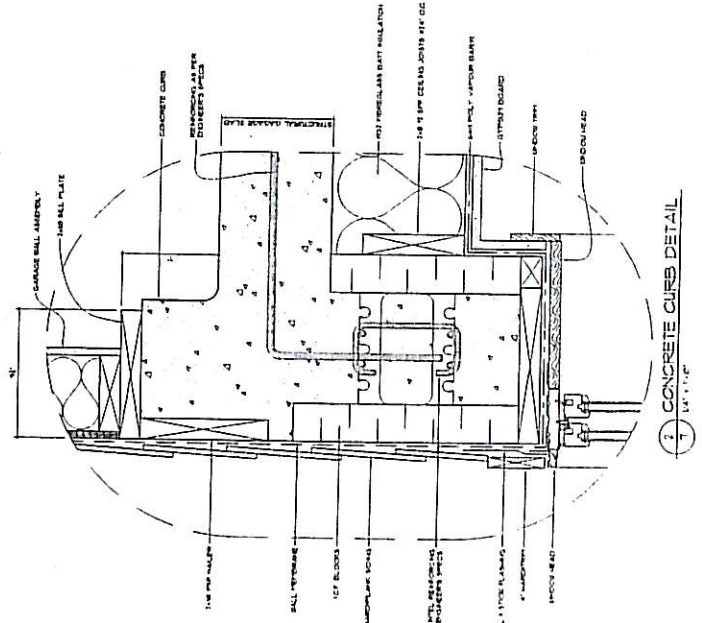
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Architect:	DB
Engineer:	DB
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1 BUILDING SECTION
 1/4" = 1'-0"



2 BUILDING SECTION
 1/4" = 1'-0"



3 CONCRETE CURB DETAIL
 1/4" = 1'-0"